



Item No. 15 Town of Atherton

CITY COUNCIL STAFF REPORT – PUBLIC HEARING

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: LISA COSTA SANDERS, TOWN PLANNER

DATE: March 21, 2018

SUBJECT: REQUEST FOR A TENTATIVE PARCEL MAP TO MERGE SIX PARCELS INTO ONE PARCEL FOR THE CIVIC CENTER PROJECT AT 91 ASHFIELD ROAD AND 2 DINKELSPIEL STATION LANE (APNS 060-321-010, 060-321-130, 060-323-180, 060-323-010, 060-321-170 and 060-321-160)

RECOMMENDATION

The Planning Commission recommends that the City Council conduct the public hearing and approve the Tentative Parcel Map Certificate to merge six parcels into one parcel at the Atherton Civic Center based on the findings listed below:

1. The Tentative Parcel Map is in conformance with the Subdivision Map Act and the Atherton Subdivision Ordinance.

Basis for finding: The proposed map has been reviewed by the Planning Department and Public Works Department and deemed to be in conformance with the Subdivision Map Act and the Town's Subdivision Ordinance.

2. The size and shape of the proposed subdivision is in general conformance with Town requirements and the general pattern of the neighborhood and will not cause traffic, health or safety hazards.

Basis for finding: The merged parcels exceed the minimum lot size requirements as outlined in the Town's subdivision ordinance. The new property configuration provides continued access through the site and will not cause traffic, health or safety hazards.

3. The proposed subdivision will have proper and sufficient access to a public street.

Basis for finding: The proposed parcel merger utilizes existing frontage along Maple Avenue, Ashfield road and Fair Oaks Lane which provides immediate access to the street.

4. The proposed map and the design or improvement of the proposed subdivision is consistent with the Atherton General Plan.

Basis for finding: The General Plan designates the site as Public Facilities and Schools. The proposed subdivision is compatible with the General Plan land use description of public and quasi-public land use as it facilitates the consolidation of the Town Center as described in General Plan land use section 1.530.

5. The site is physically suitable for the proposed type of development.

Basis for finding: The site is currently developed with several Town buildings, roadways, parking areas and mature landscape. The merger of the six parcels into one parcel allows for the new Civic Center buildings to have better connectivity and creates a public landscaped plaza for community gatherings. The parcel merger is suitable to the Civic Center development.

6. The site is physically suitable for the proposed density of development.

Basis for finding: The merger of the existing six parcels into one parcel provides sufficient area for the Civic Center to comply with building setback requirements and lot coverage as outlined in the PFS zoning district.

7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Basis for finding: The site is currently improved with buildings and structures. The parcel merger allows for the consolidated development and new construction is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat. Tree removal activities will be required to comply with the mitigation measures outlined in the Environmental Impact Report to protect bird nests.

8. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Basis for finding: The proposed parcel merge is consistent with the historical use of the property for Town Administration and community uses. The parcel merge will not cause serious public health problems because the action is limited to the merging the property to create one parcel for the Civic Center development. The Civic Center use will not cause any public health problems.

9. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, or that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to those previously acquired by the public.

Basis for finding: The tentative parcel map includes new easements for all existing underground utilities. The public will be able to continue to access the site and vehicle access will continue to be available from Maple Street to Fair Oaks Lane and from Ashfield to Fair Oaks Lane.

10. Discharge of waste from the proposed subdivision will not result in violation of existing water quality requirements prescribed by the regional water quality control board.

Basis for finding: Adequate utilities are available for sanitary sewer collection and screened area is provided for garbage and recycling collection. The project also includes adequate storm water control measures to comply with regional water quality control board regulations.

BACKGROUND

The City Council initiated efforts to redevelop the Town Center in 2013 with the establishment of the Civic Center Advisory Committee. The Civic Center Master Plan was accepted by the City Council on March 19, 2014. The Master Plan envisioned construction of new buildings within the Civic Center that include Council Chambers, library, facilities for town administration, the police department, building & planning departments and public works. The Civic Center project hopes to create a “there there” to achieve a balance between meeting the community’s service needs at one location and providing a space for civic pride and engagement.

The Civic Center site consists of 5 acres and is bound by Fair Oaks Lane to the north, the CalTrain train tracks and train station to the east, single family homes and Ashfield Road to the west and single family homes and Maple Avenue to the south. The General Plan designates the site as Public Facilities with the Zoning designation of Public Facilities and School (PFS). The site is fairly level, includes 83 heritage trees and the following buildings; Town Administration/Police (10,725 square feet), Permit Center (2,160 square feet); Public Work Office (1,200 square feet), Library (5,058 square feet), Council Chambers (1,780 square feet), Public Works storage (2,000 square feet) and several other accessory buildings. The Council Chambers building and Public Works storage building will remain and all other buildings will be demolished.

The Civic Center project includes a 28,990 square foot two-story Town Hall building that includes new Council Chambers, a central lobby, public counter and space for all Town departments; Police, Planning, Building, Public Works and Administration. The Post Office will also be retained. The project retains the existing Council Chambers building and includes a new 9,876 square foot library building. The project plans also re-align the public rights-of-way and include relocated easements.

The Civic Center development may also include a small Café component similar to other public facilities in the area (Ada’s Café at Mitchell Park Library in Palo Alto, a café at the Redwood Shores Library). The café concept would provide food and beverage sales on a smaller scale for

visitors to the Civic Center and the immediate community. The café would not be large enough to draw visitors from other communities. The PFS zoning district allows “Town hall and associated community uses” as permitted land uses. *Staff considers the café concept to be consistent with the community use given the small scale of the facility. If the café were to be expanded in the future to a larger commercial facility, it may require an amendment to the PFS zoning text to accommodate the use.*

Although the Town is exempt from its Zoning regulations, the City Council requested the project comply with the Town’s regulations. Consistent with this direction, the project includes a Tentative Parcel Map to merge the parcels. The Planning Commission, at its October 25, 2017 meeting conducted the public hearing and voted to recommend the City Council approve the Tentative Parcel Map to merge the six parcels into one parcel.

ANALYSIS

The project involves combining the existing six (6) parcels into one contiguous parcel, abandonment of two existing rights-of-way, converting the public roads to private roads and new easements to allow access to existing and proposed utilities.

