


# County of San Mateo Board of Supervisors

**Date:** January 2, 2001

**To:** Honorable Board of Supervisors

**CC:** John Maltbie, County Manager  
Paul Scannell, Assistant County Manager

**From:** Supervisor Jerry Hill 

**Subject:** County Real Property Planning

At the December 19, 2000 Board of Supervisors meeting, the Board was presented with the annual report of County Owned Real Property. Included was a description of properties deemed surplus and recommendations for possible use or disposition

Both Supervisor Jacobs-Gibson and I inquired about a listing of space leased for County facilities and whether the County's future needs are considered when County property is deemed surplus

Attached is a listing of all the property the County is currently leasing from other property owners. As you can see, there is a disparity in the amount charged for equivalent office space per square foot throughout the county. This will of course continue to change as leases expire, are renewed, or rents increase

In certain instances, the amount to be paid over the term of a lease (assuming no increases) would pay for the purchase of a building. For example, Human Service Agency offices at 400 Harbor in Belmont are leased for \$153,699.23 a month, or \$1,844,390.80 a year. With the lease expiring on May 31, 2008, the total the county will pay from now until then, with no increases, is \$15,523,622.15. Likewise, over the term of other leases, the County will pay millions of dollars. We should not allow ourselves to be put in a position where so much money is spent on rent rather than on employees and programs.

The demand for County office space will only continue. Between 1995 and June of 2000, the County hired an additional 306 employees. While this increase took place during prosperous economic times, we cannot be blind to the reality that our workforce will continue to grow as more programs are mandated of counties. With the passage of Proposition 36, counties will be responsible for implementation of substance abuse rehabilitation programs. We will have to find appropriate locations (and given our experiences with the Homeless Shelter and the Methadone Clinic this past year, we know the difficulty) and potentially new employees to manage the programs.

With these ideas in mind, and given the real estate market in San Mateo County, I believe it is unwise for the County to dispose of any real property without first determining the feasibility for current or future County use. We should also begin to plan for future County real property needs.

We are in the final stages of the County's Visioning Project. The process has focused on the broader community and where we would like to be in ten years. County departments have played a vital role in shaping and incorporating components of the Vision. I believe that in keeping with the Visioning goals under Partnerships, we need to look at decisions we make now and their future impact as it pertains to where we and our employees will physically be located - not just ten years from now, but in twenty, thirty and beyond.

Therefore, I propose that:

1. Prior to deeming property as surplus, a specific evaluation is made for potential use as a County facility, taking into account the current and future needs of all County departments.
2. In the event the County property is considered surplus, all proceeds from the sale should go into a fund for the purpose of reducing the County rental cost, whether through purchase of existing facilities or new construction.
3. A Board Sub-Committee be appointed to work with Department Heads and staff to:
  - a. study our current space needs and anticipated future demands, taking into consideration the possibility of remodeling, reusing or retrofitting existing structures,
  - b. recommend possibilities for departments to collaborate on consolidation of offices with the goal of purchasing facilities or new construction on existing County real property;
  - c. recommend possibilities for collaboration with other organizations (city governments and non-profits) whether for purchase and/or new construction as a partner with the County, or lease of said real property from the County.

# Schedule of Leases - 1000 Series

19 Dec 00

<u>Lease No</u>	<u>Facility Name</u>	<u>Facility Address</u>	<u>Use</u>	<u>Landlord</u>	<u>Total Payment</u>	<u>Payment Due</u>	<u>Area</u>	<u>Expir. Date/Cancel</u>
1010	Agricultural Commissioner	131 Terminal Court South San Francisco CA 94083	Office	Golden Gate Produce Terminal	\$365 00	M	360	10/31/00 90D
1012	Ag Comm, Co	625 Miramontes Half Moon Bay CA 94019	Office	Professional Peninsula Properties	\$3,770 64	M	2400	12/31/01 Yes
1013	Rolfe Repeater Station	Skyline Blvd Woodside CA 94062	Communications	Midpeninsula Regional Open Space District	\$20,319 57	Y (1/1/1)	1000	10/31/02 No
1015	North Peak Repeater Station	Montara Mountain Pacifica CA 94044	Communications	San Francisco Water Department	\$0 00		1000	1/1/02 6M
1016	Access Rd, N P Repeater Station	Montara Mountain Pacifica CA 94044	Communications	American Tower Systems	\$600 00	M	1000	6/30/98 Yes

