



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 20-323

Board Meeting Date: 5/19/2020

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors, Acting as the Governing Board of the Crystal Springs County Sanitation District

From: Michael P. Callagy, County Manager

Subject: Acquisition of real property located in unincorporated San Mateo, San Mateo County, for the Seneca Lane Mudslide Sewer Stabilization Project - Crystal Springs County Sanitation District (Project NO. SMF51, File No. E4989)

RECOMMENDATION:

Acting as the Governing Board of the Crystal Springs County Sanitation District, adopt resolution authorizing:

- A) The President of the Board of Supervisors to execute an Agreement for Purchase of Real Property for the acquisition of a Permanent Slope and Sanitary Sewer Easement over 1560 Seneca Lane, in unincorporated San Mateo, San Mateo County (APN 041-280-140), from Daniel Y. and Flora T. Wang for \$6,680; and
- B) The President of the Board of Supervisors to execute an Agreement for Purchase of Real Property for the acquisition of a Permanent Slope and Sanitary Sewer Easement over 1550 Seneca Lane, in unincorporated San Mateo, San Mateo County (APN 041-280-220), from the Sing Leung and Mely Ng Leung Trust for \$2,440; and
- C) The County Manager, or designee, to execute on behalf of the Board of Supervisors, Agreements for Purchase of Real Property required for the Seneca Lane Mudslide Sewer Stabilization Project, for consideration that reflects the current market value of the property interests, including all reimbursements required by Civil Code 1263.025, in a form approved by County Counsel, from Alan L. Shiffler and Monica Lam as to APN: 041-280-080, Highlands Recreation District as to APN: 041-090-160, Reza Moini-Nezari as to APN: 041-280-090; and the successor owners as to APN 041-280-070; and to execute all certificates of acceptance, notices, exemptions, extensions, and escrow instructions, as required to facilitate the purposes of the Agreements for Purchase.

BACKGROUND:

Significant storm-related damage resulting from heavy rains and elevated streamflow throughout 2017 resulted in damage to local infrastructure, including the Crystal Springs County Sanitation District ("District") sewer system in the vicinity of Seneca Lane in unincorporated San Mateo. A temporary bypass pumping system was put in place to continue to serve District customers adjacent to and upstream of the damaged sewer system. The permanent repair, which consists of replacing the existing sewer pipe segment in its original alignment with anchoring measures, is complete.

On August 7, 2018, this Board, acting as the governing body of the District, adopted Resolution No. 07604 authorizing the Department of Public Works to proceed with preparations of the plans and specifications for the Seneca Lane Mudslide Sewer Stabilization Project ("Project"), advertise for bids, and report on recommendations to award the contract.

On June 25, 2019, this Board, acting as the governing body of the District, adopted Resolution No. 076730 approving the plans, specifications, and awarding the construction contract to Disney Construction, Inc. for the recommended permanent sewer stabilization repair.

DISCUSSION:

The permanent repair consisted of replacing the existing sewer pipe segment in its original alignment and constructing a soldier pile wall with steel ground anchors or tie-backs to restore the integral ground conditions of the slope that existed prior to the mudslide to protect the sewer main from future movement.

In the staff report for the June 25, 2019 action, the Department of Public Works informed your Board that access to the Project would be through San Francisco Public Utilities Commission (SFPUC) lands, Highlands Recreation District (Recreation District) lands, and private properties and that it would be necessary for the Real Property Division to present to your Board in a subsequent Board action any necessary agreements with private property owners to acquire additional temporary construction and permanent easements to complete the Project. The easement agreements provided the District with the additional access required, beyond the existing easements for access to the sewer pipes, such that the Project could be performed.

The Real Property Division completed the requisite appraisals and made formal offers to all six property owners. Right of Entry agreements were secured from all six owners in order to mobilize the contractor to complete the repairs. Agreements for Purchase of Real Property for the permanent acquisitions have been signed by the owners of two of the six parcels. One of the properties has since been sold, but the Right of Entry Agreement is binding on the successor owners. Negotiations are underway with the property owners to finalize the four acquisitions that still require fully executed purchase agreements. The permanent easements, once secured, will allow the already constructed access road stabilization improvements to remain, and will allow access for ongoing maintenance and repairs of the existing sanitary sewer facilities within the ten (10) foot sanitary sewer easement that serve the adjacent property and other customers in the District.

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

FISCAL IMPACT:

The Project is financed by District funds that have been allocated for this work. Once FEMA approval

is attained, the District funds will be reimbursed up to the amount approved by FEMA. The cost of acquiring the necessary property is included in the approved Project budget. There is no impact to the General Fund.