




COUNTY OF SAN MATEO
Inter-Departmental Correspondence

County Manager's Office

DATE: August 24, 2006
BOARD MEETING DATE: September 12, 2006
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors 
FROM: Steve Alms, Manager, Real Property Services Division
SUBJECT: Realignment of sewer easement encumbering the Frede Property at
169 Eleanor Drive in Unincorporated Woodside

RECOMMENDATION:

Adopt a resolution authorizing and directing the Board President to execute an agreement to exchange sewer easements of equal value with Ronald G. Frede and Merrily A. Frede as Trustees of the Ronald G. Frede and Merrily A. Frede Revocable Trust (or their successors or assigns) in unincorporated Woodside and identified as assessor's parcel 069-225-040, to execute the Certificate of Acceptance for the Easement Grant Deed and a Quitclaim Deed for the old easement and further authorizing the County Manager or designee to execute any documents necessary to complete the associated sewer realignment.

VISION ALIGNMENT:

Commitment: The transfer keeps the commitment of Responsive, Effective and Collaborative Government.

Goal(s): 20: Government decisions are based on careful consideration of future impact, rather than temporary relief or immediate gain.

The transfer contributes to this commitment and goal by facilitating infrastructure improvements needed by the Fair Oaks Sewer Maintenance District and removing an unnecessary encumbrance from private property.

BACKGROUND:

The Frede parcel is encumbered by an easement for a main line sewer maintained by

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the Fair Oaks Sewer Maintenance District. The line is approximately 50 years old and located on a property that is moderately to steeply sloped. There is a history of problems with sewer backups and overflows on the Frede parcel due to the configuration and condition of the sewer line. A portion of the line is severely damaged and the apparent cause of many complaints. The County is prepared to make repairs to the existing line, but the property owners prefer to realign the line to correct deficiencies in the system.

DISCUSSION:

A new alignment has been designed to eliminate the problems experienced at the site and the owners have asked the County to exchange the old sewer easement for an easement that will conform to the new design. After the realignment is completed to the satisfaction of the Department of Public Works, the old easement will no longer be necessary for county or other public purposes.

The Public Works Department has reviewed and approved the design. By accepting the grant of the new easement and executing a quitclaim of the old easement, the County will facilitate necessary improvements to the sewer line and eliminate a detrimental condition. The easement is of nominal value and the County may convey its rights pursuant to Government Code Section 25526.5.

FISCAL IMPACT:

The Department of Public Works will bear the cost of necessary repairs to existing County facilities, and the Owners have agreed to pay the balance of the cost of the realignment.

cc w/enc: D. Penny Bennett, Deputy County Counsel
Joe Napoliello, Real Property Services Division
cc: Neil Cullen, Director, Public Works

RECOMMENDED

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COUNTY MANAGER