



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 20-598

Board Meeting Date: 8/4/2020

Special Notice/Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors, Acting as the Governing Board of the Emerald Lake Heights Sewer Maintenance District

From: Michael P. Callagy, County Manager

Subject: Agreement for Dedication of Real Property Interests over Assessor's Parcel Number 068-211-020 located at 900 Fallen Leaf Way, Redwood City, in unincorporated San Mateo County; between Jefferson 10 Investors LP, a California limited partnership, and the Emerald Lake Heights Sewer Maintenance District

RECOMMENDATIONS:

Acting as the Governing Board of the Emerald Lake Heights Sewer Maintenance District (District), adopt a resolution authorizing:

- A) The President of the Board to execute on behalf of the Emerald Lake Heights Sewer Maintenance District the Easement Dedication Agreement with Jefferson 10 Investors LP, a California limited partnership, accepting the dedication of a New Sanitary Sewer Easement and a New Sanitary Sewer Access Easement on the property located at 900 Fallen Leaf Way, Redwood City, in unincorporated San Mateo County; and
- B) The County Manager, or County Manager's designee, to execute on behalf of the Emerald Lake Heights Sewer Maintenance District, the Certificate of Acceptance attached to and accepting a Deed of Easement and Dedication across the Property; and to execute any and all notices, consents, approvals, escrow instructions, and documents in connection with the Agreement.

BACKGROUND:

Jefferson 10 Investors LP, a California limited partnership ("Jefferson"), owns the Property located at 900 Fallen Leaf Way, Redwood City, in unincorporated San Mateo County (APN 068-211-020). A prior owner of the Property dedicated two sanitary sewer easements to the County across the Property ("Prior Easements"), which are now maintained by the District.

When the sewer line was originally constructed on the Property, a small portion of it was installed outside of the Prior Easements. The new sewer easement being dedicated to the District by this

Board action (the “New Sewer Easement”) will provide the necessary coverage for that small portion of the sewer facilities located outside of the Prior Easements so that the existing facilities will be situated completely within the easement boundaries comprised of both the Prior Easements and the New Sewer Easement.

Jefferson will convey the New Sanitary Sewer Easement to District, along with a New Sanitary Sewer Access Easement from the Fallen Leaf Way public right-of-way to the New and Prior Sanitary Sewer Easements, to facilitate District access and maintenance of the sewer facilities. Jefferson has provided plans, legal descriptions, and plat maps, which have been reviewed and approved by the District.

DISCUSSION:

Real Property Services prepared the Easement Dedication Agreement and related deed, which provide for the dedication of a sanitary sewer easement and an access easement required by the District.

The Department of Public Works and the District concur with the transaction. County Counsel has reviewed the resolution and conveyance documents as to form.

FISCAL IMPACT:

Jefferson will pay all costs associated with the dedication of the easements, along with any and all escrow fees and closing costs associated with the transaction. There is no impact to the County General Fund as a result of the Dedication Agreement.