



Item No. 12 Town of Atherton

CITY COUNCIL STAFF REPORT – CONSENT AGENDA

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: LISA COSTA SANDERS, TOWN PLANNER

DATE: FEBRUARY 20, 2019

SUBJECT: ACCEPT THE FINAL PARCEL MAP 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

It is recommended that the City Council determine that the Final Parcel Map is in conformity with the approved Tentative Parcel Map, the requirements of Title 16 (Subdivisions) of the Atherton Municipal Code and the California Subdivision Map Act and accept the Final Parcel Map for recording.

BACKGROUND

The City Council, at its March 21, 2018 meeting approved the Tentative parcel Map to merge six parcels into one parcel for the Civic Center Project. The merged property consists of five (5) acres). The map includes re-alignment of public right-of-way and relocated easements.

The Final Map has been prepared in conformance with the conditions of project approval contained in the Tentative Parcel Map.

ANALYSIS

Atherton Municipal Code and the California Subdivision Map Act provide that the subdivider shall submit the Parcel Map to the Town, comply with all conditions of approval, and cause the Parcel Map to be recorded within two years of the original conditional approval.

The Town has complied with the conditions of the Tentative Parcel Map Certificate. The Parcel Map has been reviewed by the Town's City Surveyor and found the map to be in compliance with the provisions of the Atherton Municipal Code and the California Subdivision Map Act. Additionally, the City Surveyor found the Map to be in conformance with the Tentative Parcel Map

as conditionally approved. Town Staff has also reviewed Final Parcel Map to ensure all conditions of the Tentative Parcel Map have been satisfied.

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

The Atherton Municipal Code and the California Subdivision Map Act prescribe procedures for the subdivision of property. The Town's Municipal Code regulates and controls the design and improvement of subdivisions to ensure their compliance with the General Plan, applicable policies and regulations of the Town. The Final Map has met all of the Town and State requirements. There are no outstanding policy issues relating to the recording of the Final Map.

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.

Attachment:

1. Final Parcel Map Certificate

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNER(S) OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND WE ARE THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

- (A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUBSURFACE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, DRAINAGE AND GAS PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND AS SHOWN HEREON AND DESIGNATED "PUE" (PUBLIC UTILITY EASEMENT). WITH THE RESTRICTION THAT APPURTENANCES WITHIN ACCESS ROADS DO NOT HINDER INGRESS OR EGRESS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PRIVATE PURPOSES

- (B) PRIVATE NON-EXCLUSIVE EASEMENT, DEDICATED TO THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION, AS A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTION, REPLACING, MAINTAINING, OPERATING AND USING, FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, A PIPE OR WATER PIPELINES AND ALL NECESSARY FIXTURES INCLUDING UNDERGROUND TELEMTRY AND ELECTRICAL CABLES OR APPURTENANCES THERETO, IN, UNDER, ALONG AND ACROSS SAID EASEMENT. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID EASEMENT AND THE RIGHT AT ALL TIMES TO ENTER IN, OVER AND UPON SAID EASEMENT AND EVERY PART THEREOF, AS SHOWN HEREON AND DESIGNATED "SFPUC".

- (C) PRIVATE NON-EXCLUSIVE EASEMENT, DEDICATED TO PACIFIC GAS & ELECTRIC COMPANY, AS A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTION, REPLACING, MAINTAINING, OPERATING AND USING AS THE COMPANY MAY SEE FIT, FOR THE INSTALLATION ELECTRIC APPURTENANCES THERETO, IN/UNDER SAID EASEMENT. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID EASEMENT AND THE RIGHT AT ALL TIMES TO ENTER IN, OVER AND UPON SAID EASEMENT AND EVERY PART THEREOF, AS SHOWN HEREON AND DESIGNATED "PG&E".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- (D) AS RIGHTS OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) LOT A

