



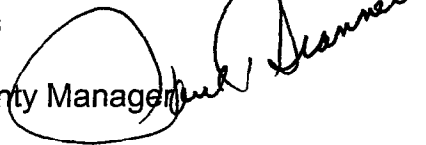
COUNTY OF SAN MATEO
Inter-Departmental Correspondence

County Manager's Office

DATE: February 10, 2003

BOARD MEETING DATE: February 25, 2003

TO: Honorable Board of Supervisors

FROM: Paul T. Scannell, Assistant County Manager 

SUBJECT: Property Acquisition Agreement between Penske Truck Leasing Co., L.P. (Penske) and San Mateo County Flood Control District for Colma Creek Mainline Improvement Project

Recommendation

San Mateo County Flood Control District to adopt a resolution that authorizes the President to execute an agreement to purchase the fee interest in 10,560 square feet of land along Colma Creek owned by Penske, a 671 square foot storm drain easement over lands owned by Penske, and to exchange an access easement to improve access for the Flood Control District.

Background

The Flood Control District intends to make improvements along the Colma Creek in the City of South San Francisco that include widening the channel of the creek and also improving access to the creek to facilitate maintenance.

Discussion

The property owned by Penske is within or adjacent to the creek. Acquisition of property rights only within the creek would create an uneconomic remnant for Penske of approximately 3,400 square feet, so it is necessary to acquire the full 10,560 square feet in fee. An independent appraisal of the fee area determined just compensation to be \$17,850 for the parcel to be acquired. The total breaks down as follows.

Creek and Remnant Land

7,160 sq. ft. in Creek @ \$0.00 Per sq. ft. = \$0.00
3,400 sq. ft. dry land @ \$5.25 Per sq. ft. = \$17,850.00

Total \$17,850

A 671 square foot storm drain easement is necessary for the project, as well. The appraiser concluded it had a nominal impact on the full fee value of the underlying developable land and estimated just compensation at:

Estimated Value of Storm Drain Easement \$1,175

Total Just Compensation = \$19,025

In addition, the project requires the relocation of an existing easement and the agreement calls for the exchange of easements of like area and value between the Flood Control District and Penske.

Vision Alignment

The agreement keeps the commitment of ensuring basic health and safety for all and goal number 7: maintain and enhance the public safety of all residents and visitors. The project contributes to this commitment and goal by providing reduced potential for flooding in a highly developed and urbanized area.

Fiscal Impact

The maximum cost for the use of this land is \$19,025 plus title costs. Funds for these items are included in the funding for the Colma Creek Flood Control Zone.

cc w/encl.: D. Penny Bennett, Deputy County Counsel
cc Walter Callahan, Manager, Flood Control and Utilities Section
Joseph I. Napoliello, MAI, Real Property Services

RECOMMENDED
.....
.....
COUNTY MANAGER