

**San Mateo County Transit District
Staff Report**

To: Board of Directors
Through: April Chan, General Manager/CEO
From: Josh Mello, Executive Officer, Planning and Development
Subject: **Authorization to Sell Two Parcels in the City of San Carlos to the Peninsula Corridor Joint Powers Board for Property Used for the Peninsula Corridor Electrification Project**

Action

Staff recommends the Board authorize the General Manager/CEO, or designee, to convey all of the District's rights, title, and interest in the following two parcels of property along the Caltrain right-of-way in San Carlos to the Peninsula Corridor Joint Powers Board (JPB), as proposed by the JPB in furtherance of the Peninsula Corridor Electrification Project (PCEP), for a combined \$422,730:

1. 3,084 square feet at Brittan and El Camino Real, and
2. 5,119 square feet at Arroyo and El Camino Real.

Significance

The subject parcels are needed for signal huts relating to JPB operation of the newly-electrified Caltrain right of way. The proposed transaction will provide the JPB with control over the two parcels required for PCEP. In exchange, the JPB will pay the District at costs that reflect the parcels' current appraised values.

Budget Impact

The District will receive a total of \$422,730 for the two parcels. Upon receipt, these funds will be recognized in the operating revenues.

Background

The parcels proposed for transfer are part of one long tract of property purchased by the District from the City of San Carlos in 2003.

The JPB, as part of PCEP, created legal descriptions and plat maps for the two areas and had them appraised by an independent Certified General appraiser whose firm has contracts with the JPB and the District. The appraisal considers size, zoning, highest and best use of the properties (developability), and current real estate market information when developing an 'opinion of value.' The two offers are consistent with the appraised values for both parcels.

To avoid an actual or apparent conflict of interest in the proposed transaction, the JPB and District have been represented by different members of the agencies' staff. Each entity also

has been represented by separate legal counsel from Hanson Bridgett (for the District) and Olson Remcho (for the JPB).

Brittan & El Camino Real

The first parcel proposed for transfer is 3,084 square feet; however approximately 700 square feet of it is encumbered with an easement for El Camino Real. The property is only about 20 feet wide. Accordingly, the appraiser determined the highest and best use is for parking and/or storage. The acquisition was valued at \$27 per square foot, with \$0 allocated for the area encumbered by the easement, resulting in a total offer amount of \$64,400.

Arroyo & El Camino Real

The second parcel proposed for transfer is 5,119 square feet. The parcel is about 50' wide at the widest point. The appraiser determined the highest and best use is development with narrow row houses. The favorable highest and best use determination increased the property value in comparison to the Brittan property. The acquisition was valued at \$70 per square foot for a total offer amount of \$358,330.

Absent construction of a new gate, the JPB's access to this parcel would require it to cross District property. As part of the transaction negotiations, PCEP has agreed to put a gate in the fence at this location. The transaction will include gate construction as a condition of closing on this property.

Prepared By: Janni Baugh Deputy Director, Real Estate & Transit 650-508-6376
Oriented Development

Resolution No. 2023-

Board of Directors, San Mateo County Transit District

State of California

* * *

Authorization for the District to Sell Two Parcels in the City of San Carlos to the Peninsula Corridor Joint Powers Board for \$422,730

Whereas, in 2003, the San Mateo County Transit District (District) purchased a long, narrow tract of land adjacent to the Caltrain operating right of way in the City of San Carlos, from the City of San Carlos; and

Whereas, the Peninsula Corridor Joint Powers Board (JPB) has located two signal huts on the property, at El Camino Real and Brittan, and at El Camino Real and Arroyo; and

Whereas, the JPB is undertaking the Peninsula Corridor Electrification Project (PCEP) and is now prepared to purchase the portions of the property where the signal huts are located, described in Exhibit A (the "Property"); and

Whereas, District and JPB staff have negotiated an agreement for the District to sell both fee interests in the Property to the JPB for an aggregate amount of \$422,730; and

Whereas, staff recommends that the Board of Directors authorize the General Manager/CEO, or designee, to enter into an agreement to sell the Property to the JPB as described above.