- Dinkelspiel Station Lane runs through the site from Maple Avenue to Fair Oaks Lane with a 40’ wide public right-of-way. This public right-of-way will be abandoned with the project and converted to a private roadway owned by the Town. The existing underground utilities will be covered by easements. Vehicle traffic will be able to drive through the site from Maple Avenue to Fair Oaks Lane with the completed Civic Center development.
- Ashfield Road runs from El Camino Real to Dinkelspiel Station Lane with a 50’ wide public right-of-way. The portion of the Ashfield Road public right-of-way that runs through the Town property will be abandoned. A portion of Ashfield Road will be converted to a private road that will be realigned to connect to Fair Oaks Lane. The existing underground utilities will be covered by easements. Vehicle traffic traveling east bound on Ashfield Road will be able to connect to Fair Oaks Lane, with a relocated Ashfield Road but will not be able to directly connect to Dinkelspiel Station Lane. Vehicle traffic will be able to access Dinkelspiel Station Lane from the relocate Ashfield Road to Fair Oaks Lane to Dinkelspiel Station Lane.
- Staff has met with each utility company located within the site and has designed the new easements to accommodate their infrastructure. The attached letter from Sherwood Design Engineers describes the existing and proposed easements for utilities (Attachment #2).

The proposed combined lot is of sufficient size and shape to allow the construction of a new Civic Center in compliance with the PFS setback requirements. The combined parcel exceeds Atherton Municipal Code Section 16.24 design requirements of one acre minimum lot area, 175’ minimum width and 200’; minimum depth. The new lot is 5 acres in area with a width of 190.15’ at the Maple Avenue frontage, 225’ at the Fair Oaks Lane frontage and a depth of 464.38’.

Staff finds the proposal to meet the required findings in order to grant approval and is supportive of the request. To date, no public comment has been received for this application. Additionally, the Town has conducted extensive public outreach on the Civic Center design.

POLICY ISSUES

The request for the Tentative Parcel Map for the property merger should be considered specific for this property and is not precedent setting.

FISCAL IMPACT

Because this project is a Town project, the Town is responsible for all costs associated with its review.

ENVIRONMENTAL IMPACT

The City Council at its September 16, 2015 meeting certified the Civic Center Master Plan Environmental Impact Report (EIR) as being adequate and in compliance with the California Environmental Quality Act (CEQA). The Tentative Parcel Map is consistent with the components of the Civic Center Master Plan evaluated in the EIR and no further CEQA analysis is required.

PUBLIC NOTICE

Public notification was achieved by posting the City Council agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Information about the project is also disseminated via the Town's electronic News Flash and Atherton Online. There are approximately 1,200 subscribers to the Town's electronic News Flash publications. Subscribers include residents as well as stakeholders – to include, but not limited to, media outlets, school districts, Menlo Park Fire District, service providers (water, power and sewer), and regional elected officials.

Notice was also provided pursuant to the Town's Public Hearing provisions, which includes mailing to all property owners within 500' of the subject site and posting at Town bulletin boards at least 10 days prior to the public hearing.

FORMAL MOTION

I move that the City Council approve the Tentative Parcel Map Certificate for the merger of six parcels into one parcel for the Civic Center development based on the findings and for the reasons incorporated in the Staff Report.

Attachments:

1. Draft Tentative Parcel Map Certificate

Civic Center – Tentative Parcel Map

March 21, 2018

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2. Proposed Easement and Parcel Reconfiguration Memo from Sherwood Design Engineers dated September 22, 2017
3. Tentative Parcel Map



Town of Atherton
Administrative Office
91 Ashfield Road
Atherton, California 9402
Phone: (650) 752-054

**TOWN OF ATHERTON
CITY COUNCIL
Draft TENTATIVE PARCEL MAP CERTIFICATE**

THIS IS TO CERTIFY THAT the Atherton City Council at a regular meeting thereof, held on March 21, 2018 did approve a Tentative Parcel Map pursuant to Chapter 16.16 of the Atherton Municipal Code to allow the merge of six parcels into one parcel 91 Ashfield Road and 2 Dinkelspiel Station Lane (Assessor's Parcel Numbers 060-321-010, 060-321-130, 060-323-180, 060-323-010, 060-321-170 and 060-321-160). This approval requires substantial compliance with the map entitled, "Tentative Map" dated June 2017, prepared by Mark Thomas, consisting of two sheets. The application was approved with the following conditions:

1. The Parcel Map and Improvement Plans shall conform to all Town Ordinances and standards.
2. Improvement plans, maps and construction shall be to the written satisfaction of the Public Works Director/City Engineer.
3. Per Chapter 16 of the Atherton Municipal Code, the subdivider shall provide preliminary and final drainage reports for the site to the written satisfaction of the Public Works Director/City Engineer.
4. The applicant shall follow all San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) recommended Best Management Practices for Construction and prohibit the occurrence of any non-storm water discharges into the storm drain system.

Lisa Costa Sanders
Town Planner

Effective Date: _____
Atherton, CA

Atherton Civic Center
Memorandum
Proposed Easement and Parcel Reconfiguration

09/22/17

To: Marty Hanneman, Lisa Costa Sanders
Cc: Eileen Ong, Pauline Souza
From: Mike Hastings, Tyson Howard
Project Name/No: Atherton Civic Center

General Project Property & Easements Background

The Town of Atherton plans to construct a Civic Center that will replace the existing programming for various public services. The Civic Center will provide a new Library, Police Station Headquarters, Administrative Offices, etc. that will require the Town to combine (6) of their parcels into one contiguous parcel. The mechanism for combining these parcels will be a Parcel Map, and will also require two existing Right-of-Ways to be abandoned, two public roads converted to private roads, and new easements to be established to protect and allow access to existing and proposed utilities that span the aforementioned parcels.

The following sections are meant to quantify each existing and/or proposed easement, their function and extents, and what rights are associated to them (if any). This document is prepared in combination with a planimetric exhibit entitled "Proposed Easements & Parcel Reconfiguration" that directly relates the below sectional numbers to a defined easement area within the project site.

For existing property lines, parcel and easement information refer to "ALTA/ACSM Land Title Survey" developed by Mark Thomas.

DINKELSPIEL STATION LANE RIGHT-OF-WAY – TO BE ABANDONED

The existing Dinkelspiel Station Lane 40ft-wide public road and right-of-way (ROW) shall be abandoned entirely. Dinkelspiel Station Lane will be converted to a private road, and realigned, from Maple Ave to Fair Oaks Lane. The existing underground utilities within this ROW will be covered by easements described in section 4-B and 5-A below. Refer to "ALTA/ACSM Land Title Survey" for ROW information.

ASHFIELD ROAD RIGHT-OF-WAY – TO BE ABANDONED

The existing Ashfield Road 50ft-wide public road and right-of-way (ROW) shall be abandoned entirely. Ashfield Road will be converted to a private road, and realigned to the west to follow the southern property line connecting to Fair Oaks Lane. The existing underground utilities within this ROW will be covered by easements described in section 5-A below. Refer to "ALTA/ACSM Land Title Survey" for ROW information.

