

REPORT

To the Honorable Mayor and City Council
From the City Manager

December 13, 2004

Subject

Agreement for Land Exchange with County of San Mateo in conjunction with the Winslow Street Realignment

Recommendation

Approve and authorize the City Manager to execute an agreement with the County of San Mateo to exchange property in conjunction with the realignment of Winslow Street.

Background

The City and the County cooperated in the realignment of Winslow Street in 1995, in order to realign the road to improve traffic safety. The realignment also provided additional area for parking at the Government Center, since the realignment moved the road in a westerly direction away from the existing Government Center property line.

The Pacific Gas and Electric Company (PG&E) contacted both the City and the County, as they have a high-pressure gas main that follows the street's preexisting alignment, and PG&E wants to insure that they continue to have rights to the area for their gas main. County and City staff agree that it would be advantageous to exchange properties and provide PG&E with an easement, in order to clarify property ownership relative to the realigned road. A form of agreement has been prepared, which accomplishes the property transfers and creates the easement, all as shown on the attached maps, Exhibits "A & "B".

Government Code Section 37351 provides, among other things, that the legislative body of a city may exchange real estate situated inside the city limits as is necessary or proper for municipal purposes. As stated above, the proposed exchange clarifies property ownership relative to the realigned road and is proper for City purposes.

In addition to Government Code Section 37351, City Charter Section 3-1/2(h) contemplates the exchange of City property and requires that the City Assessor first appraise all applicable properties. In addition, the value of the property to be received by the City must equal or exceed the value of the property to be disposed of by the City. Here, an appraisal of the properties was prepared by the County. The appraisal indicated that the City's parcel has a nominal value of \$0, since it was part of a dedicated street. The County's parcel was valued at \$244,000. The City Assessor concurs that the property value is as appraised.


5.10-2

Alternative

The only alternative is to not do the exchange, in which case, the property lines will remain confusing to all.

Fiscal Impacts

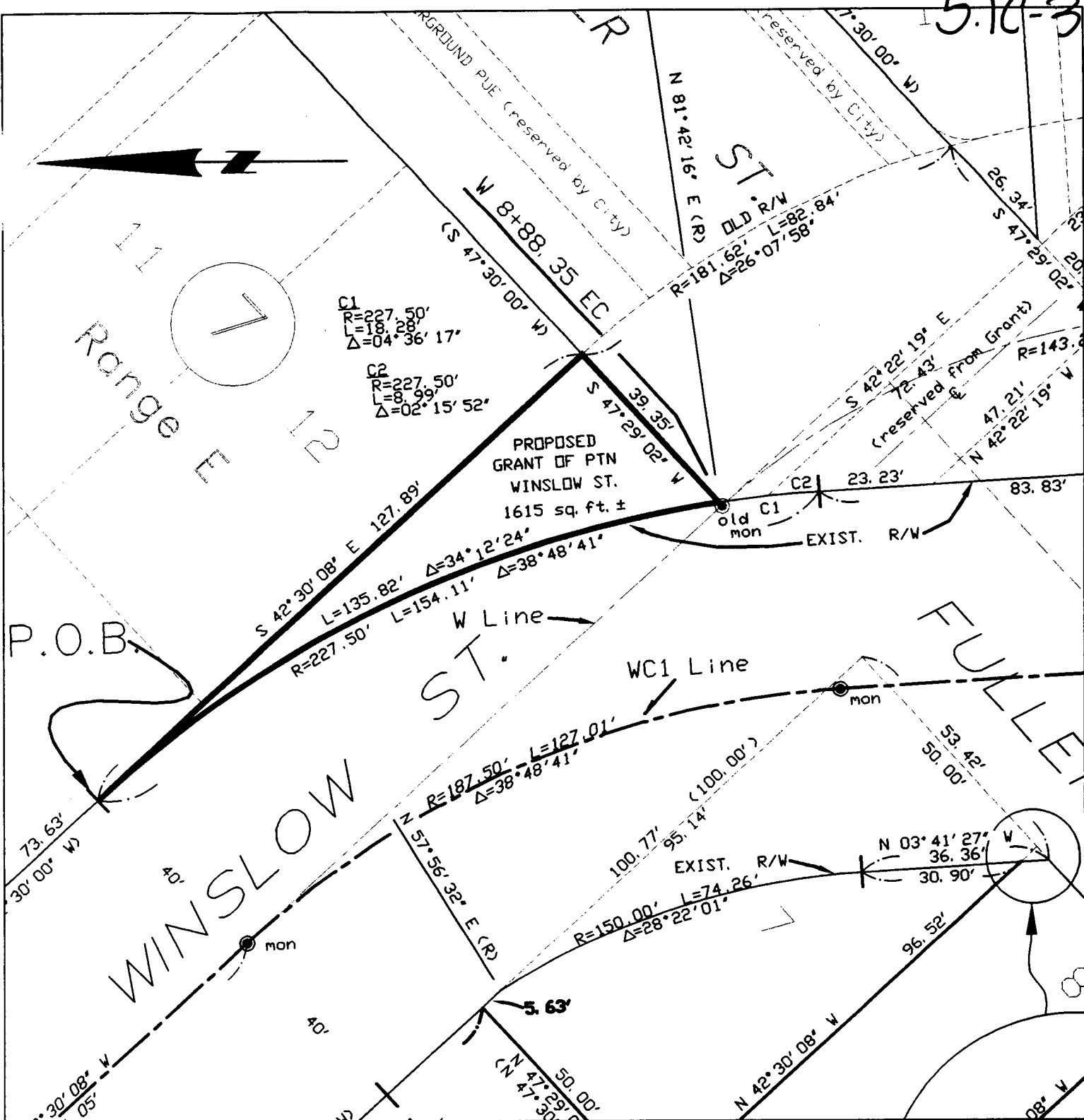
There are no fiscal impacts to the City by this action


