

**CITY OF SAN MATEO
RESOLUTION NO. __ (2021)**

**WASTEWATER TREATMENT PLANT UPGRADE AND EXPANSION PROJECT
ACQUISITION OF EASEMENTS**

WHEREAS, the Wastewater Treatment Plant Upgrade and Expansion Project ("WWTP Project") consists of several new treatment process facilities and a new administration building on a currently undeveloped parcel on Detroit Drive, upgrades and enhancements to the existing WWTP facilities, and various aesthetic enhancements;

WHEREAS, All American Self Storage, L.P. (AAS) is a self-storage business located directly across Detroit Drive from the WWTP Project site;

WHEREAS, the WWTP Project requires a permanent utility easement (PUE) and a temporary construction easement (TCE) from AAS for the placement of wastewater infrastructure and for construction access;

WHEREAS, a voluntary offer, based on an appraisal report and an independent appraisal review, for a proposed 4,870 square feet PUE and a 643 square feet TCE in the full amount of \$83,200 was provided to AAS;

WHEREAS, AAS exercised their right to obtain their own appraisal, with an effective date of May 29, 2020, indicating a value of \$176,313 for the proposed easement interests;

WHEREAS, both appraisals utilized the same base land unit value, however they differed on the diminution of value caused by the existing public bike path easement;

WHEREAS, after several months of negotiations, the City and AAS have agreed to accept \$145,000 as payment in full for the easement interests and any impacts the project may have on the AAS storage tenants; and

WHEREAS, the City of San Mateo authorizes the City Manager to execute any and all documents required to effectuate this acquisition of the easements required for this project;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, HEREBY RESOLVES that:

1. The City of San Mateo approves the Agreement Granting Easements and Escrow Instructions for the granting of easements for the Wastewater Treatment Plant site between the City of San Mateo and All American Self Storage, L.P. in the amount of \$145,000; and authorize the Mayor to execute any and all documents required to effectuate this acquisition of the easements required for this project.
2. The City prepared a Final Programmatic Environmental Impact Report (Final PEIR) in accordance with the California Environmental Quality Act (CEQA) (SCH No. 2015032006). The PEIR was certified

by City Council on June 6, 2016. In accordance with CEQA, the Final PEIR serves as the primary environmental compliance document for implementation of the Clean Water Program. The City prepared an Addendum to the Final PEIR that were approved on July 16, 2018 (Addendum 1) and April 15, 2019 (Addendum 2). This work is within the scope of the project evaluated in the PEIR and Addenda.