



THE BOARD OF SUPERVISORS OF MARIN COUNTY

August 25, 1998.

Board of Supervisors
County of Marin
Marin County Civic Center
San Rafael, California 94903

SUBJECT: County Authorization to Pursue Reversion Clause in Quitclaim Deed for Castro Park

Dear Fellow Board Members:

RECOMMENDATION:

It is recommended that your Board request County Counsel to pursue, in writing, the reversion language in the Quit Claim Deed on the Castro Field property, thereby reclaiming this property for public use.

SUMMARY: Castro Field is a small open park area in Santa Venetia which has historically been used for Little League softball games. For such purpose, the County of Marin, who used to hold title to the property, quitclaimed the property to the Las Gallinas Valley Little League, by the attached Quit Claim Deed.

Many years ago, however, such Little League use ended, and the property has essentially been unmaintained since that time. Because of its poor condition, it has become a problem for nearby neighbors. The local community is very fed up with this eyesore. Recently, the Santa Venetia community has regained interest in the property, wishing to see it used, and maintained, for the public. Clean-up days, organized by the Parks, Open Space, and Cultural Services Department, have cleaned up the area in preparation for public use. A plan for improvement of the property for passive recreational use has been developed, and funds for this improvement and its maintenance are available through CSA #18 and in-lieu park funds.



Conversations about the County taking, improving, and maintaining the site were held with the Little League owners, who at that time wanted the County to take the property. With concerns about the availability of funds to maintain the property, Parks Director Fran Briggmann was not supportive of the transfer at that time. With that issue cleared up,

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						REGULAR MEETING
						TUESDAY, 9 AM

however, that Department renewed its efforts with the owners for the County to take on the property. A change in the make up of the Little League Board, however, then resulted in withdrawal of their interest with the County. The new Board believes that the field may be financially valuable and said they may look into selling it for development to produce funds for their programs. At one of their last meetings, reference was even made about offering the property for sale to the County.

Review of the Quit Claim Deed has discovered the reversion language as indicated on the attachment. As the property has not been used for public recreational uses for some time, the County can act on the reversion clause. With property interest secured, my office and the office of the Parks, Open Space, and Cultural Commission can pursue the improvement and maintenance of the field as desired by the local community. Parks Director Fran Brigmann is supportive of this action on behalf of the local community.

FISCAL IMPACT: If the County acquires title to the property, or enters into a long-term lease, funds for its improvement and maintenance are available in the CSA #18 budget and through in-lieu park fees.

ALTERNATIVE TO RECOMMENDED ACTION: If the County does not pursue this action, the property will continue to be unmaintained and a community asset will continue to be wasted.

REVIEWED BY:

<input type="checkbox"/>	Auditor/Controller	<input checked="" type="checkbox"/>	N/A
<input checked="" type="checkbox"/>	County Counsel	<input type="checkbox"/>	N/A
<input type="checkbox"/>	Human Resources	<input checked="" type="checkbox"/>	N/A

Respectfully submitted,



Supervisor John Kress
District 1

cc: Mark Riesenfeld
Fran Brigmann
Pat Faulkner
David Zaltsman
Frances Nunez
Press