1

EXISTING AT&T EASEMENT – TO BE RELINQUISHED

The existing easements, originally granted to Pacific Bell, inherited by AT&T, shall be relinquished and replaced by a Public Utility Easement (PUE) defined in Section 5-A. These easements are currently occupied by more than one or more other utility, and would be better served by a more expansive PUE allowing rights and access to all other existing utilities within the area. AT&T will retain access to the former easement area via the proposed PUE.

2**EXISTING AT&T EASEMENT – TO REMAIN**

The existing easement, originally granted to Pacific Bell, inherited by AT&T, shall remain unchanged and in place. This easement is dedicated as an exclusive easement for the use of an underground Controlled Environment Vault (CEV), and shall prohibit all improvements as indicated in the original recorded easement description. Access to CEV (for maintenance and operation) shall be maintained and accommodated for appropriately in the proposed site design.

3**PROPOSED CAL WATER EASEMENT**

The proposed Cal Water easements will cover and grant access from PUE 5-A to each of the proposed fire hydrants through the project area, as well as a proposed connection from an existing 6-inch main on the Ashfield loop to the proposed 8-inch main. The easements will be 20ft-wide (10ft either side of the water main extensions) and will extend 5ft beyond the hydrant riser. Each of the Cal Water easements will be exclusive to Cal Water for access and replacement of proposed utilities.

4-A**PROPOSED SFPUC EASEMENT – PROJECT AREA EXCLUSIVE EASEMENT**

The proposed SFPUC easement is meant to grant exclusive access and construction rights for the existing 36" water transmission main and an additional future transmission main per separate agreement with SFPUC. This 15ft-wide easement allows all existing utilities located within it to remain, but limits all future utilities (with the exception of SFPUC) running parallel to be located outside of the dedicated 15ft easement.

4-B**PROPOSED SFPUC EASEMENT – NONEXCLUSIVE PIPELINE EASEMENT**

The proposed SFPUC easement is meant to grant construction staging and access to the existing 36-inch main and a future transmission main. This 10ft-wide easement will limit above ground structures within the defined area, but will allow other utilities, existing or proposed, to be located below ground within the defined area.

4-C**PROPOSED SFPUC EASEMENT – LAYDOWN AREA EASEMENT**

The proposed 10,000sq.ft. SFPUC easement is meant to grant construction laydown area for work on the 36" water transmission main during maintenance or construction of a future main per separate agreements with SFPUC.

5-A**PROPOSED PUBLIC UTILITY EASEMENT**

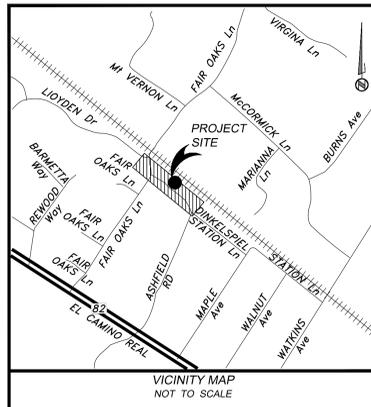
The proposed PUE will cover and grant access for all existing utilities as well as future utilities located within the depicted areas. These easement areas do not have a standard width or size and do not grant exclusive rights to any one particular entity.

5-B**PROPOSED PUBLIC UTILITY EASEMENT – CAL WATER & WEST BAY SANITARY**

The proposed PUE will cover and grant access to Cal Water and West Bay Sanitary utility mains spanning the project site. This easement will grant exclusive rights to both Cal Water and West Bay Sanitary and will require a minimum separation between both proposed utilities of 10ft. The width of this easement will be 24ft-wide.

6**PROPOSED PG&E EASEMENT**

The proposed PG&E easement will cover the proposed unground J-Box and conduit routing in and out of it. The size of this easement is determined by the type of J-Box (5ft x 7.5ft), which must allow for workable space and limited obstructions & planting for entry. This easement will be exclusive to PG&E.



LEGEND

- BUILDING FOOT PRINT (EXISTING)
- BUILDING FOOT PRINT (PROPOSED)
- CONC. CURB
- ELECTRIC LINE OVER HEAD
- ELECTRIC LINE UNDERGROUND
- FENCE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- STRIPING
- WATER LINE
- RAIL ROAD TRACKS
- PROJECT LIMIT BOUNDARY LINE
- PROPOSED LOT LINE
- CENTER LINE OF ROAD
- EXISTING PARCEL LINE TO BE REMOVED
- EASEMENT
- EXISTING RIGHT-OF-WAY TO BE VACATED
- EXISTING TOWN PROPERTY TO BE DEDICATED AS RIGHT-OF-WAY
- EXISTING EASEMENT TO BE VACATED

NOTES

- SEE SHEET TWO FOR LEGEND
- LOCATION OF LIEN OR ENCUMBRANCE FROM TITLE REPORT
- NOT PLOTTABLE LIEN OR ENCUMBRANCE FROM TITLE REPORT
- ① THAT PORTION ON LLOYDEN IS USED AS STREET BY THE PUBLIC AND BY UTILITIES. IT HAS BEEN DEEDED TO THE CITY IN FEE. NO RECORD FOUND OF F/W DEDICATION.
- ② SHOWN PARKING AT ISLES AND STALLS APPEAR TO BE FOR PUBLIC USE
- ③ BUILDINGS AND LOTS ARE TYPICALLY OF PUBLIC NATURE AND THEREFORE ACCESSED BY PUBLIC REGULARLY AND OFTEN
- ④ UTILITIES SHOWN HEREON ARE EVIDENCE OF POTENTIAL EASEMENTS OR SERVITUDE'S
- ⑤ INDICATES ACCESS TO PUBLIC STREETS

ABBREVIATIONS

- A.C. PAVE ASPHALTIC CONCRETE
- AC-UNIT AIR CONDITIONING UNIT
- APN ASSESSORS PARCEL #
- CB CATCH BASIN
- CONC CONCRETE
- D/W DRIVE WAY
- FF FINISH FLOOR
- HC HANDICAPPED
- INV INVERT
- MEAS. MEASURED
- TG TOP OF GRATE
- TW TOP OF WALL
- V-G VALLEY GUTTER

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ATHERTON, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel One (APN 060-321-130):
Lots 1 and 2 as designated on the Map entitled "Map of Watlington Park Fair Oaks, California", which Map was filed in the office of the Recorder of the County of San Mateo, State of California on June 18, 1907 in Volume 5 of Maps, page 8

Parcel Two (APN 060-321-010):
Lots 24, 25 and 26 as designated on the Map entitled "Map of Watlington Park Fair Oaks, California", which Map was filed in the office of the Recorder of the County of San Mateo, State of California on June 18, 1907 in Volume 5 of Maps, page 8