Joh K. Lynch
City Engineer


Joel Patterson
Community Development Services Director


Ed Everett
City Manager

JKL:ss
s/library/reports/lynch/Agreement_Land Swap with County



() MAP REFERENCE

REVISED: 6/2001
 REVISED: 3/8/2004
 REVISED: 11/4/2004

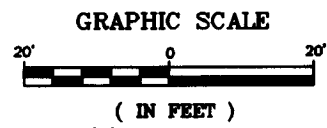
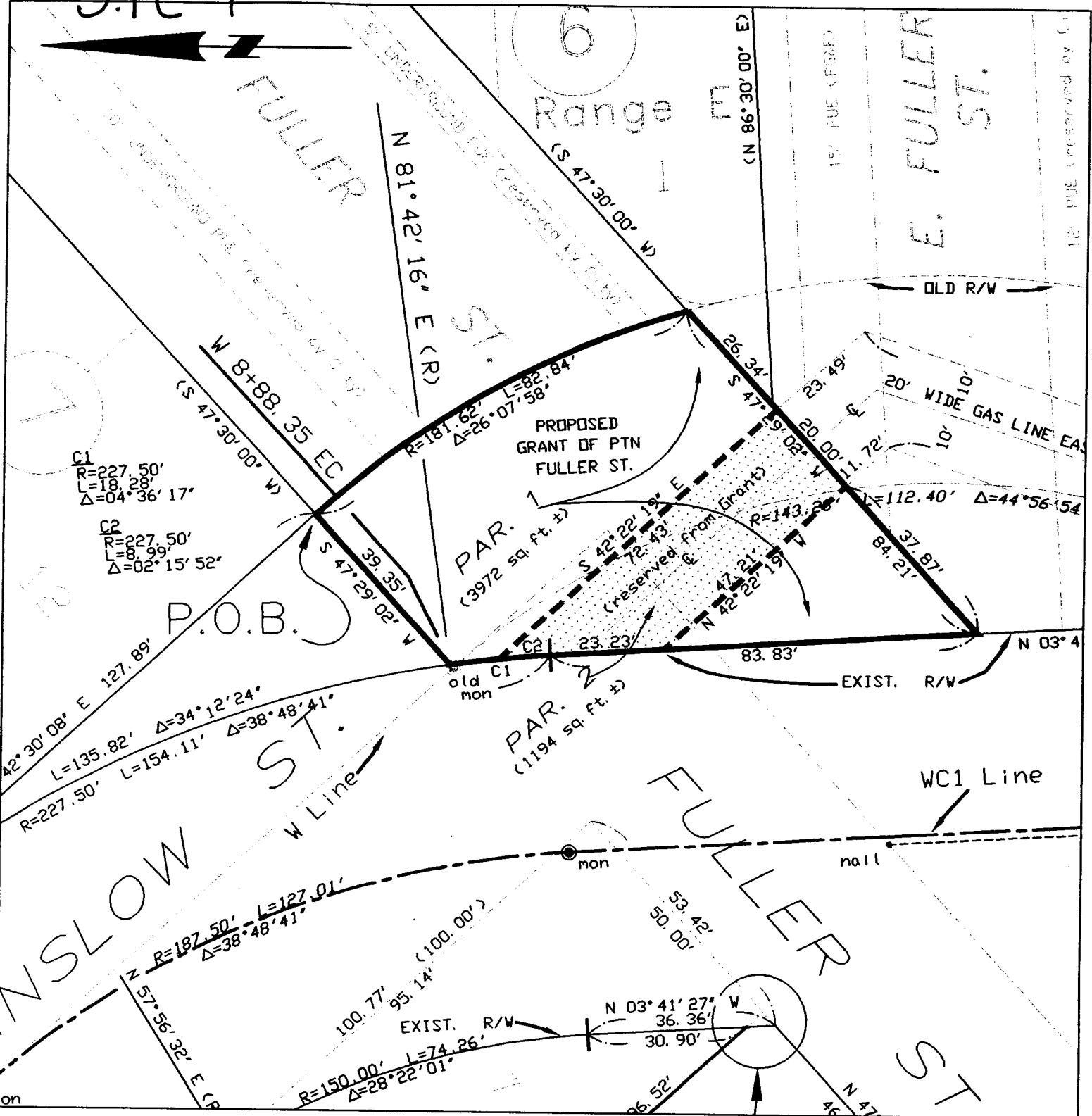


