

# REPORT

To the Honorable Mayor and City Council  
From the City Manager

March 22, 2004

**Subject**

Property Dedication Agreement and Acceptance of Easement and Right-of-Way associated with the Ralston Avenue/Marine Parkway/Route 101 Interchange Improvement Project.

**Recommendation**

1. Authorize the City Manager to execute a Property Dedication Agreement;
2. Authorize the City Manager to execute a Property Access Agreement, and
3. Direct the City Clerk, by motion, to accept on behalf of the City, the Public Service Easement and Public Street Right-of-Way offered by the Oracle Corporation (current land owner), and record the two associated Quit Claim Deeds, in the office of the County Recorder of San Mateo County.

**Background**

The Oracle Corporation is a major participant of the Ralston Avenue/Marine Parkway/Route 101 Interchange Improvement Project, both through the Redwood Shores Facility District No. 99-1 (Shores Transportation District) and the development fees contribution for Belmont's Island Park Development. Oracle also owns property in the northeast quadrant of the project, some of which is required to complete the project.

The majority of the Oracle-owned acreage needed is along Oracle Parkway, from the vacant parcel at the corner of Oracle Parkway and Marine Parkway. The remainder is a sliver from the same parcel along Marine Parkway. The "majority" and the "remainder" are shown on the attached aerial photo.

Staff has been working with Oracle since the design stage of the project, to acquire the rights to these areas. This Property Dedication Agreement is the culmination of such effort. In essence, the completion of the new alignment of Island Parkway will eliminate the need for the local street from the point of realignment to the intersection with Oracle Parkway. This portion of the street can be subjected to abandonment (see attached map). The outcome of the abandonment is solely a City Council decision, and cannot be predicated by any agreement. Therefore, this Agreement only outlines the City's commitment to entertain such a request from Oracle once the street is no longer necessary. If the abandonment is successful, it would be deemed an even exchange without any monetary compensation. If the effort fails, Oracle will be compensated for the land at an agreed upon value of \$362,500 (appraised value).

Staff has also requested authorization to stage the groundbreaking ceremony, (scheduled for April 5<sup>th</sup>, 2004), on the same Oracle parcel. Therefore, authorization from the Council is needed to enable the City Manager to execute the Property Access Agreement with Oracle.

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Currently, the City has acquired the rights to construct on these areas through an Agreement for Possession and Use, executed on May 29, 2003, along with an escrow deposit for the agreed upon value. This dedication will terminate the agreement and the escrow deposit will be returned to the project at the successful completion of the street abandonment.

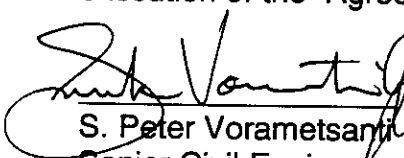
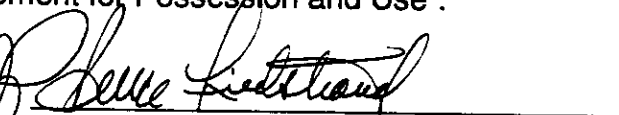

Complete copies of the Property Dedication Agreement and the Agreement for Possession and Use are available for review at the City Clerk's Office.

**Alternative**

If the Property Dedication Agreement is not executed, the deposited funds will go to Oracle to pay for the areas needed without any provision for these funds returning to the project.

**Fiscal Impacts**

This action does not change the fiscal impact from the earlier action of approving the execution of the "Agreement for Possession and Use".

		
S. Peter Vorametsanti Senior Civil Engineer	Bruce Liedstrand Community Development Services Director	Ed Everett City Manager

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