Now, Therefore, Be It Resolved that the Board of Directors of the San Mateo Transit District authorizes the General Manager/CEO, or designee, to enter into an agreement to sell to the Peninsula Corridor Joint Powers Board approximately 8,283 square feet of property

adjacent to the Caltrain operating right of way in San Carlos, CA, identified as the "Property" in Exhibit A, in a form acceptable to legal counsel, and to execute such other documents and take such other actions as may be necessary to complete this transaction.

Regularly passed and adopted this 6th day of December, 2023 by the following vote:

Ayes:

Noes:

Absent:

Chair, San Mateo County Transit District

Attest:

District Secretary

Exhibit A

**EXHIBIT ____
LEGAL DESCRIPTION**

A portion of land located in the City of San Carlos, County of San Mateo, State of California, described as follows;

Being a portion of Parcel 2 as described in that quitclaim deed from City of San Carlos, a municipal corporation, to San Mateo County Transit District, a public agency, recorded July 23, 2003, as Document: 2003-204029, Official Records of said County, more particularly described as follows:

PARCEL JPB-SM2-0329-1A

COMMENCING at the northeast corner of said Parcel 2, also being the southwest line of land described in the Grant Deed to Peninsula Corridor Joint Powers Board (PCJPB), recorded December 27, 1991 as Document: 91171427 (Page A-167), Official Records of said County; thence South 40°16'57" East, a distance of 27.45 feet to the point of **BEGINNING**;

Thence (1) Coincident with the southwest line of said PCJPB parcel South 40°16'57" East, a distance of 110.42 feet;

Thence (2) Perpendicular to the southwest line of said PCJPB parcel South 49°43'03" West, a distance of 37.66 feet to the northwest line of Parcel 11 of said quitclaim deed;

Thence (3) Coincident with the northwest line of Parcel 11 of said quitclaim deed North 47°33'00" West, a distance of 42.69 feet;

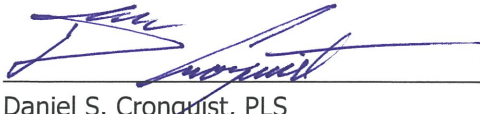
Thence (4) Coincident with the southwest line of said Parcel 2 North 43°27'43" West, a distance of 82.80 feet to the beginning of a non-tangent curve concave southeasterly, having a radius of 137.22 feet, the radial line of which bears South 29°36'04" East;

Thence (5) Northeasterly along said curve through a central angle of 13°14'38", an arc distance of 31.72 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 71.00 feet the radial line of which bears North 16°21'26" West;