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	1017	Pise Repeater Station	Pise Mountain Woodside [Skylonda] CA 94062	Communications	San Francisco Water Department	\$180 00	Y (2/1)	1000	30D
	1053	Hangars, San Carlos Airport	Airport Blvd San Carlos CA 94070	Hangar	W Ersted & A Dankers c/o Industrial Realty Co of Calif	\$8,524 02	M	47265	12/31/22
	F09362								No
	1130	San Pedro Valley Park	600 Oddstad Blvd Pacifica CA 94044	Parks	North Coast County Water District	\$0 00		418 5	1/7/67
	F09821								No
	1137	Fishing Pier	Foster City CA	Parks	State Lands Commission	\$0 00		0	1/31/30
	F09941								Yes
	1144	Radio Transmitter	Sweeney Ridge Pacifica CA 94044	Communications	City of San Bruno	\$939 00	Y (1/1)	1000	6/30/15
	F08925								30D
	1146	Voc Rehab Svcs	550 Quarry Rd San Carlos CA 94070	Office/Warehouse	Ray Vernazza Properties	\$65,297 83	M	62104	10/31/09
	F08075								Yes

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1147	F08983	Radio Transmitter	Pigeon Point Road Pescadero CA 94060	Communications	Allan Bernardi	\$753 79	M	1000	7/31/01
1149	F09535	Microwave Dish	155 Bovet Rd San Mateo CA 94402	Communications	Casiopaea Venture Corporation	\$900 00	Y (1/1/1)	1000	120
1154	F09672	Human Svcs Agency, North County	1487 Huntington South San Francisco CA 94083	Office	Robert Falaschi	\$34,607 32	M	13899	3/31/10
1154A	F09672	Parking, HSA, North County	1487 Huntington South San Francisco CA 94083	Parking	San Francisco Water Department	\$729 82	M	18470	30D
1159	F09209	Coroner's Office	617 Veterans Blvd Redwood City CA 94063	Office	The Monterey Offices, Cassius Kirk	\$7,690 37	M	3213	2/28/03
1161	F08077	Human Services Agency	400 Harbor Blvd Belmont CA 94002	Office	Harbor Belmont Associates	\$153,699 23	M	56931	5/31/08
									No

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1163	F08363	M H Program	1310 Bay Rd East Palo Alto CA 94303	Social Day Prog	Tulip Jones Women's Club	\$800 00	M	2000	30D
1165		Stanford Trail	SandHill Rd Woodside CA 94062	Parks/Trail	Stanford University	\$0 00		0	8/9/02 60D
1169	F09264	Sheriff's Training	500 Allerton Redwood City CA 94063	Office	500 Allerton Building	\$8,050 00	M	3220	1/31/02 120
1173	F09257	Fair Oaks Service Center	2710 Middlefield Redwood City CA 94063	Warehouse/Clini	Ferrando & Franceschini	\$28,623 05	M	30413	8/14/01 120
1174	F09463	Mental Health, Central County	3080 La Selva Avenue San Mateo CA 94403	Mental Health Of	Estate of Philip Pfendt C	\$25,311 12	M	17000	1/30/01 180
1175	F09781	Flood Park	215 Bay Road Menlo Park CA 94025	Park	San Francisco Water Department	\$0 00	*	132422	Yes

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1180	F09831	San Bruno Mt Park	555 Guadalupe Canyon Par Brisbane CA 94005	Park	State of California	\$0 00	0	0	12/31/00
1182	F09362	San Carlos Airport	APN 095 222 060 San Carlos CA 94070	Storm drain facili	State of California	\$0 00		1050	11/30/31
1185	F08079	HSA/JTED/ Housing Authority	264 Harbor Boulevard Belmont CA 94002	Office	Harbor Belmont Associates	\$34,889 00	M	21346	3/31/03
1186	F08317	Job Training, HSA Office, JTED	271 92nd Street Daly City CA 94015	Office	City of Daly City	\$31,950 36	M	20910	5/6/11
1196	F08533	Agricultural Commission	785 Main Street Half Moon Bay CA 94019	Office	Mantoani Properties	\$1,487 00	M	772	11/30/01
1197	F08766	Belle Haven Medical Clinic	101 Terminal Avenue Menlo Park CA 94025	Medical Clinic	City Of Menlo Park	\$0 00	M	2161	3/31/02
									Yes

