

CATEGORY 1

PROPERTIES AVAILABLE FOR DISPOSAL

Category 1 includes ten parcels available for disposal. Parcel #1 has the potential to produce \$125,000 to be used for the benefit of the Citizen's of Pescadero. Parcel #7 has the potential to produce at least \$500,000 in general fund revenue. Parcel #8 has the potential to generate funds for the CDBG Program. The remaining six parcels have low revenue producing potential.

1. Cloverdale Road in Pescadero (3.38 acres) A.P.N. 086-061-020

The parcel is proposed for sale at public auction to the adjoining owner. Prior to scheduling the auction, PMAC is exploring the possibility of using the density credit or water rights in connection with a proposed housing development on Pescadero High School property. The estimated value of the property is \$125,000, which represents the estimated value of a density credit.

2. Pine Street in Redwood City (491 s.f.) A.P.N. 053-166-090

This land is adjacent to the railroad tracks. The adjoining owner, J.P.A., declined our offer to sell. Nominal value.

3. Coast Highway & Kanoff Avenue in Montara (.08 acres) A.P.N. 036-041-010

Road Fund property with nominal value.

4. Alder and Corona Streets in Montara (.14 acres) A.P.N. 036-125-010

Road Fund property with nominal value. Adjacent owners have expressed an interest in purchasing the property. The Highway 1 bypass tunnel may affect the value.

5. Runnymede Street & Glen Way in East Palo Alto (781 s.f.) A.P.N. 063-199-220

Road Fund property with nominal value. Adjoining owner is not interested in acquiring.

6. Pilarcitos Avenue in Half Moon Bay (.35 acres) A.P.N. 056-141-150 & 160

This is a Park Fund parcel. Development potential is restricted due to the property's proximity to riparian vegetation which significantly reduces the amount of usable area. Parcel has little market value.

7. Vernal and Lake View Way, Emerald Lake (.18 acres) A.P.N. 068-064-110

This is a single family residential site. The site should sell for in excess of \$500,000. This is a General Fund parcel. Parcel has some title problems which need to be cleared prior to a sale. Other than selling at a public auction options include selling the land to Habitat for Humanity or

a private developer for construction of an affordable housing unit.

8. Beech Street in East Palo Alto (1.85 acres)

A.P.N. 063-600-070

This is HCD property. HCD suggests that the property be sold to Habitat for Humanity for single-family ownership housing at below market prices. If sold, reimburse County CDBG program for expenses incurred to date related to development proposals on the site, plus additional costs related to disposition of site. Designate that the proceeds will reimburse the CDBG program to fund an eligible CDBG project in East Palo Alto of the City's choice.

The Divisions of Mental Health and Aging and Adult Services may also be interested in this site for housing. These divisions would work with HCD if they determine the site may be suitable for their client housing needs.

CATEGORY 2

SURPLUS PROPERTIES TO BE HELD FOR POSSIBLE FUTURE DISPOSAL

1. **Wavcrest, Redondo Beach & Ola Vista Lots (4.5 acres) A.P.N. - various**

Hold for possible conveyance to the City of Half Moon Bay or public auction pending anticipated changes in development for the City of Half Moon Bay, property could also be affected by City of Half Moon Bay Redevelopment Projects.

2. **Half Moon Bay Airport, East of Coast Highway (6.72 acres) A.P.N. 037-291-010**

Hold. Proceeds must be spent for HMB Airport projects approved by the Federal Aviation Agency. Property was leased for agricultural purposes and is currently being cleared of debris and other items by the former Tenant. Property was proposed for sale to a subsidized housing project developer. This proposal has been dropped. Other options need to be explored.

3. **Pescadero Road in La Honda (.78 acres) A.P.N. 083-220-080**

Hold for possible incorporation into Sam McDonald Park.

4. **Brophy's Subdivision Miramontes in Half Moon Bay (.16 acres) A.P.N. - various**

Hold pending negotiations with Half Moon Bay for allowable use other than public recreation.

5. **Redondo Road and Hwy. 1 in Half Moon Bay (1.54 acres) A.P.N. 065-196-160**

Coastside Infant/Toddler Center acquired the balance of this site in December 2001. The remaining portion is at the northwest corner of Highway 1 and Redondo Road. The size and location suggest that the site should be held for future County use.

6. **Newbridge Street, East Palo Alto (3,000 s.f.) APN 062-126-030**

This is a 25' wide surplus road parcel. This substandard lot is located between an existing 25' substandard lot and a legal (50"wide) building site. It is recommended that County staff determine if the City of East Palo Alto is interested in acquiring the property. If the City is not interested in acquiring the property, the property should be offered to the adjoining owners. Prior to offering the property to the adjoining owners it is recommended that County staff consult with E.P.A City officials to determine if the County property needs to be combined with the adjoining 25' to make that site a standard (legal) building site under City zoning requirements.

7. Bay Road at Bayshore Frontage Road, East Palo Alto (2,851 s.f.) APN 062-222-180

This parcel was acquired as a domestic water well site for the E.P.A. Water District which was never developed. This is a substandard building site under the zoning requirements of the City of East Palo Alto. It is recommended that County staff determine if the City of East Palo Alto is interested in acquiring the property. If not it is recommended that it be offered to the only adjacent property owner.