Parcel Three (APN 060-321-160):
Lots 47, 48, 49, 50, 51 and 52 as designated on the Map entitled "Map of Watlington Park Fair Oaks, California", which Map was filed in the office of the Recorder of the County of San Mateo, State of California on June 18, 1907 in Volume 5 of Maps, page 8

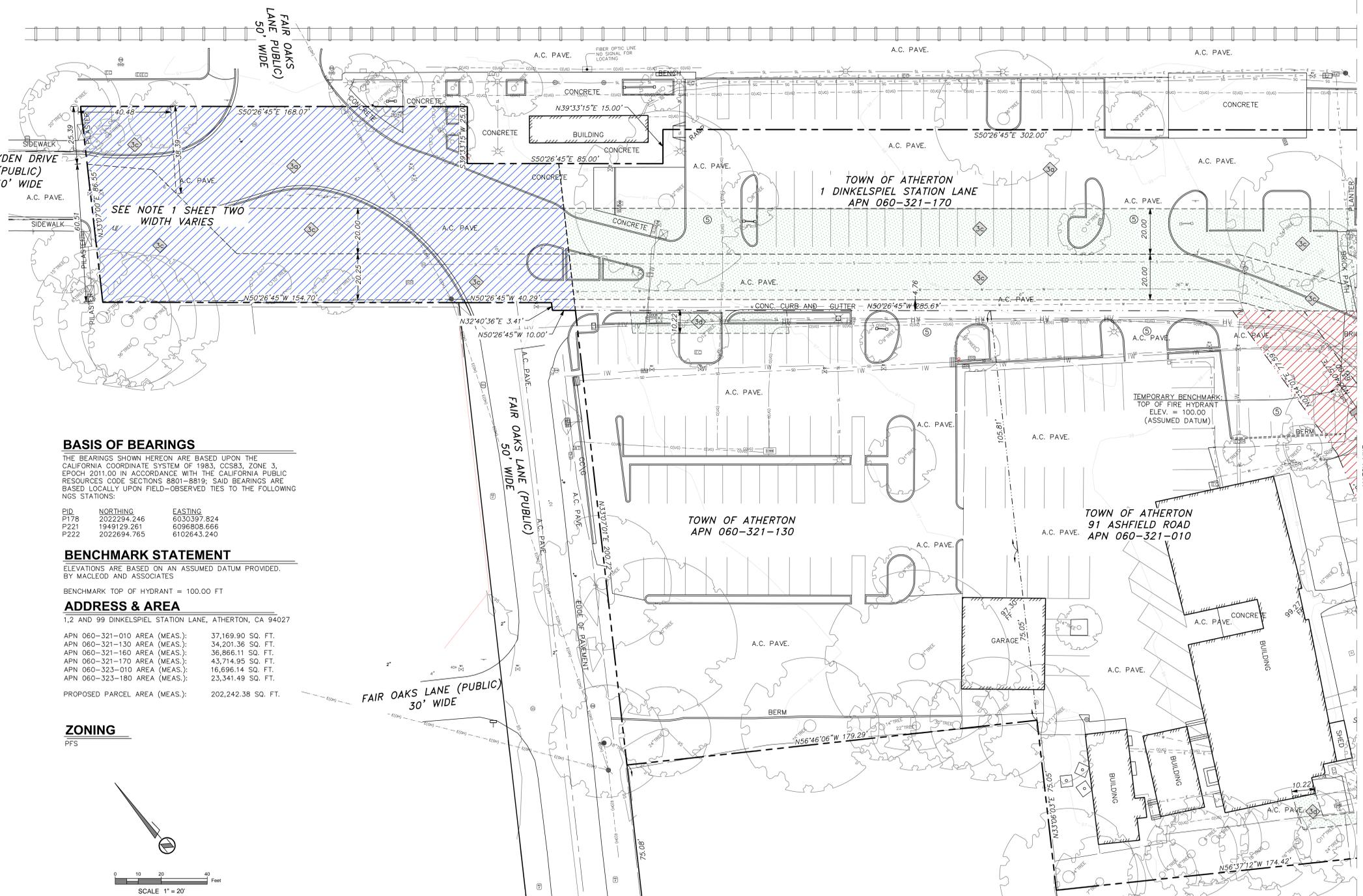
Parcel Four (APN 060-321-170):
Beginning at the most Westerly corner of that certain parcel of land described in that certain deed dated September 11, 1906, and recorded October 1, 1906 in Deed Book 132 at page 85, records of said County; thence South 51° 45' East, along the Southwesterly line of last said parcel of land, 360.00 feet to the most Southerly corner thereof; thence North 31° 30' East along the Southwesterly line of last said parcel 79.83 feet to the most Westerly corner of that certain parcel of land described in that certain deed dated April 11, 1944 and recorded August 25, 1944 in Book 1133 of Official Records, page 372, Records of said County; thence North 51° 45' West along the Northwesterly prolongation of the Southwesterly line of last said parcel 302.0 feet; thence South 38° 15' West 15.0 feet; thence North 51° 45' West 85.0 feet; thence North 38° 15' East 25 feet to a point in the Southeastery prolongation of the Southwesterly line of that certain parcel of land described in the certain deed dated July 20, 1927 and recorded in Book 300 of Official Records, page 289, records of said County; thence North 51° 45' West along last said prolongation, 179.23 feet to a point in the Northwesterly line of that certain Parcel of Land described in that certain deed dated April 25, 1938 and recorded April 28, 1938 in Book 784 of Official Records, at page 334 records of said County; thence South 31° 30' West along last said line 85.10 feet to the Westerly corner of last said parcel of land; thence South 51° 45' East along the Southwesterly line of last said parcel of land and it's Southeastery prolongation 202.05 feet to a point in the Northwesterly line of said land described in said deed dated September 11, 1906; thence South 31° 30' West along last said line 4.8 feet to the point of beginning.