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1200	F09067	Probation, Alternatives	680 Warren Street Redwood City CA 94063	Alternatives Pr	Richard Stuart	\$7,860 00	M	2966	6/30/03 Yes
1202	F09293	Mental Health, South County	802 Brewster Avenue Redwood City CA 94063	Mental Health O	Mahleon & Anthronette Oyster	\$24,160 00	M	11908	7/31/05 No
1204	F09443	W I C Clinic, San Mateo	32 W 25th Ave, Suite 203 San Mateo CA 94403	Office	Manor Associates	\$7,107 29	M	3068	8/31/01 No
1208	F19260	HSA District Office, South County	2498 Middlefield Road Redwood City CA 94063	Wall Maintenananc	Parrish Estates	\$0 00		0	 Yes
1210	F09294	WIC Clinic Redwood City	2121 Broadway Redwood City CA 94063	Clinic	2117 Broadway Partners	\$2,855 97	M	2030	11/30/01 Yes
1211	F09296	Taft School	903 10th Avenue Redwood City CA 94063	Medical Clinic,	Redwood City Elem School District	\$1,220 00	M	720	1/31/02 Yes



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1213	F09295	Sheriff's Fairroaks Substation	3123 Middlefield Road Redwood City CA 94063	Sheriff's Substati	Furner Family Partnership	\$1,469 72	M	954	5/31/02
									No
1215	F08354	East Palo Alto Substation	219 Demeter Street East Palo Alto CA 94303	Substation/Auto	Ngoc Van Mo	\$4,932 83	M	7000	10/31/03
									No
1217	F08324	HSA Daly City	350 90th Street Daly City CA 94015	Office	City of Daly City	\$14,482 78	M	8139	8/31/08
									No
1218	F08546	Half Moon Bay Office/Clinic	Suite A 200 225 S Cabrillo Half Moon Bay CA 94109	Office/Medical	Coastside Associates LLC	\$11,499 39	M	3987	2/28/08
									No
1219	F08547	Sheriff's Coastside Substation	500 California Street Moss Beach CA 94038	Sheriff's Substati	Dan and Linda Bortolotti	\$4,048 20	M	2950	6/30/03
									No
1223	F08767	HSA Office/ SUCCESS Program	1200 O'Brien Menlo Park CA 94025	Office Space	OICW	\$1,895 93	M	777	4/30/01
									No

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1225	F09444	Mental Hlth & HS, Pre To Three	32 W 25th, Suite 204 San Mateo CA 94403	Office Space	Wall Street Properties	\$2,476 24	M	1123	3/31/02
									No
1226	F08672	Sheriff's Substation, LaHonda	8945 Hwy 84 , LaHonda CA 94020	Sheriff Substatio	LaHonda Fire Brigade Inc	\$1,200 00	Y (8/1)	2000	
									No
1227		Martin's Beach Communication Site	22325 S Cabrillo Highway Half Moon Bay CA	Communications	Rich Deeney	\$0 00	M		11/30/03
									No
1228	F09664	Agri Comm SSF Office	131 Terminal Court, Buildin South San Francisco CA 94080	Office Space	Farnat Enterprises	\$475 00	M	431	12/31/01
									Yes
1230		Public Works Field Office	131 Terminal Court South San Francisco CA 94080	Office Space	Farnat Enterprises	\$210 00	M	240	12/31/01
									Yes
1233	F09673	South San Francisco Health Clinic	306 Spruce Avenue South San Francisco CA 94080 0	Health Clinic	City of South San Francisco Redevelopment Agency	\$0 00	M	6225	9/30/11
									Yes
									First 24 months are rent free Then \$7,158 75/mo begin 10/01 plus TI pmt of \$869/mo

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	F09363	Public Safety Communication Sites	San Carlos, Belaire and Ath CA	Communication	California Water Service Company	\$2,000 00	M	2000	7/31/05
	1234								Yes
	F08423	Foster City Communication Facility	Third Avenue Foster City CA 94044	Communications	City of Foster City	\$0 00	M	1000	11/27/05
	1235								No
	F09297	Redwood City AIDS Program	1048 El Camino Real, Suite Redwood City CA 94063	AIDS Office	Joy and Joseph Venosa Trust	\$1,350 00	M	850	1/31/03
	1237								No
	F08549	Half Moon Bay Dental Clinic	210 San Mateo Road, Suite Half Moon Bay CA 94019	dental clinic	KN Properties	\$2,250 00	M	1000	11/30/03
	1240								No
	1241	Family Resource Center	2450 Ralmar Street East Palo Alto CA 94303	Children and Fa	Ravenswood City School District	\$0 00	M	0	
	1242	Family Resource Center	1 Martin Street Daly City CA 94014	Family Resource	Bayshore School District	\$0 00		1440	
									Yes

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1243	Willow Clinic	795 Willow Rd , Bldg 334 Menlo Park CA 94025	Health Clinic	Dept of Veterans Affairs	\$27,555 00	M	8214	3/1/100 No
1247 F09674	Homeless Shelter	301 N Access Road South San Francisco CA 94080	Homeless Shelter	Samtrans	\$2,600 00	M	10000	9/30/10 No