EXHIBIT " A "

CITY'S GRANT OF PORTION OF WINSLOW STREE
 TO THE COUNTY OF SAN MATEO

5.1C-4



() MAP REFERENCE

REVISED: 6/2001
 REVISED: 3/8/2004
 REVISED: 11/4/2004

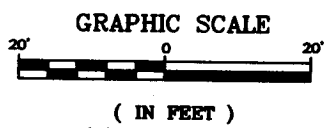
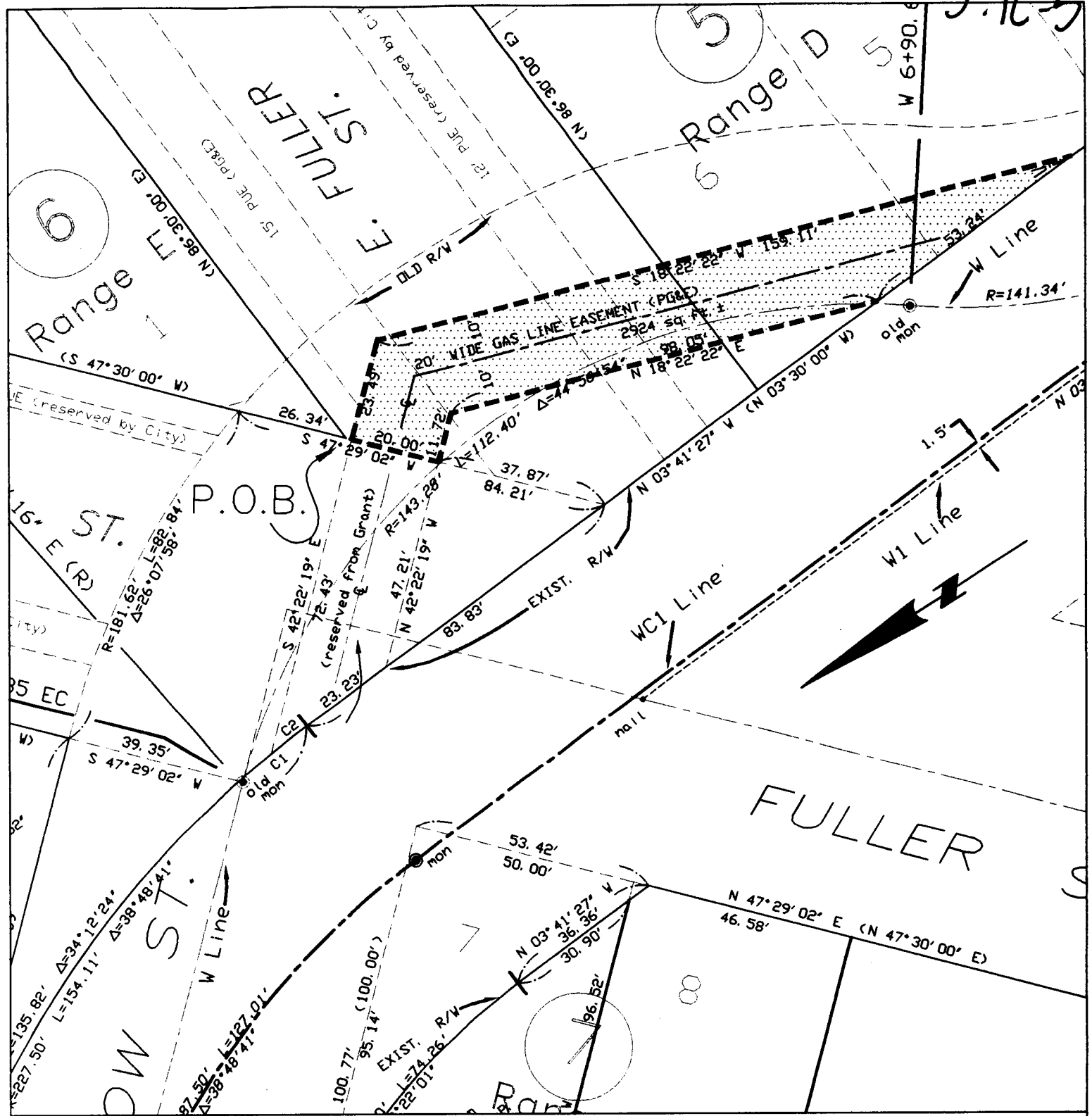


