



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
County Manager



**Date:** May 10, 2016  
**Board Meeting Date:** June 7, 2016  
**Special Notice / Hearing:** Published once per week for 3 weeks  
**Vote Required:** 4/5ths

**To:** Honorable Board of Supervisors

**From:** John L. Maltbie, County Manager

**Subject:** Authorization to acquire Assessor's Parcel Numbers 060-082-320, 060-082-330, 060-082-340 and 060-082-350, also known as 3060, 3070 and 3080 Middlefield Road in North Fair Oaks

**RECOMMENDATION:**

- A. Adopt a Resolution authorizing the County Manager, or his designee, to:
1. Consummate the purchase of Assessor's Parcel Numbers 060-082-320, 060-082-330, 060-082-340 and 060-082-350 for an amount not to exceed \$2,000,000; and
  2. File a Notice of Exemption for a California Environmental Quality Act Categorical Exemption; and
- B. Approve an Appropriation Transfer Request (ATR) transferring \$1,900,000 from Non-Departmental ERAF Reserves to the Fixed Assets – Land account for the acquisition of the Property.

**BACKGROUND:**

The North Fair Oaks Community Plan, adopted by the Board of Supervisors in 2011, identified a number of improvements to Middlefield Road including improved sidewalks, installation of street trees, bicycle lanes, traffic calming bulb-outs, improved pedestrian crossings and potential reconstruction of a portion of Middlefield Road. Since 2013, the County, through a robust community engagement process, has been planning the Middlefield Road Redesign project.

Through discussions with the community, it was determined that one of the biggest challenges in North Fair Oaks, and more specifically along the Middlefield Road corridor, is insufficient parking. The lack of adequate parking forces employees and patrons of Middlefield Road businesses to occupy storefront parking and adjacent street

parking in the residential neighborhood. Consequentially, adjacent residents are unable to locate available parking which impacts the quality of life.

Further exacerbating this issue, any redesign of Middlefield Road that incorporates bicycle lanes will require diagonal parking stalls to be converted to parallel parking stalls reducing existing parking by 40 to 50 parking spaces. To support local businesses, create a more pedestrian and bicycle friendly commercial corridor in North Fair Oaks and improve the quality of life, it is critical that additional parking opportunities are identified and implemented.

### **DISCUSSION:**

3060, 3070 and 3080 Middlefield Road, also known as County Assessor's Parcel Numbers 060-082-320, 060-082-330, 060-082-340 and 060-082-350 (Property), consist of four contiguous parcels between 2nd Avenue and 3rd Avenue fronting Middlefield Road in North Fair Oaks. The Property, totaling 16,311 square feet, is centrally located in the Middlefield Road commercial corridor. Due to its size and location, the Property could support between 50 and 60 parking spaces and provide convenient access to businesses, reducing for the impact on residential street parking.

In early 2016, staff learned that the owner of 3060, 3070 and 3080 Middlefield Road, Peninsula Celebration Association, was interested in selling the properties. Negotiations over potential acquisition were previously brought to the Board, and earlier this month, Real Property Services submitted an offer of \$2,000,000 for the Property, subject to standard terms, conditions, and contingencies for commercial real estate transactions of this kind. This offer was accepted and we are currently in a 65-day contingency and escrow period. While in escrow, Real Property Services is conducting all necessary environmental reviews of the property including a Phase 1 Environmental Site Assessment and Hazardous Material Survey.

Staff has also determined that the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines. Section 15301 exempts from CEQA review the demolition and removal of individual small structures including commercial structures and accessory structures.

On May 25, 2016, the Planning Commission determined that the acquisition of the property and use as a public parking lot conforms to the County General Plan.

A publication of the intent to purchase was included in the San Mateo County Times on May 10, 17 and 24. County Counsel has reviewed and approved the resolution as to form.

Adoption of the resolution contributes to the Shared Vision 2025 outcome of a Livable Community by supporting the Middlefield Road Redesign efforts to make Middlefield Road a more pedestrian and bicycle friendly community.

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**FISCAL IMPACT:**

The fiscal impact includes \$2,000,000 for the purchase price which will come from Non-Departmental ERAF Reserves. There is an additional cost of \$5,685 for closing costs which will be paid for by the Middlefield Road Redesign project funds.