



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager



Date: November 20, 2012
Board Meeting Date: December 11, 2012
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: John L. Maltbie, County Manager

Subject: Sale of County owned unimproved real property in Redwood City to Butler Realty LLC, a California limited liability company (COP 111)

RECOMMENDATION:

Adopt a Resolution declaring certain County-owned unimproved real property in Redwood City as surplus to the needs of the County in order to facilitate the use of that property for development

BACKGROUND:

A request was received by the County to sell a parcel of land in Redwood City, APN: 053-166-090, an unimproved pie-shaped sliver containing approximately 450 square feet, located on the west end of Pine Street, as shown in the attached map. The property lies between two Southern Pacific railroad tracks and adjacent to a vacant lot where over the years a great deal of refuse has accumulated. The request came from Butler Realty, LLC, a California limited liability company, owner of a warehouse building across the street.

In 1948, the County bought Block 46, lots 7, 8 and 9 fronting on Pine Street. In 1924, prior to the County's purchase, Southern Pacific acquired a right of way across Lots 7 and 8, for a railroad spur. The County has an environmental health facility on the easterly side of lots 7, 8 and 9, known as 310 Pine Street. When the railroad was constructed, it blocked Chew Street, which borders the recycling center and severed sliver to the west. The buyer is working with Redwood City to have Chew Street abandoned at this location. The City would like to see the area clear of debris and refuse.

DISCUSSION:

Real Property Services completed an internal appraisal. The value of the parcel is de minimis due to its size and location and maintenance costs, enabling the sale of the parcel directly to Butler Realty, LLC, pursuant to Government Code §25526.5. The consideration for the remnant shall be a sum equal to any reasonable administrative costs of the County incurred in facilitating the transfer of title to the buyer, including, without limitation, the ordinary and customary charges for staff time in completing appraisals, negotiations, document preparation, approvals and other functions. In no event shall the consideration exceed \$2,500.00.

Redwood City will be asked to make a determination that the proposed sale conforms with their General Plan.

This action promotes the County's vision of a prosperous community by providing for a higher and better use of property that is a burden to the County and surplus to the County's needs.

The proposed sale of surplus property is categorically exempt pursuant to Section 15312 of the State CEQA Guidelines (Surplus Property Sales).

County Counsel has reviewed and approved the Deed and Resolution as to form.

FISCAL IMPACT:

The conveyance of the property will eliminate County exposure to liability and eliminate maintenance costs. Staff costs incurred in the conveyance will be paid by the purchaser.