



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager's Office



DATE: February 27, 2012
BOARD MEETING DATE: March 13, 2012
SPECIAL NOTICE/HEARING: 5 Days Posting
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Steve Alms, Manager, Real Property Division

SUBJECT: Quitclaim of County sewer easement to the City of San Mateo over a portion of property located at 2000 South Delaware in the City of San Mateo and owned by the Redevelopment Agency of the City of San Mateo

RECOMMENDATION:

Adopt a Resolution authorizing the:

1. Board President to execute a Quitclaim Deed granting a sewer easement to the City of San Mateo over a portion of 2000 South Delaware Street located in the City of San Mateo and owned by the Redevelopment Agency of the City of San Mateo; and
2. County Manager or designee to execute any documents necessary to complete the transfer.

BACKGROUND:

In May of 1929 the County of San Mateo acquired a sewer easement along a 42 acre tract of land on South Delaware Street. In September of 1929 the County of San Mateo approved the annexation by the City of San Mateo of territory that included the property encumbered by this sewer easement. While the territory inclusive of the street transferred to the City of San Mateo, the County continues to hold title to the sewer easement.

DISCUSSION:

To facilitate the San Mateo Family and Workforce Housing Project, a development by Mid-Peninsula Housing Corporation (Mid-Pen) to provide 120 units of affordable housing at 2000 South Delaware Street, Mid-Pen has requested the County quitclaim to the City of San Mateo the sewer easement that encumbers a portion of the parcel. The County does not operate a sewer district in this area or operate and maintain the sewer line. Once the City of San Mateo accepts the sewer easement from the County, the City will abandon the easement thereby facilitating development of the parcel.

The Department of Public Works has reviewed the matter and determined that the

easement is not necessary for County purposes. Based on the size and type of easement it is reasonable to conclude that the value of the easement is nominal and below the \$25,000 threshold, which allows the County to convey its rights pursuant to Government Code Section 25526.5. This section does require posting of public notice for a period of five working days prior to affecting transfer.

County Counsel has reviewed and approved the Quitclaim as to form and the Resolution. The Director of Public Works concurs in this recommendation.

Approval of the Quitclaim contributes to the Shared Vision 2025 outcome of a Livable Community by promoting affordable, livable, and connected communities.

FISCAL IMPACT:

There is no impact to the General Fund.

cc:/enc: Eugene Whitlock, Deputy County Counsel
cc: Jim Porter, Public Works Agency

RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

*** * * * ***

RESOLUTION AUTHORIZING THE BOARD PRESIDENT TO 1) EXECUTE A QUITCLAIM DEED GRANTING A SEWER EASEMENT TO THE CITY OF SAN MATEO OVER A PORTION OF 2000 SOUTH DELAWARE STREET LOCATED IN THE CITY OF SAN MATEO AND OWNED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SAN MATEO; AND 2) COUNTY MANAGER OR DESIGNEE TO EXECUTE ANY DOCUMENTS NECESSARY TO COMPLETE THE TRANSFER

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, In May of 1929 the County of San Mateo acquired a sewer easement across a 42 acre tract of land on South Delaware Street in the City of San Mateo, and

WHEREAS, In September of 1929 the County of San Mateo approved the annexation by the City of San Mateo of territory that included the property subject to the sewer easement, and

WHEREAS, to facilitate the San Mateo Family and Workforce Housing Project, a development by Mid-Peninsula Housing Corporation (Mid-Pen) at 2000 South Delaware Street, Mid-Pen has requested a quitclaim of a sewer easement that encumbers the parcel under development; and

WHEREAS, this Board finds that the sewer easement is not necessary for County purposes and is of nominal value; and

WHEREAS, there has been presented to this Board of Supervisors for its consideration and acceptance a Quitclaim Deed, reference to which is hereby made for further particulars

WHEREAS, this Board has approved same as to both form and content and desires to execute same.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the President of this Board of Supervisors be authorized to execute a Quitclaim Deed over of a sewer easement over a portion of 2000 South Delaware Street in the City of San Mateo to the City of San Mateo, pursuant to Government Code Section 25526.5 with five days public notice prior to the transfer.

IT IS FURTHER DETERMINED AND ORDERED that the County Manager or designee is hereby authorized to execute any documents necessary to complete the transfer.

* * * * *

WHEN RECORDED MAIL TO:
Public Works Department
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403

NO FEE DOCUMENT
Per Government Code 6103
No Document Transfer Tax
Per R & T Code 11922

APN: 035-320-120 (portion of)

THIS SPACE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

The COUNTY OF SAN MATEO, a political subdivision of the State of California, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM

to the City of San Mateo that certain sanitary sewer easement situated in the County of San Mateo, State of California as bounded and described as follows:

SEE EXHIBITS "A" and "B"
attached hereto and made a part hereof.