Parcel Five (APN 060-323-180):
Lot 27 as designated on the Map entitled "Map of Watlington Park Fair Oaks, California", which Map was filed in the office of the Recorder of the County of San Mateo, State of California on June 18, 1907 in Volume 5 of Maps, page 8

Parcel Six (APN 060-323-010):
Lot 46 as designated on the Map entitled "Map of Watlington Park Fair Oaks, California", which Map was filed in the office of the Recorder of the County of San Mateo, State of California on June 18, 1907 in Volume 5 of Maps, page 8

**DIGEST OF TITLE ITEMS PER CHICAGO TITLE INSURANCE COMPANY
TITLE REPORT NO. FWTO-3471700651 DATED AS OF APRIL 17, 2017.**

1. OWNERSHIP OF THE INTEREST IS IN THE NAME OF:
 - a. TOWN OF ATHERTON, A MUNICIPAL CORPORATION
2. REAL ESTATE TAXES:
 - a. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2016-2017.
 - b. THERE WERE NO TAXES LEVIED FOR THE FISCAL YEAR 2015-2016 AS THE PROPERTY WAS VESTED IN A PUBLIC ENTITY. AFFECTS: PARCELS ONE, TWO & FOUR OF LEGAL HEREIN.
 - c. NOTE: PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR PRORATION PURPOSES THE AMOUNTS WERE:
TAX ID NO.: 060-321-010
FISCAL YEAR: 2016-2017
1ST INSTALLMENT: \$594.63
2ND INSTALLMENT: \$515.50
CODE AREA: 01-005
 - d. NOTE: PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR PRORATION PURPOSES THE AMOUNTS WERE:
TAX ID NO.: 060-321-160
FISCAL YEAR: 2016-2017
1ST INSTALLMENT: \$594.63
2ND INSTALLMENT: \$594.63
CODE AREA: 01-001
 - e. NOTE: PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR PRORATION PURPOSES THE AMOUNTS WERE:
TAX ID NO.: 060-323-180
FISCAL YEAR: 2016-2017
1ST INSTALLMENT: \$1,062.55
2ND INSTALLMENT: \$1,062.55
CODE AREA: 01-001
 - f. ANY LIENS OR OTHER ASSESSMENTS, BONDS, OR SPECIAL DISTRICT LIENS INCLUDING WITHOUT LIMITATION, COMMUNITY FACILITY DISTRICTS, THAT ARISE BY REASON OF ANY LOCAL, CITY, MUNICIPAL OR COUNTY PROJECT OR SPECIAL DISTRICT.
 - g. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
3. THE FOLLOWING DEFECTS, LIENS AND ENCUMBRANCES (WHICH ARE NOT NECESSARILY SHOWN IN THEIR ORDER OF PRIORITY) AGAINST THE INTEREST:
 - a. RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS ASHFIELD ROAD AND STATION LANE.
 - b. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: JUNE 29, 1906
RECORDING NO.: BOOK 121 OF DEEDS, PAGE 588
 - c. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY AND COUNTY OF SAN FRANCISCO
PURPOSE: RIGHT OF WAY AND WATER PIPE LINE PURPOSES
RECORDING DATE: JANUARY 13, 1939
RECORDING NO.: 50455-D, BOOK 837 OF OFFICIAL RECORDS, PAGE 12
AFFECTS: AS DESCRIBED IN SAID DOCUMENT HEREIN REFERRED TO
AFFECTS: PARCEL FOUR OF LEGAL HEREIN.
 - d. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC BELL
PURPOSE: COMMUNICATION FACILITIES
RECORDING DATE: JULY 12, 1985
RECORDING NO.: 1985-069625
AFFECTS: AS DESCRIBED IN SAID DOCUMENT HEREIN REFERRED TO
AFFECTS: LOTS 1 AND 24 OF PARCELS ONE AND TWO OF LEGAL HEREIN.
 - e. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC BELL
PURPOSE: COMMUNICATION FACILITIES
RECORDING DATE: JANUARY 26, 1999
RECORDING NO.: 1999-013762
AFFECTS: AS DESCRIBED IN SAID DOCUMENT HEREIN REFERRED TO
AFFECTS: LOTS 49 AND 50 OF PARCEL THREE OF LEGAL HEREIN.
4. THE FOLLOWING MATTERS ARE DISCLOSED BY NAME ONLY AND THE COMPANY, WITHOUT ADDITIONAL INFORMATION, IS UNABLE TO DETERMINE WHETHER ANY OR ALL OF THESE MATTERS ARE DEFECTS, LIENS OR ENCUMBRANCES AGAINST THE INTEREST:
 - a. NONE



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 3, EPOCH 2011.00 IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING NGS STATIONS:

PID	NORTHING	EASTING
P178	2022294.246	6030397.824
P221	1949129.261	6096808.666
P222	2022694.765	6102643.240

BENCHMARK STATEMENT

ELEVATIONS ARE BASED ON AN ASSUMED DATUM PROVIDED, BY MACLEOD AND ASSOCIATES

BENCHMARK TOP OF HYDRANT = 100.00 FT

ADDRESS & AREA

1,2 AND 99 DINKELSPIEL STATION LANE, ATHERTON, CA 94027

APN 060-321-010 AREA (MEAS.):	37,169.90 SQ. FT.
APN 060-321-130 AREA (MEAS.):	34,201.36 SQ. FT.
APN 060-321-160 AREA (MEAS.):	36,866.11 SQ. FT.
APN 060-321-170 AREA (MEAS.):	43,714.95 SQ. FT.
APN 060-323-010 AREA (MEAS.):	16,696.14 SQ. FT.
APN 060-323-180 AREA (MEAS.):	23,341.49 SQ. FT.
PROPOSED PARCEL AREA (MEAS.):	202,242.38 SQ. FT.

ZONING

PFS

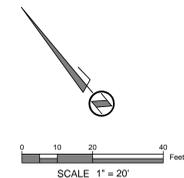
SURVEYOR'S STATEMENT

THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT IN OCTOBER, 2017.