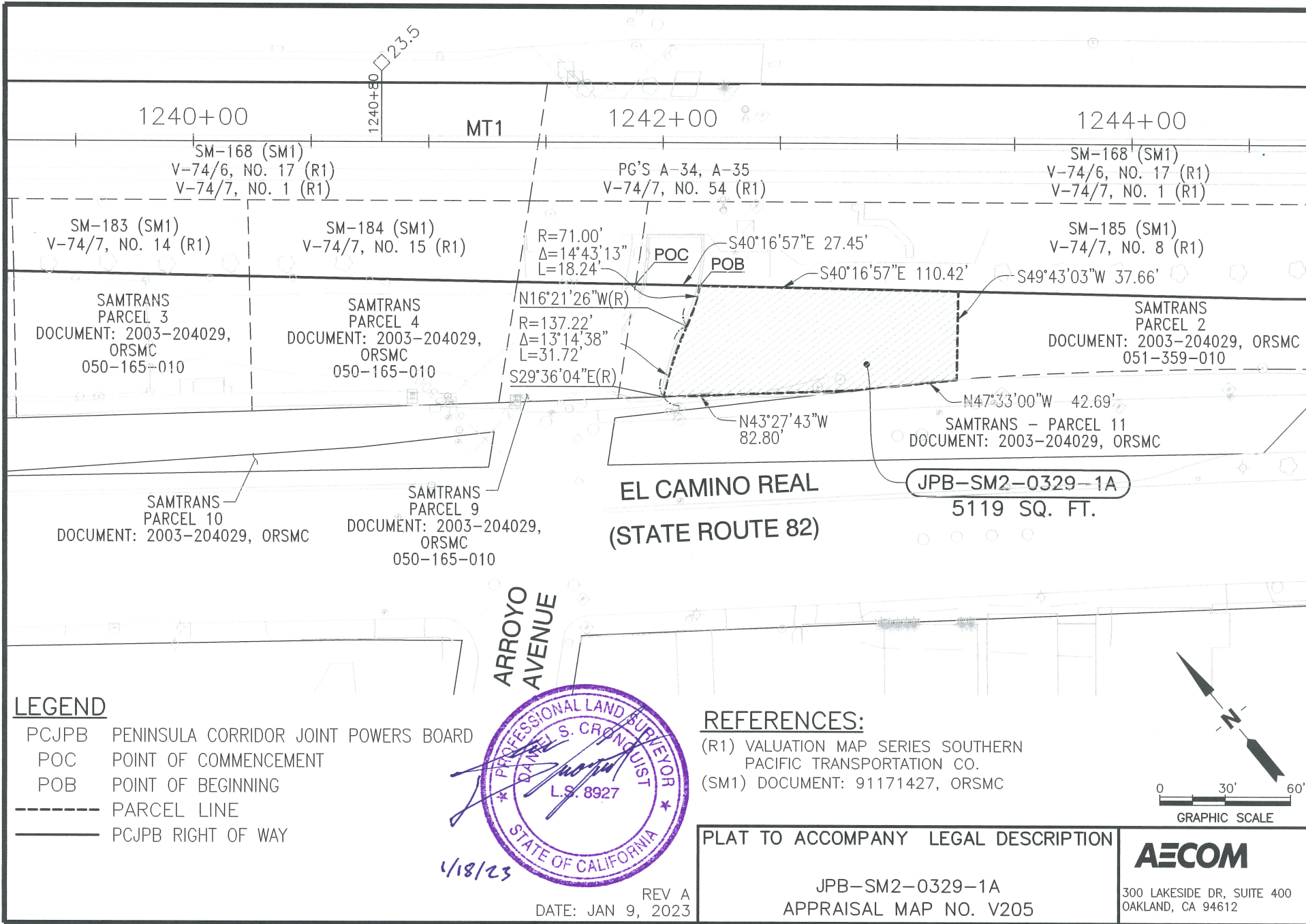
Thence (6) Northeasterly along said curve through a central angle of 14°43'13", an arc distance of 18.24 feet to the point of **BEGINNING**;

Contains 5,119 square feet, more or less.

The bearings and distances used in the above descriptions are based on the California Coordinate System 1983, Zone 3. Multiply distances shown above by 1.0000554 to obtain ground level distances.


Daniel S. Cronquist, PLS
1/18/2023
Date

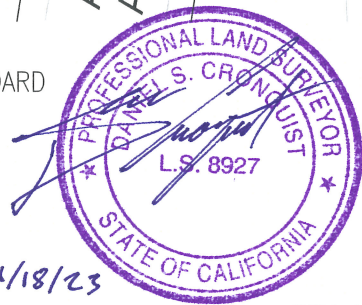




LEGEND

- PCJPB PENINSULA CORRIDOR JOINT POWERS BOARD
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PARCEL LINE
- PCJPB RIGHT OF WAY

ARROYO AVENUE

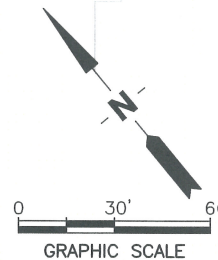


4/18/23

REV A
DATE: JAN 9, 2023

REFERENCES:

