



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager



Date: January 8, 2014
Board Meeting Date: February 11, 2014
Special Notice / Hearing: None
Vote Required: 4/5ths

To: Honorable Board of Supervisors

From: John L. Maltbie, County Manager

Subject: Grant of Easements at the San Carlos Airport

RECOMMENDATION:

Adopt a Resolution authorizing the execution of a Right of Way Contract with the South Bayside System Authority, granting a Public Utility Easement and Temporary Construction Easement over portions of the San Carlos Airport.

BACKGROUND:

The South Bayside System Authority ("SBSA") provides wastewater treatment and disposal services to several communities in the County. SBSA currently uses and maintains existing sewer main improvements installed in a portion of one of the taxiways at the San Carlos Airport. As a part of its 48-inch Force Main Reliability Improvements Project (the "Project"), SBSA is preparing to construct new improvements in a nearby road right of way, which will eventually replace the improvements on the Airport. In order to connect the new improvements and complete its project, SBSA desires to obtain a permanent utility easement and temporary construction easement in an undeveloped area of Airport property to the south of the runway. The Project is expected to take approximately 20 months to complete.

DISCUSSION:

Real Property Services has worked with SBSA to prepare a Right of Way Contract and supporting documentation, granting to SBSA a Public Utility Easement ("PUE") over a portion of undeveloped land at the San Carlos Airport and a Temporary Construction Easement ("TCE"), for a period of 20 months, allowing the installation of improvements in the new PUE area. SBSA will pay to the County \$15,700 for the permanent and temporary rights. If SBSA requires the use of the TCE area beyond the 20 months, they will pay to the County an additional \$665 per month until the Project is completed. Real Property Services has reviewed the appraisals of the proposed easements and believes that the above payments represent fair market value.

County Counsel has reviewed and approved the conveyance documents and Resolution as to form. The Director of Public Works and Airport Manager concur in this recommendation.

Conveyance of the easement rights contributes to the Shared Vision 2025 outcome of a Collaborative Community by facilitating the installation of improvements that benefit the residents of several communities in the County.

FISCAL IMPACT:

The \$15,700 paid to County by SBSA for permanent and temporary easement rights as well as the additional \$665 per month for any additional time needed to complete the Project will be deposited to the Airport Enterprise Fund.