MARK THOMAS

TRAVIS TIMOTHY BOHAN, LS 8965



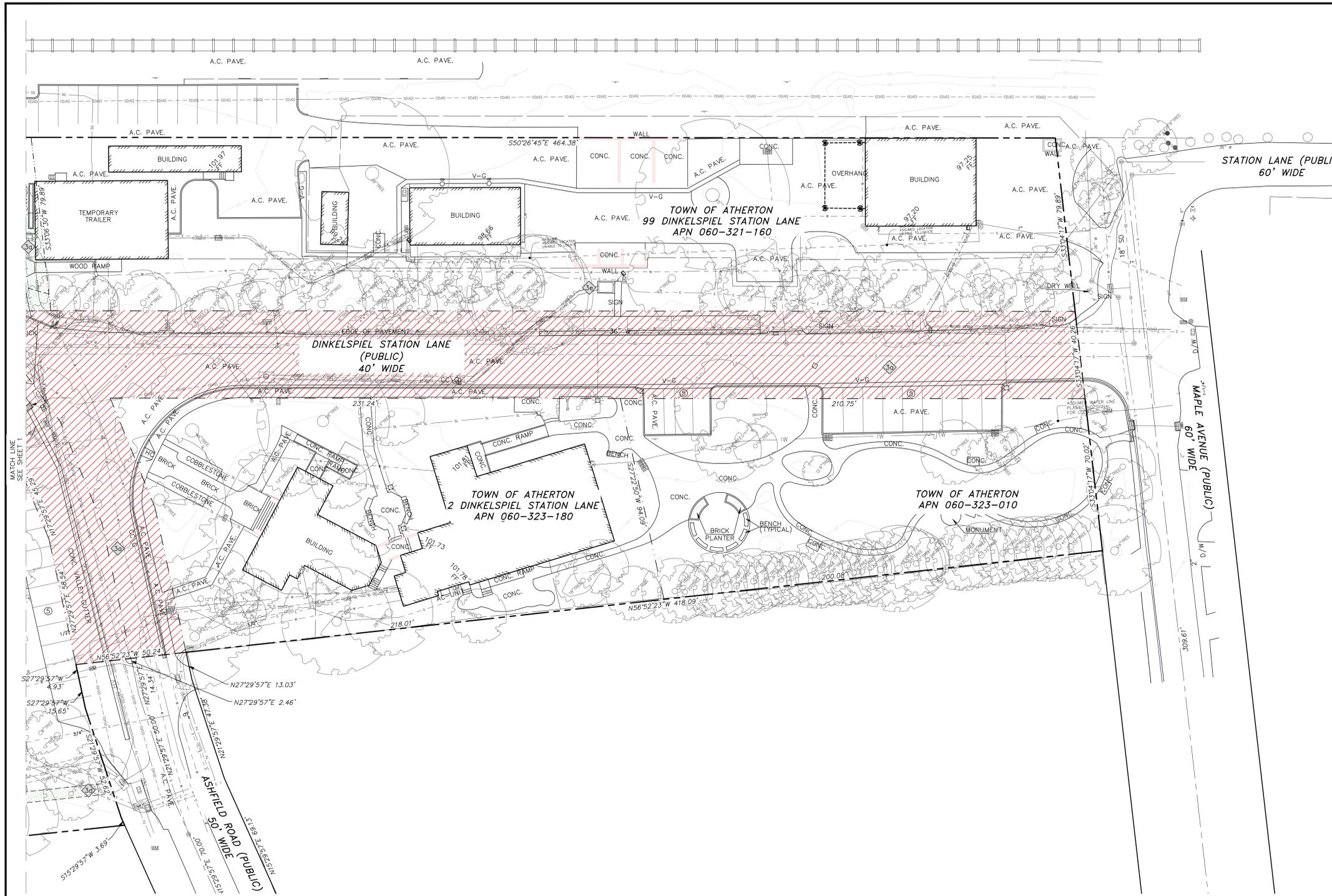
MARK THOMAS

TENTATIVE MAP (EXISTING)
PREPARED FOR
SHERWOOD DESIGN ENGINEERS AND THE TOWN OF ATHERTON

DRAWN BY: TGH
CKD. BY: TB
DATE: JUNE, 2017
SCALE: 1"=20'

APPROVED ON: 00/00/2017
BY: TRAVIS BOHAN
L.S. NO. 8965

JOB NO. CC-17112
SHEET OF 2



SYMBOL LEGEND

- AREA DRAIN
- BACKFLOW ASSEMBLY
- CATCH BASIN
- COMMUNICATION BOX
- COMMUNICATION MAN HOLE
- CUT CROSS FOUND
- ELECTRIC METER
- ELECTRIC PULL BOX
- FIRE HYDRANT
- GAS METER
- GUARD POST
- GUY ANCHOR
- GUY POLE
- IRON PIPE FOUND
- IRRIGATION BOX
- IRRIGATION VALVE
- JOINT UTILITY POLE
- LIGHT
- POWER POLE
- RAIL ROAD CROSSING SIGNAL
- RAIL ROAD SIGN
- RAIL ROAD SPIKE FOUND
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MAN HOLE
- SIGN BUSINESS
- SIGN FIBER OPTICS WARNING
- SIGN MISCELLANEOUS
- SIGN NO PARKING
- SIGN SPEED LIMIT
- SIGN STREET
- SIGN STOP
- STORM DRAIN MANHOLE
- TRAFFIC SIGNAL AND LIGHT
- TRAFFIC SIGNAL BOX
- TREE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WELL

TOWN OF ATHERTON PARCEL

ASSESSOR'S PARCEL NUMBER
 APN: 060-321-010
 APN: 060-321-170
 APN: 060-321-160
 APN: 060-323-180
 APN: 060-323-010

PROPERTY OWNER
 TOWN OF ATHERTON
 91 ASHFIELD ROAD,
 ATHERTON, CA 94027
 650-752-0500

DEVELOPER
 TOWN OF ATHERTON
 91 ASHFIELD ROAD,
 ATHERTON, CA 94027
 650-752-0500

SURVEYOR
 MARK THOMAS
 3000 OAK ROAD, SUITE 605
 WALNUT CREEK, CA 94597
 ATTN: TRAVIS BOHAN
 TBOHAN@MARKTHOMAS.COM

NUMBER OF PARCELS
 6 EXISTING PARCELS
 1 PROPOSED PARCEL

PROPOSED USE

EXISTING ZONING

EXISTING LAND USE

LEGEND

- BUILDING FOOT PRINT (EXISTING)
- BUILDING FOOT PRINT (PROPOSED)
- CONC CURB
- ELECTRIC LINE OVER HEAD
- ELECTRIC LINE UNDERGROUND
- FENCE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- STRIPING
- WATER LINE
- RAIL ROAD TRACKS
- PROJECT LIMIT BOUNDARY LINE
- PROPOSED LOT LINE
- CENTER LINE OF ROAD
- EXISTING PARCEL LINE TO BE REMOVED
- EASEMENT
- EXISTING RIGHT-OF WAY TO BE VACATED
- EXISTING TOWN PROPERTY TO BE DEDICATED AS RIGHT-OF-WAY
- EXISTING EASEMENT TO BE VACATED

GENERAL NOTES

- THIS TENTATIVE PARCEL MAP MERGES & RESUBDIVIDES EXISTING PARCELS OWNED BY TOWN OF ATHERTON
- PARCEL DIMENSIONS AND ACREAGES ARE APPROXIMATE
- PARCEL LINES AND AREAS MAY BE ADJUSTED AT THE TIME OF THE FINAL PARCEL MAP PROVIDED NO NEW ADDITIONAL PARCELS ARE CREATED, SUBJECT TO THE APPROVAL OF THE TOWN OF ATHERTON.
- PURSUANT TO GOVERNMENT CODE SECTION 66456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE PARCEL MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE PARCEL MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE PARCEL MAP.
- EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY IMPROVEMENTS, ACCESS REQUIRED FOR PARCEL DEVELOPMENT, OR OTHER SIMILAR MAPPING REQUIREMENTS NEEDED TO ACCOMPLISH THE FINAL DESIGN MAY BE ADDED PRIOR TO EACH FINAL MAP BASED ON THIS TENTATIVE PARCEL MAP.
- ALL EXISTING RIGHT OF WAYS SHOWN WITHIN THE PROJECT LIMIT BOUNDARY ARE TO BE VACATED PER GOVERNMENT SECTION 66499.20, UNLESS OTHERWISE NOTED.