EXHIBIT B

CITY'S GRANT OF PORTION OF WINSLOW STREE
 TO THE COUNTY OF SAN MATEO

5.105



() MAP REFERENCE

REVISED: 6/2001
 REVISED: 3/8/2004
 REVISED: 11/9/2004

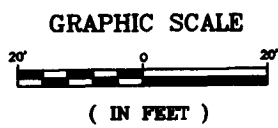
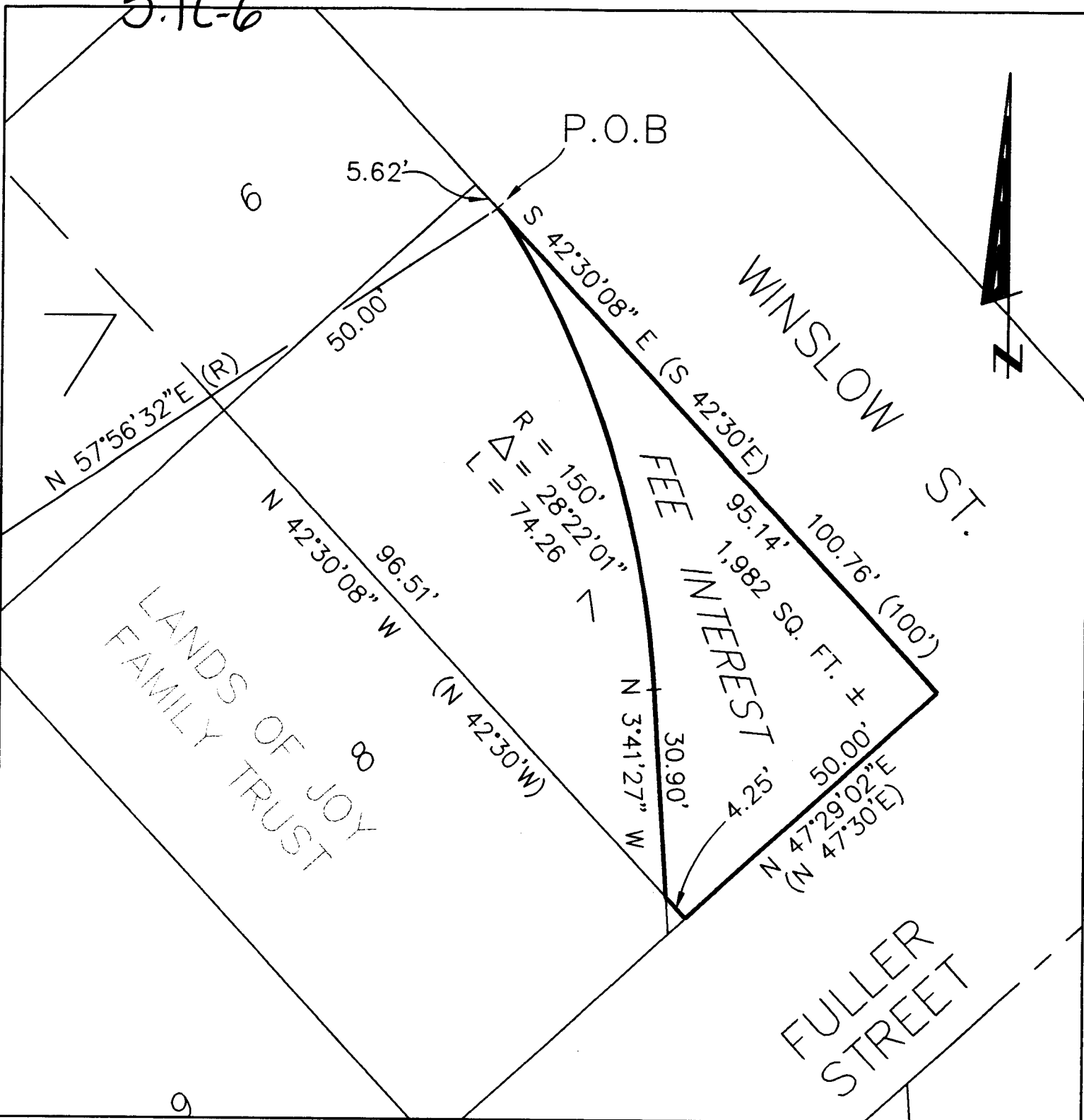


EXHIBIT " C "