- (R1) VALUATION MAP SERIES SOUTHERN PACIFIC TRANSPORTATION CO.
- (SM1) DOCUMENT: 91171427, ORSMC



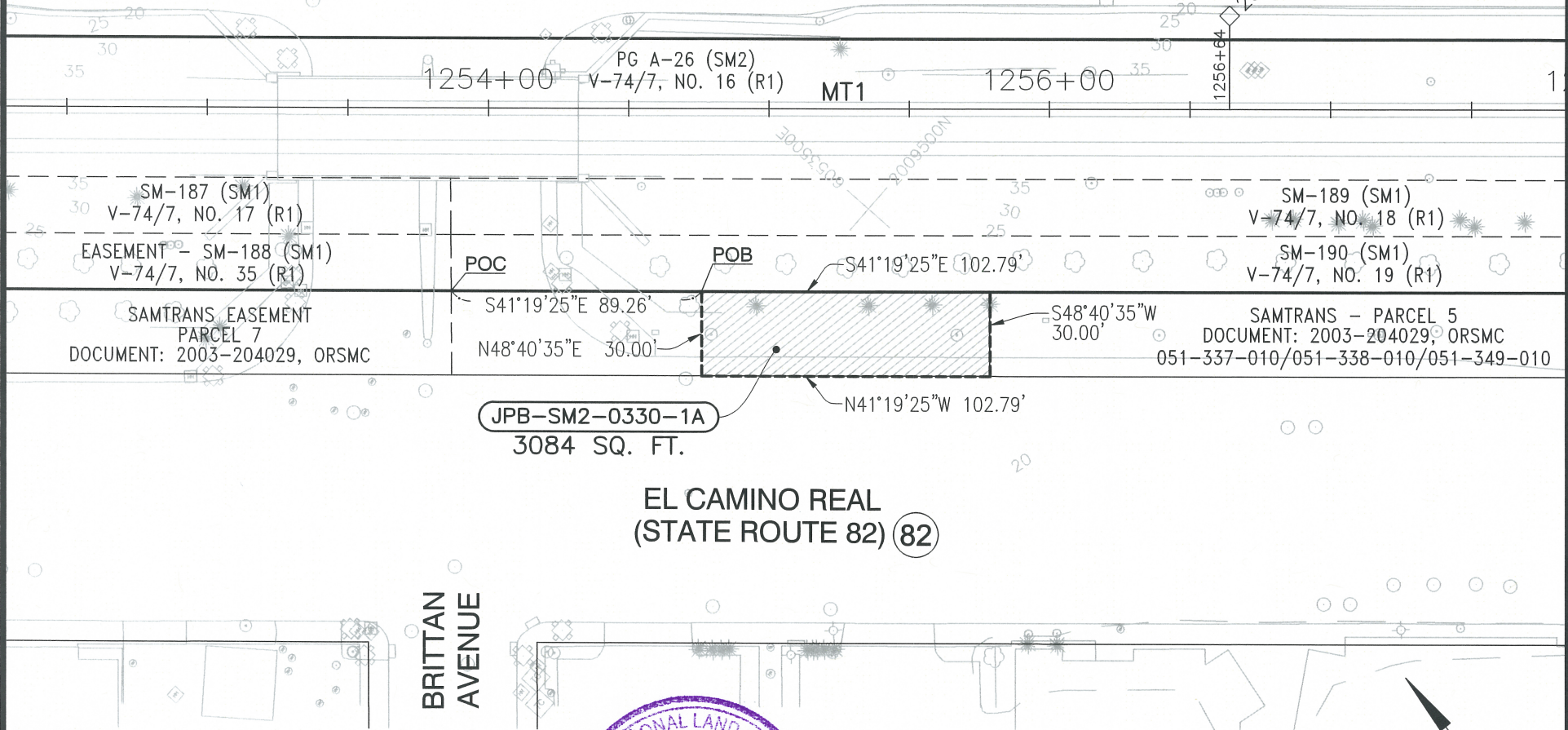
PLAT TO ACCOMPANY LEGAL DESCRIPTION

JPB-SM2-0329-1A
APPRAISAL MAP NO. V205



300 LAKESIDE DR, SUITE 400
OAKLAND, CA 94612

OLD COUNTY ROAD



LEGEND

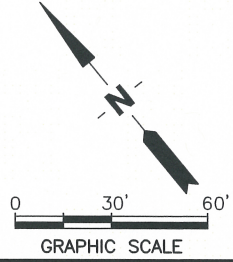
- PCJPB PENINSULA CORRIDOR JOINT POWERS BOARD
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PARCEL LINE
- PCJPB RIGHT OF WAY