SERVICE PROVIDERS

PARKS & RECREATION DISTRICT
 TOWN OF ATHERTON (XXX) XXX-XXXX

SCHOOL DISTRICT

WATER
 TOWN OF ATHERTON (XXX) XXX-XXXX
SANITARY SEWER
 TOWN OF ATHERTON (XXX) XXX-XXXX

STORM DRAIN
 TOWN OF ATHERTON (XXX) XXX-XXXX

SOLID WASTE
 TOWN OF ATHERTON (XXX) XXX-XXXX

GAS
 PG&E (916) 386-5722

ELECTRIC
 PG&E (916) 386-5722

CABLE
 COMCAST 1 (800) 266-2278

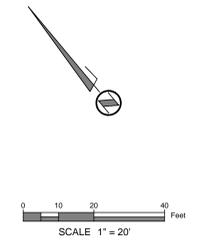
POLICE DEPARTMENT
 TOWN OF ATHERTON (XXX) XXX-XXXX

FIRE DEPARTMENT
 TOWN OF ATHERTON (XXX) XXX-XXXX

TELEPHONE
 CONSOLIDATED COMMUNICATIONS (916) 780-8000

QWEST COMMUNICATIONS
 (855) 844-2719

XO COMMUNICATIONS
 1 (800) 421-3887



TENTATIVE MAP (EXISTING)
 PREPARED FOR
 SHERWOOD DESIGN ENGINEERS AND THE TOWN OF ATHERTON

DRAWN BY: TGH	APPROVED ON: 00/00/2017	JOB NO. 2	SHEET 2
CKD BY: TB	BY: TRAVIS BOHAN	CC-17112	OF 4
DATE: JUNE, 2017	L.S. NO. 8965		
SCALE: 1"=20'			

LEGEND

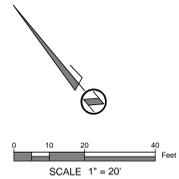
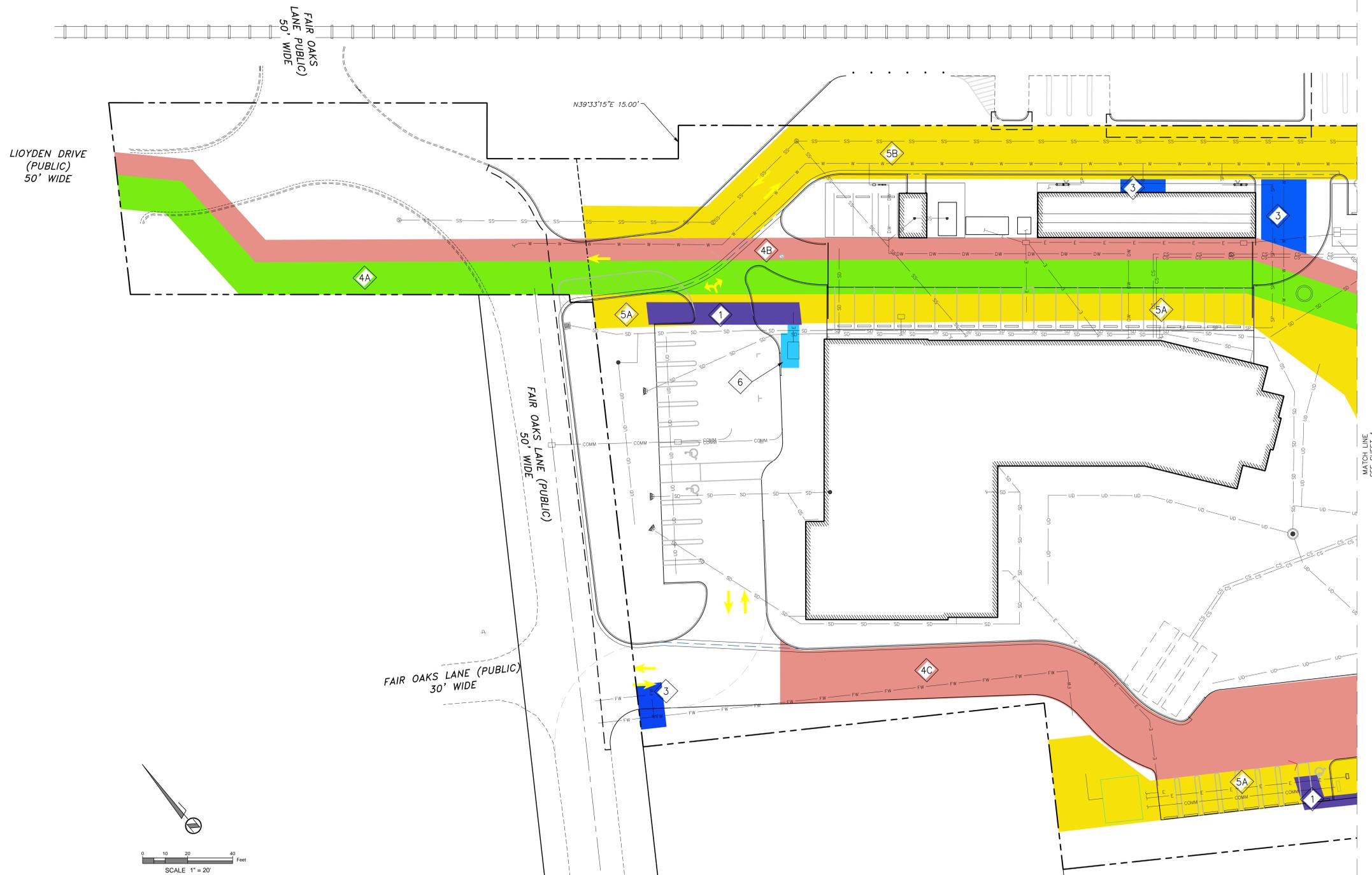
	BUILDING FOOT PRINT (EXISTING)
	BUILDING FOOT PRINT (PROPOSED)
	CONC CURB
	ELECTRIC LINE OVER HEAD
	ELECTRIC LINE UNDERGROUND
	FENCE
	GAS LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	STRIPING
	WATER LINE
	RAIL ROAD TRACKS
	PROJECT LIMIT BOUNDARY LINE
	PROPOSED LOT LINE
	CENTER LINE OF ROAD
	EXISTING PARCEL LINE TO BE REMOVED
	EASEMENT
	EXISTING RIGHT-OF-WAY TO BE VACATED
	EXISTING TOWN PROPERTY TO BE DEDICATED AS RIGHT-OF-WAY
	EXISTING EASEMENT TO BE VACATED

