

# REPORT

## To the Honorable Mayor and City Council From the City Manager

August 11, 2008

### **SUBJECT**

Acceptance of grant deed offered by Keech Properties, LLC, for The Preserve at Redwood Shores

### **RECOMMENDATION**

By motion, direct the City Clerk 1) to accept, on behalf of the City, the grant deed for the parcels listed below as offered by Keech Properties, LLC, and 2) to record the grant deed and certificate of acceptance with the County of San Mateo.

- Lots 5 and 6 of The Preserve at Redwood Shores (two land parcels), and
- Lot 7 of The Preserve at Redwood Shores (one water way parcel).

### **BACKGROUND**

Council approved the Final Map for The Preserve at Redwood Shores on July 7, 2008, which authorized the subdivision of Area H into seven parcels. Three of these parcels are deeded to the city as part of the conditions of approval for the Tentative Map and Precise Plan and will be developed by Keech Properties, LLC. Lot 6 will be developed as a municipal park and an exterior levee will be constructed on Lot 5. Lot 7, the water way parcel adjacent to California Seacrest Subdivision, will be developed as a lagoon.

The city will own the yet unconstructed levee upon Council's acceptance of the grant deed for Lot 5. The levee is the first subdivision improvement scheduled for construction. The levee will be certified to meet the standards of the Federal Emergency Management Agency. Lot 5 will be encumbered by easements granted to San Francisco Bay Conservation and Development Commission and the state for public access by both pedestrians and bicyclists as shown on the grant deed.

Council's acceptance of the grant deed for Lot 6 will allow work to proceed on the community park plans currently being designed assisted by Parks, Recreation, and Community Services staff. Lot 6 will be encumbered by an easement granted for the benefit of land-locked Lot 1, the restored wetlands area, and an easement granted to the state for public access by both pedestrians and bicyclists.

The water way parcel, Lot 7, will be cleaned and dredged according to standards applicable to other interior lagoons in Redwood Shores. Rip rap will be placed along some banks and piping installed to improve water circulation.

The improvements listed above--the levee, the park, and lagoon enhancements--will be constructed and bonded by Keech Properties, LLC, as specified in the Subdivision Agreement for The Preserve at Redwood Shores.

Please see the attached map which shows the project area, and the general characteristics of the lots being offered by Keech Properties, LLC, to the city. The grant deeds which include the legal description are available for viewing in the City Clerk's

office. Subsequent to Council's acceptance, these deeds will be recorded by the City Clerk with the County of San Mateo concurrent with the recordation of the Final Map.

**ALTERNATIVES**

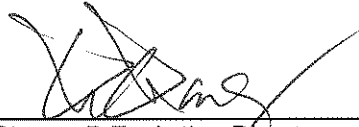
Council may choose not to accept the deeds from Keech Properties, LLC, which would be contrary to prior Council approval of the Precise Plan.

**FISCAL IMPACT**

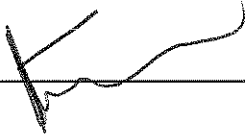
No fiscal impact to the city is generated by Council's acceptance of the grant deeds. The city will be required to maintain the public improvements, including the levee, the park, and the lagoon, upon completion of construction.



Jon K. Lynch, P.E.  
City Engineer



Chu Chang, P.E., Acting Director  
Community Development Services



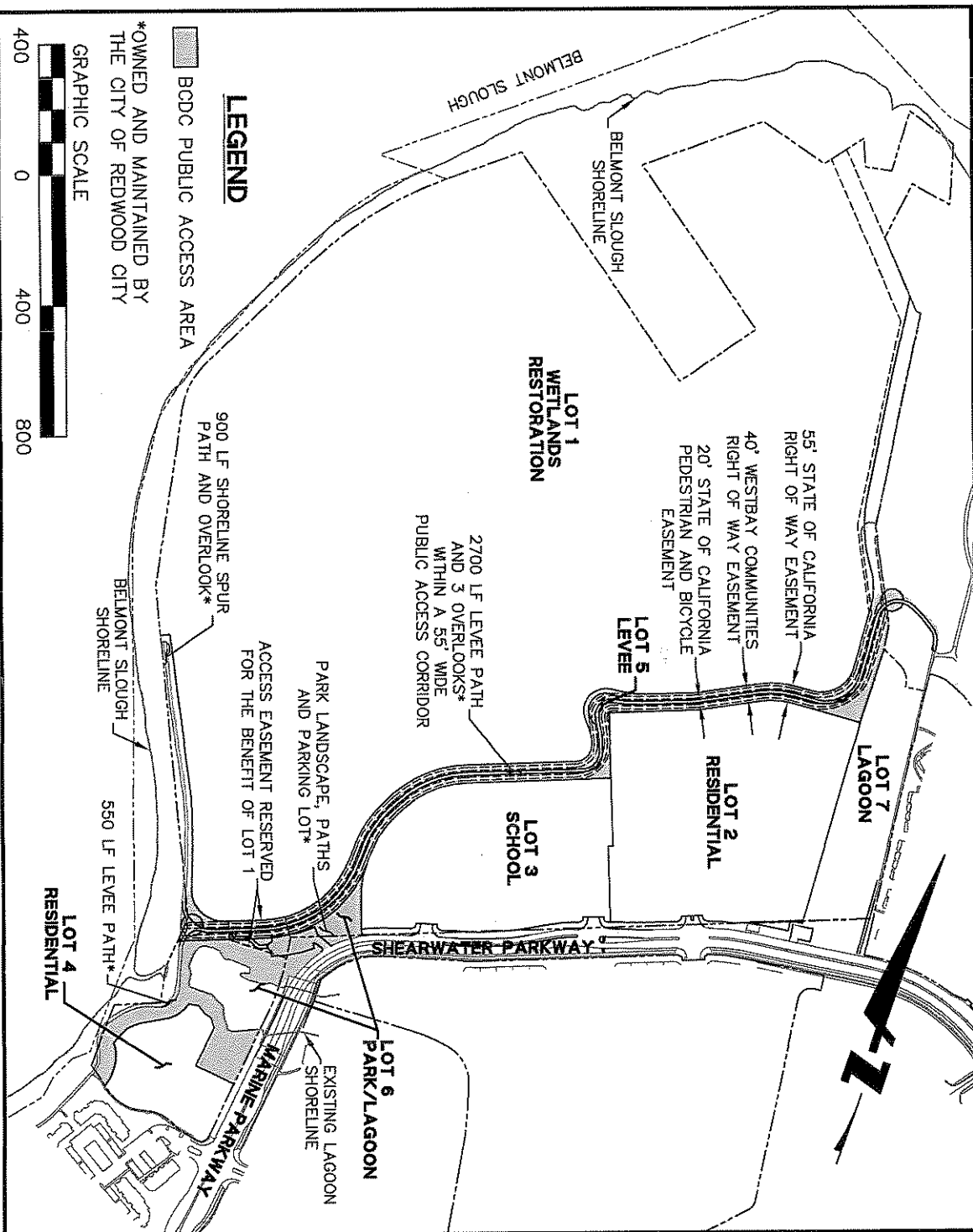
Peter Ingram  
City Manager

**ATTACHMENTS**

Project area map

**RELATED DOCUMENTS IN CITY CLERK'S OFFICE**

1. Grant deed for Lots 5, 6, and 7 –The Preserve at Redwood Shores
2. Final Map for recordation
3. Certificate of Acceptance



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 PLOTTED BY: acbr



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**THE PRESERVE AT REDWOOD SHORES  
 LOT 5 & LOT 6 ENCUMBRANCES**

ENGINEERS/SURVEYORS/PLANNERS