3/10/23
REV A
DATE: FEB 24, 2023

REFERENCES:

- (R1) VALUATION MAP SERIES SOUTHERN PACIFIC TRANSPORTATION CO.
- (SM1) DOCUMENT: 91171427, ORSMC
- (SM2) DOCUMENT: 91171428, ORSMC



PLAT TO ACCOMPANY LEGAL DESCRIPTION

JPB-SM2-0330-1A
APPRAISAL MAP NO. V206

AECOM
300 LAKESIDE DR, SUITE 400
OAKLAND, CA 94612



Proposed Property Sale to JPB at Arroyo and Brittan



SamTrans Board of Directors – December 6, 2023

Josh Mello | Executive Officer of Planning and Development

Janni Baugh | Deputy Director of Real Estate & TOD



Background:

SamTrans purchased a long tract of land from the City of San Carlos between Caltrain ROW and El Camino Real in 2003.

JPB is proposing to purchase two smaller areas within the larger tract of land.

The smaller acquisitions do not break up the long tract of land, there is a creek at Arroyo and a street at Brittan.

Arroyo & El Camino Real



Arroyo & El Camino Real

**Acquisition Size:
5,119 SF**

**Zoning:
Mixed Use-Station Area**

**Price per square foot:
\$70/SF**

**Appraisal/Offer Amount:
\$358,330**



Brittan & El Camino Real



Brittan & El Camino Real

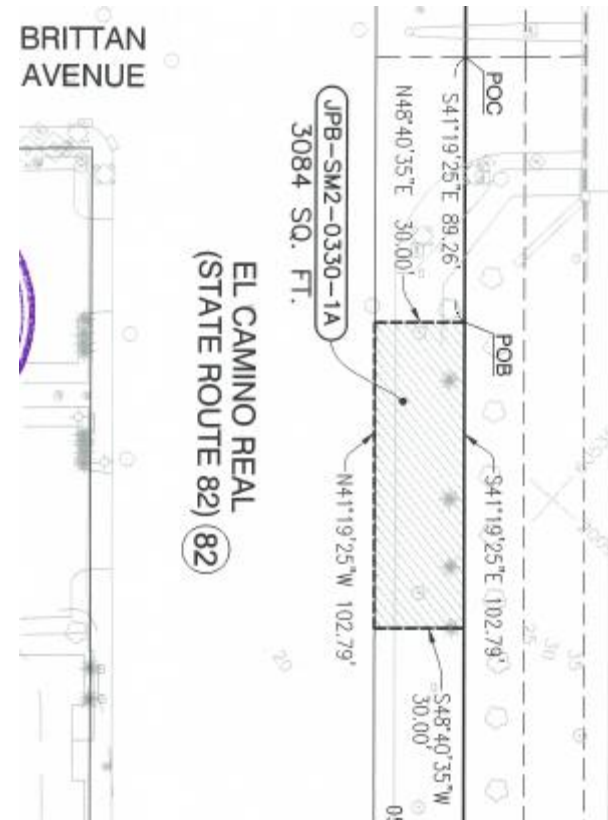
**Acquisition Size:
3,084 SF**

**700 SF within Caltrans
easement valued at
\$0/SF**

**Zoned:
Mixed Use-Station Area**

**Price per square foot:
\$27/SF (2,384 SF)**

**Appraisal/Offer Amount:
\$64,400 (rounded)**



**Total Size of Properties to Sell:
8,203 SF**

**Total Revenue to SamTrans:
\$422,730**

Recommended Action:

**Authorization to Sell Two Parcels in the City
of San Carlos to Peninsula Corridor Joint
Powers Board for Property Used for the
Peninsula Corridor Electrification Project.**



Thank You



Please email baughj@samtrans.com with any questions.