CATEGORY 3

UNUSED PORTIONS OF COUNTY PROPERTY

This category includes six parcels of which four are unused portions of a larger County parcel. This land could either be banked for future County use or sold for private development.

1. **Tower Road in Unincorporated San Mateo (18 acres) A.P.N. 041-320-110**

Recommendation: Hold

This property could be used to locate a new County facility or developed to provide a source of a revenue to help finance new County facilities. Several County Departments reviewing for potential County use.

2. **Grand Avenue in South San Francisco (1.0 acres) A.P.N. 011-311-110**

Recommendation: Hold

This property is part of the Mission Road Facilities in South San Francisco. If sold, the property would probably be developed as multiple family residential, possibly affordable housing.

3. **39th Avenue in San Mateo A.P.N. 042-130-040**

Recommendation: Hold.

The Hospital is using most of this site. Staff recommends holding for future County use the vacant portion of the site (39th & Hacienda), including parking, open space or landscaping. Portions of the entire ownership still being used for construction purposes.

4. **Bean Hollow Road in Pescadero (73 acres) A.P.N. 086-122-020 & 086-160-060**

Recommendation: Hold.

Private use is generally incompatible with the County's use as transfer station and water supply for Pescadero. ISD is using a portion of the site as a communication facility for the public safety communication system.

5. **San Carlos Airport in Redwood City, North and South Clear Zone (49 acres)**

Recommendation: Hold. A.P.N. 095-030-210 & 230 & A.P.N. 095-220-140

Property could be available for lease if use is compatible with airport operations. Any use must meet FAA guidelines and satisfy clear zone safety concerns.

6. **Highway #101 and Veterans Boulevard in Redwood City (.76 acres)**

Recommendation: Hold.

A.P.N. 052-435-010

The site is being used by the Fair Oaks Sewer District as a metering station. Most of the property is encumbered with easements. Property is currently leased for parking.

CATEGORY 4

HOUSING AND COMMUNITY DEVELOPMENT PROPERTIES

1. **University Avenue & Bay Road in East Palo Alto (.18 acres) - A.P.N. 063-111-230**

Recommendation: Hold

EPA has expressed interest in having this parcel incorporated in the development of the adjacent property.

2. **University (Cooley) Avenue and Bay Road in East Palo Alto (.23 acres) -
East Palo Alto Post Office A.P.N. 063-221-010**

Recommendation: Hold

CATEGORY 5

PROPERTY CURRENTLY USED FOR COUNTY GOVERNMENT FUNCTIONS

<u>Location/Use</u>	<u>Acres</u>
<u>Burlingame</u>	
1. Twenty-Four Hour Day - Child Care Facility	0.80
<u>Daly City</u>	
2. North County Satellite Clinic	.87
<u>East Palo Alto</u>	
3. Community Services Building	2.39
4. Flood Control	6.42
5. Well Site	.07
6. Drug Rehabilitation Center	.91
<u>Half Moon Bay</u>	
7. Half Moon Bay Airport	332.76
8. Public Works Corporation Yard	1.39
<u>La Honda</u>	
9. Public Works Corporation Yard	1.03
10. Camp Glenwood	60.00
11. La Honda Slide - FEMA Project Parcels - Permanent Open Space	3.91

Loma Mar

12. Loma Mar Slide - FEMA Project Parcel .25

Pescadero

13. Corporation yard, quarry, transfer station water well facilities 258.39

14. Drainage Channel 3.15

15. CDF Fire Station 1.29

16. Honor Camp and Medium Security Facility 160.0

Redwood City

17. Agricultural Commissioner Facility .83

18. Cordilleras Center 20.61

19. County Government Center 15.84

20. Grand Corporation Yard 5.68

21. Work Furlough/Women's Jail/Homeless Shelter 2.06

22. Pump Site (Fair Oaks) .11

23. Human Services Agency District Office 1.93

San Carlos

24. San Carlos Airport 158.84

San Mateo

25. Health Services/County General Hospital 19.56

26. Central Municipal Court 2.05

27. Fairgrounds/Exposition Center 49.20

28.	Tower Road Facilities	90.65
29.	Cemetery (Tower Road)	5.37

Skylonda

30.	CDF Fire Station	2.06
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South San Francisco

31.	Mission Road Facilities	<u>11.57</u>
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	Total General Government Acres	1,220
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COUNTY PARK PROPERTY

1.	Coyote Point Park and Yacht Harbor	670.59
2.	Edgewood Park	468.00
3.	Fishing Pier at Foster City	2.63
4.	Fitzgerald Marine Reserve	52.00
5.	Flood Park	21.43
6.	San McDonald Park/Heritage Grove	1,039.00
7.	Huddart Park	970.17
8.	Junipero Serra Park	102.91
9.	Memorial Park	502.63
10.	South Coast Beaches at Pescadero	14.70
11.	Pescadero Creek	6,485.90
12.	Pillar Point Marsh	27.38
13.	Princeton-by-the-Sea	1.49
14.	Ralston Avenue Trail	3.93
15.	San Bruno Mountain	2,002.30
16.	Sanchez Adobe	5.09
17.	San Pedro Valley	631.24
18.	Terry Broderick Duel Site	2.34
19.	Woodside Store	1.18
20.	Wunderlich Park	<u>934.35</u>
	Total Park Acres	13,939.26