PROPOSED EASEMENTS

- ◆ EASEMENT TO BE RELINQUISHED AND COVERED BY (P) PUE EASEMENT AS DEPICTED
PACIFIC BELL (AT&T) EASEMENT - COMMUNICATION FACILITIES
EXISTING EASEMENT TO REMAIN
RECORDING DATE: JULY 12, 1985
RECORDING NUMBER: 1985-069625
- ◆ EASEMENT TO REMAIN
PACIFIC BELL (AT&T) EASEMENT - COMMUNICATION FACILITIES
EXISTING EASEMENT TO REMAIN
RECORDING DATE: JANUARY 26, 1999
RECORDING NUMBER: 1999-013762
- ◆ PROPOSED CALWATER EASEMENT - WATER MAIN/HYDRANT SERVICE MAIN
EASEMENT EXTENTS: 20FT WIDE ALONG MAIN
- ◆ PROPOSED SFPUC EASEMENT - (E) 36" WATER MAIN
EASEMENT EXTENTS: 15FT WIDE ALONG MAIN
- ◆ PROPOSED SFPUC EASEMENT - (E) 36" WATER MAIN
NON-EXCLUSIVE PIPELINE EASEMENT EXTENTS: 10FT ADJACENT TO 15FT EASEMENT
- ◆ PROPOSED SFPUC EASEMENT - (E) 36" WATER MAIN
LAYDOWN AREA EASEMENT EXTENTS: 10,000SQ.FT. AS DEPICTED
- ◆ PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
EASEMENT EXTENTS: AS DEPICTED, SEE PARCEL MAP
ACCESS AND MAINTENANCE FOR (E) UNDERGROUND UTILITIES AND INFRASTRUCTURE.
- ◆ PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.) - CAL WATER & WEST BAY SANITARY
"SEE SECTION A THIS SHEET FOR RESTRICTIONS"
EASEMENT EXTENTS: AS DEPICTED, SEE PARCEL MAP
ACCESS AND MAINTENANCE FOR (E) UNDERGROUND UTILITIES AND INFRASTRUCTURE.
- ◆ PROPOSED PG&E UTILITY EASEMENT
EASEMENT EXTENTS: 5FT WIDE EASEMENT TO (P) J-BOX
SHOWN AS DEPICTED, SEE PARCEL MAP

NOTES

1. EASEMENT PLAN INTENDED TO ILLUSTRATE (E) AND (P) EASEMENTS AND ASSOCIATED RELATIONSHIPS BETWEEN PROJECT FEATURES. IT SHOULD NOT BE USED TO DETERMINE ANY PROPERTY BOUNDARIES OR EASEMENT LOCATIONS DURING.
2. SEE PARCEL MAP _____ FOR ALL EASEMENT AND PROPERTY LINE RELATED INFORMATION, DEFINITIONS, SIZES, LOCATIONS, ETC.
3. PROPOSED STORM DRAINAGE SYSTEM NOT SHOWN FOR CLARITY.



MARK THOMAS

TENTATIVE MAP (PROPOSED)
PREPARED FOR
SHERWOOD DESIGN ENGINEERS AND THE TOWN OF ATHERTON

DRAWN BY: TGH	APPROVED ON: 00/00/2017	JOB NO. 3	SHEET 3
CKD. BY: TB	BY: TRAVIS BOHAN	CC-17112	OF 4
DATE: JUNE, 2017	L.S. NO. 8965		
SCALE: 1"=20'			



PROPOSED EASEMENTS

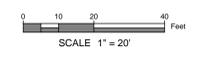
- ◆ EASEMENT TO BE RELINQUISHED AND COVERED BY (P) PUE EASEMENT AS DEPICTED
PACIFIC BELL (AT&T) EASEMENT - COMMUNICATION FACILITIES
EXISTING EASEMENT TO REMAIN
RECORDING DATE: JULY 12, 1985
RECORDING NUMBER: 1985-069625
- ◆ EASEMENT TO REMAIN
PACIFIC BELL (AT&T) EASEMENT - COMMUNICATION FACILITIES
EXISTING EASEMENT TO REMAIN
RECORDING DATE: JANUARY 26, 1999
RECORDING NUMBER: 1999-013762
- ◆ PROPOSED CALWATER EASEMENT - WATER MAIN/HYDRANT SERVICE MAIN
EASEMENT EXTENTS: 20FT WIDE ALONG MAIN
- ◆ PROPOSED SFPUC EASEMENT - (E) 36" WATER MAIN
EASEMENT EXTENTS: 15FT WIDE ALONG MAIN
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- ◆ PROPOSED SFPUC EASEMENT - (E) 36" WATER MAIN
LAYDOWN AREA EASEMENT EXTENTS: 10,000SQ.FT. AS DEPICTED
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EASEMENT EXTENTS: AS DEPICTED, SEE PARCEL MAP _____
ACCESS AND MAINTENANCE FOR (E) UNDERGROUND UTILITIES AND INFRASTRUCTURE.
- ◆ PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.) - CAL WATER & WEST BAY SANITARY
SEE SECTION A THIS SHEET FOR RESTRICTIONS
EASEMENT EXTENTS: AS DEPICTED, SEE PARCEL MAP _____
ACCESS AND MAINTENANCE FOR (E) UNDERGROUND UTILITIES AND INFRASTRUCTURE.
- ◆ PROPOSED PG&E UTILITY EASEMENT
EASEMENT EXTENTS: 5FT WIDE EASEMENT TO (P) J-BOX
SHOWN AS DEPICTED, SEE PARCEL MAP _____

NOTES

1. EASEMENT PLAN INTENDED TO ILLUSTRATE (E) AND (P) EASEMENTS AND ASSOCIATED RELATIONSHIPS BETWEEN PROJECT FEATURES. IT SHOULD NOT BE USED TO DETERMINE ANY PROPERTY BOUNDARIES OR EASEMENT LOCATIONS DURING.
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LEGEND

	BUILDING FOOT PRINT (EXISTING)
	BUILDING FOOT PRINT (PROPOSED)
	CONC CURB
	ELECTRIC LINE OVER HEAD
	ELECTRIC LINE UNDERGROUND
	FENCE
	GAS LINE
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MARK THOMAS

TENTATIVE MAP (PROPOSED)
PREPARED FOR
SHERWOOD DESIGN ENGINEERS AND THE TOWN OF ATHERTON

DRAWN BY: TGH	APPROVED ON: 00/00/2017	JOB NO. 4	SHEET 4
CKD. BY: TB	BY: TRAVIS BOHAN	CC-17112	OF 4
DATE: JUNE, 2017	L.S. NO. 8965		
SCALE: 1"=20'			