GRANTOR:

COUNTY OF SAN MATEO

Date: _____

By: _____

Adrienne J. Tissier
President, Board of Supervisors

Attest:

Clerk of the Board of Supervisor

(ATTACH CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT)

6.0' Wide Sanitary Sewer Easement Abandonment

EXHIBIT A

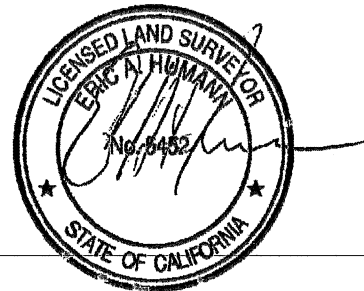
LEGAL DESCRIPTION

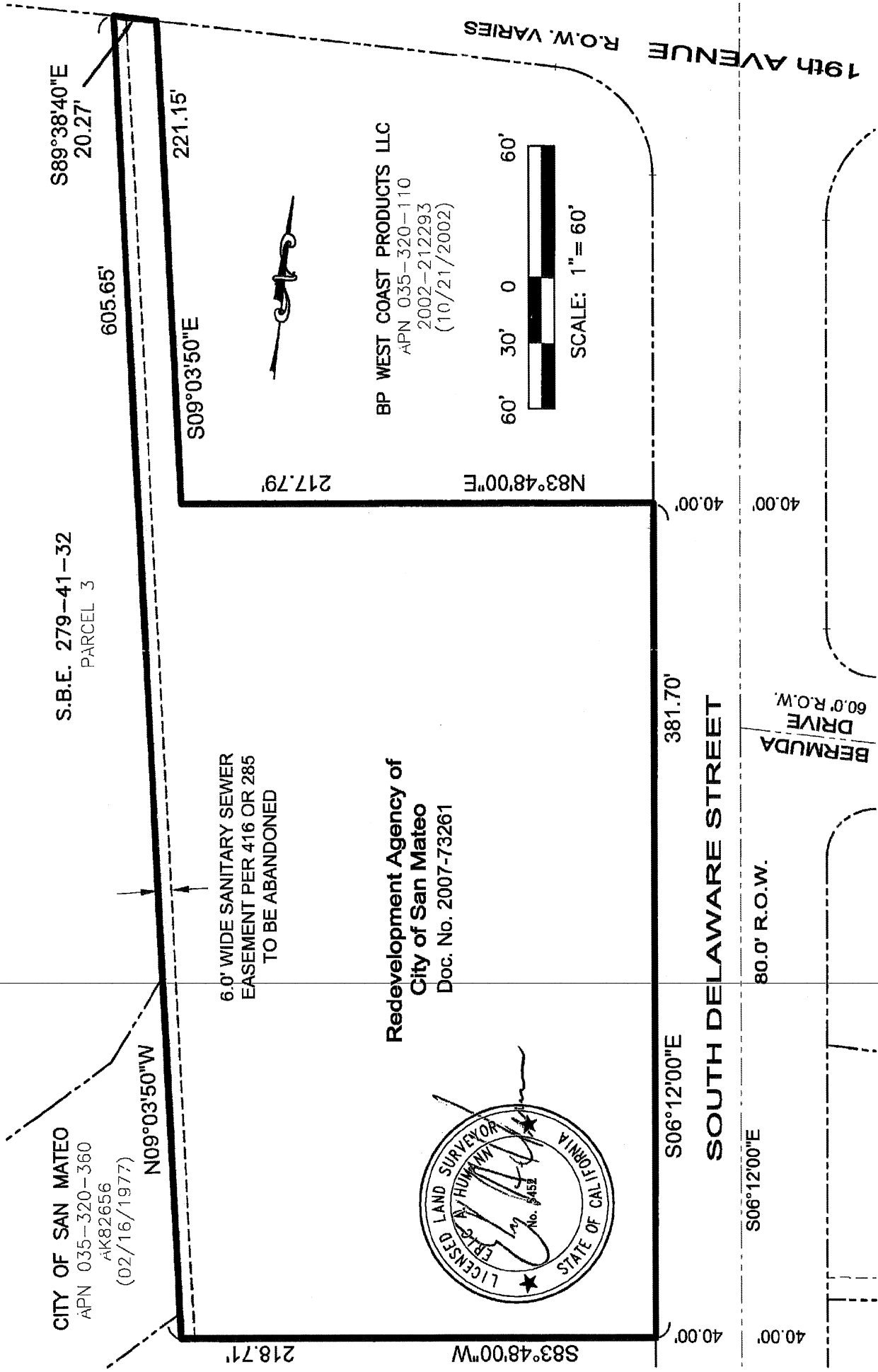
Real property situated in the City of San Mateo, County of San Mateo, state of California, described as follows:

Portion of that certain parcel of land described in the deed to Redevelopment Agency of City of San Mateo, recorded May 11, 2007 under Document No. 2007-73261, at the Office of San Mateo County Recorder, also being portion of that parcel of land described in the sanitary sewer easement to county of San Mateo recorded May 29, 1929 in Book 416, page 285 Official Records of San Mateo County, more particularly described as follows:

A strip of land six feet (6.00') in width lying adjacent to, parallel with, and easterly of the westerly line of the aforementioned parcel (2007-73261); the easterly line of said strip shall be lengthened or shortened northerly and southerly to terminate respectively at the most northern and southern lines of said parcel (2007-73261).

Containing 3,632 square feet more or less.







HUMANN COMPANY INC.
 ENGINEERING - SURVEYING
 1021 BROWN AVE. LAFAYETTE, CA 94549
 PH (925)283-5000 FAX (925)283-3578

EXHIBIT "B"

6.0' Wide Sanitary Sewer Easement Abandonment

CALIFORNIA

SAN MATEO

SCALE	1"= 60'
DATE	12/07/2011
BY	H.N.
JOB NO.	09083