



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager



Date: April 9, 2015
Board Meeting Date: May 19, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: John L. Maltbie, County Manager

Subject: Conveyance of Utility Easement to Pacific Gas & Electric over Half Moon Village property identified as Assessor's Parcel Number 056-210-420

RECOMMENDATION:

Adopt a resolution authorizing the President of the Board to execute a grant deed conveying a utility easement to Pacific Gas and Electric Company over property identified as Assessor's Parcel Number 056-210-420 and known as Half Moon Village Phase 2.

BACKGROUND:

Assessor's Parcel Number 056-210-420 is part of the Half Moon Village Redevelopment Project designed to increase the supply of affordable senior housing within the City of Half Moon Bay. The Housing Authority is now the lessor and Half Moon Village II Associates, L.P, a California Limited Partnership, is the lessee of the property. The project is the new construction of 115 units of one and two-bedroom apartments.

DISCUSSION:

Pacific Gas & Electric (PG&E) requires an easement cross Assessor's Parcel Number 056-210-420 located in Half Moon Bay to service a portion of the underground system serving adjacent property owners on Arnold Way.

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 requires posting of public notice for a period of five working days prior to affecting transfer.

County Counsel has reviewed and approved the grant deed as to form and the resolution. The Director of the Department of Housing concurs in this recommendation.

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Approval of the grant deed 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.