20' WIDE P.G. E. GAS LINE EASEMENT

5.1C-6



() MAP REFERENCE

REVISED: 3/2001
 REVISED: 6/16/2004
 REVISED: 11/4/2004

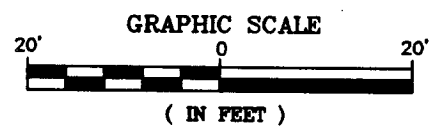
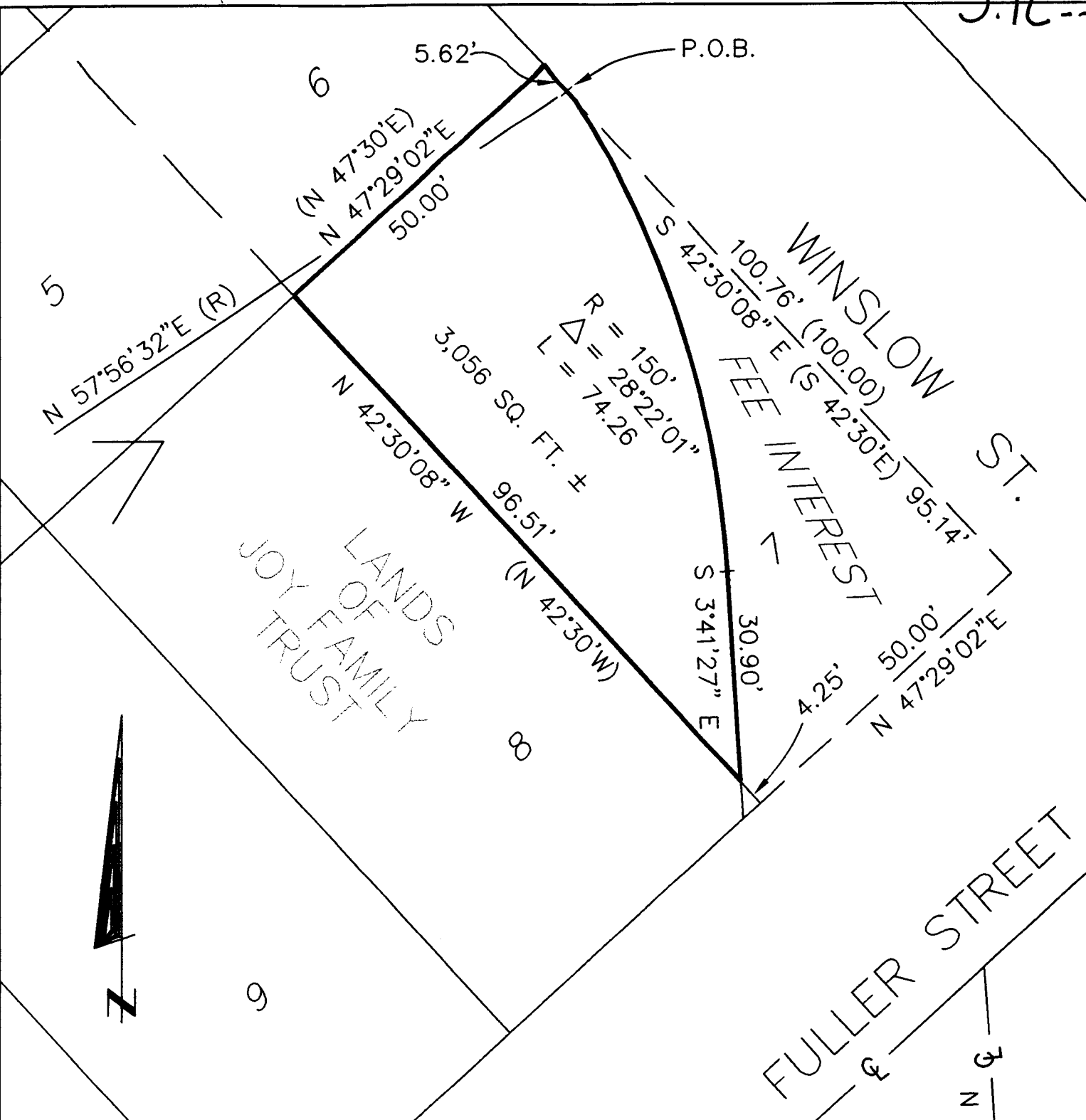


EXHIBIT " D "

PROPOSED GRANT OF FEE INTEREST
 TO THE CITY OF REDWOOD CITY

5.1C-7



() MAP REFERENCE

REVISED: 3/2001
REVISED: 4/24/2004
REVISED: 11/4/2004

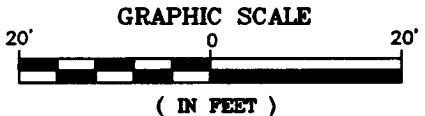


EXHIBIT " E "

LANDS OF SAN MATEO COUNTY REMAINDER OF COP #2578

5.1C-8

5

WINSLOW ST.

S 42°30'08" E

S 42°30'08" E

LANDS
JOY FAMILY
TRUST

APN 052-334-060

(S 42°30'E)

8

4.25'

P.O.B

5.46'
N 03°41'27"E

AREA=
7± SQ.FT.

3.42'



9

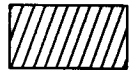
S 47°29'02" W
(S 47°30'W)

FULLER STREET

N 47°29'02" E

N 03°41'27" W

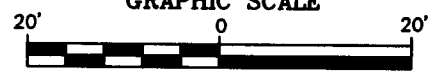
81.96'



PROPOSED ACQUISITION

REVISED: 3/2000

GRAPHIC SCALE



() MAP REFERENCE

EXHIBIT " F "

(IN FEET)
1 inch = 20' ft.

R/W ACQUISITION

THE LANDS OF JOY FAMILY TRUST