

MINUTE ITEM

This Calendar Item No. 43
was approved as Minute Item
No. 43 by the State Lands
Commission by a vote of 3
to 0 at its 1/31/85
meeting.

CALENDAR ITEM

A 20
S 8

43

01/31/85
W 22627 SLL 107
Stevenson
Valentine

REQUEST FOR AUTHORIZATION TO ENTER AN EXCHANGE AGREEMENT
CONCERNING A PARCEL OF STATE LAND IN
REDWOOD CITY, SAN MATEO COUNTY

At its August 1983 meeting, the State Lands Commission authorized the staff to consummate an Agreement with Redwood Shores, Inc. The Agreement as authorized allowed the exchange of one parcel of State land in the Redwood Shores development in Redwood City for two parcels of private land. The Agreement also required Redwood Shores to improve the two parcels to be taken by the State with a parking lot, path, and plant beds. The parcel to be relinquished by the State is shown in its general location as Parcel A on Exhibit B to this calendar item. The parcels to go to the State are denominated Parcels B and C on the same Exhibit.

The Agreement was not consummated by December 15, 1983, the time required in the Agreement, because Redwood Shores failed to acquire within that time a performance bond required by the Agreement to guarantee the construction of all improvements.

In the fall of 1984, Redwood voluntarily completed the improvements called for in the Agreement on the parcel to go to the State, thus ending the need for a performance bond. The staff has examined the improvements and has found them complete.

As a condition to bringing this matter before the State Lands Commission again, the staff has required Redwood Shores, Inc. to sign and submit the Agreement in its final form. This has been done and the parties to the Agreement are prepared to open an escrow to bring the transaction to a conclusion. The staff asks that the date for recording the Agreement be August 1, 1985.

The staff continues to support this Agreement and believes that, since all the improvements are in place and documents are in hand, the Agreement should go forward.

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OTHER PERTINENT INFORMATION:

Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a statutorily exempt project. The project is exempt because it involves title and boundary matters.

EXHIBITS:

- A. Site Map.
- B. Map of the general location of parcels to be exchanged.

IT IS RECOMMENDED THAT THE COMMISSION:

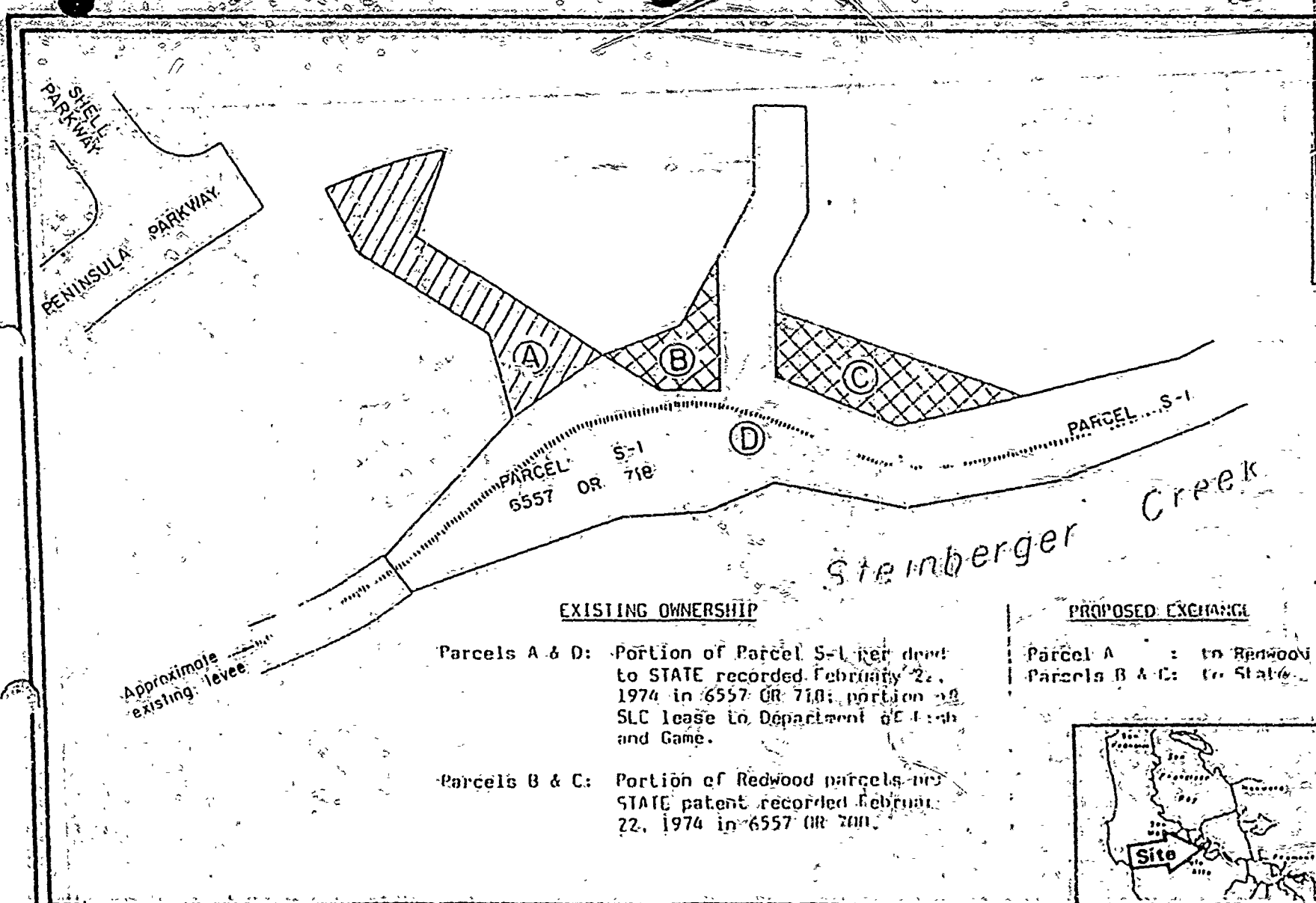
1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO P.R.C. 21080.11, SETTLEMENT OF TITLE AND BOUNDARY PROBLEMS.
2. AUTHORIZE THE STAFF TO EXECUTE AND TO RECORD THE EXCHANGE AGREEMENT NOW ON FILE IN THE OFFICES OF THE STATE LANDS COMMISSION.
3. AUTHORIZE THE STAFF AND/OR THE OFFICE OF THE ATTORNEY GENERAL TO DO ALL ACTS NECESSARY, INCLUDING BUT NOT LIMITED TO LITIGATION, TO IMPLEMENT THIS EXCHANGE AGREEMENT OR TO ESTABLISH ITS VALIDITY.



EXHIBIT "A"

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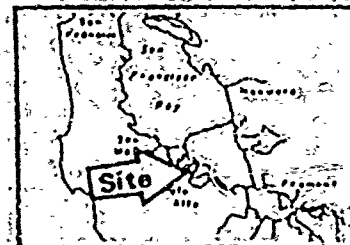
EXISTING OWNERSHIP

Parcels A & D: Portion of Parcel S-1 per deed to STATE recorded February 22, 1974 in 6557 OR 710; portion of SLC lease to Department of Fish and Game.

Parcels B & C: Portion of Redwood parcels per STATE patent recorded February 22, 1974 in 6557 OR 710.

PROPOSED EXCHANGE

Parcel A : to Redwood
 Parcels B & C: to State



Prepared by: jsl

Date: 3-31-81

ZNE: 3-38-149

W 22627

EXHIBIT B

TITLE STUDY: REDWOOD SHORES

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