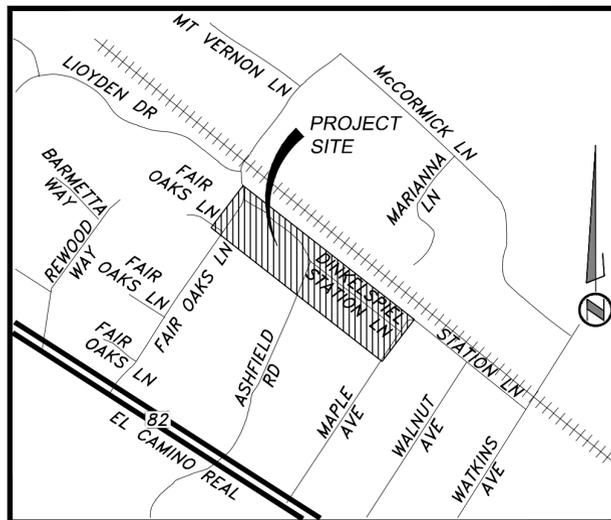
TOWN OF ATHERTON,

BY: _____
 GEORGE RODERICKS
 CITY MANAGER, TOWN OF ATHERTON

PARCEL MAP NO. TOA 18-01

ATHERTON CIVIC CENTER

BEING ALL OF LOTS 1-2, 24-27, & 46-52 PER BOOK 5 MAP BOOK, PAGE 8 & ALL THE LANDS DESCRIBED IN VOLUME 5469, PAGE 292, OFFICIAL RECORDS OF SAN MATEO COUNTY. TOWN OF ATHERTON, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
 TOWN OF ATHERTON)SS

ON THE _____ DAY OF _____, 2017, BEFORE ME, _____ CITY CLERK IN AND FOR SAID TOWN OF ATHERTON, PERSONALLY APPEARED, _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: _____

PRINTED NAME: _____
 CITY CLERK, TOWN OF ATHERTON
 COUNTY OF SAN MATEO

MY PRINCIPLE PLACE OF BUSINESS IS _____
 COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

TOWN SURVEYOR'S STATEMENT

I JON CRAWFORD, A REGISTERED ENGINEER FOR THE TOWN OF ATHERTON, SAN MATEO COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "PARCEL MAP NO. _____, ATHERTON CIVIC CENTER" ATHERTON, CALIFORNIA AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

 JON CRAWFORD, P.E. C32935

DATE



CITY ENGINEER'S STATEMENT

I ROBERT OVADIA, CITY ENGINEER OF THE TOWN OF ATHERTON, SAN MATEO COUNTY, CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED "PARCEL MAP NO. _____, ATHERTON CIVIC CENTER" ATHERTON, CALIFORNIA AND THAT SAID MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

 ROBERT OVADIA, R.C.E. 52664,
 CITY ENGINEER, TOWN OF ATHERTON

DATE

CITY CLERK'S STATEMENT

I, THERESA DELASANTA, CITY CLERK OF THE TOWN OF ATHERTON, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP CONSISTING OF 3 SHEETS AND ENTITLED "PARCEL MAP NO. _____, ATHERTON CIVIC CENTER"; WAS PRESENTED TO THE CITY COUNCIL OF THE TOWN OF ATHERTON, AS PROVIDED BY LAW, AT THE REGULAR MEETING HELD ON THE ____ DAY OF _____, 2018, AND THAT SAID COUNCIL DID THEREUPON, APPROVE SAID MAP AND DID ACCEPT, ON BEHALF OF THE PUBLIC ALL OF THE EASEMENTS SHOWN THEREON AS DEDICATED FOR PUBLIC USE.

 CITY CLERK
 TOWN OF ATHERTON

DATE

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2018, AT _____ M. IN VOLUME _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF MARK THOMAS.
 FILE NO: _____ FEE: _____

BY: _____
 MARK CHURCH, DEPUTY
 COUNTY RECORDER

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SHERWOOD DESIGN ENGINEERS ON APRIL 2, 2018. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE DECEMBER 31, 2019 AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



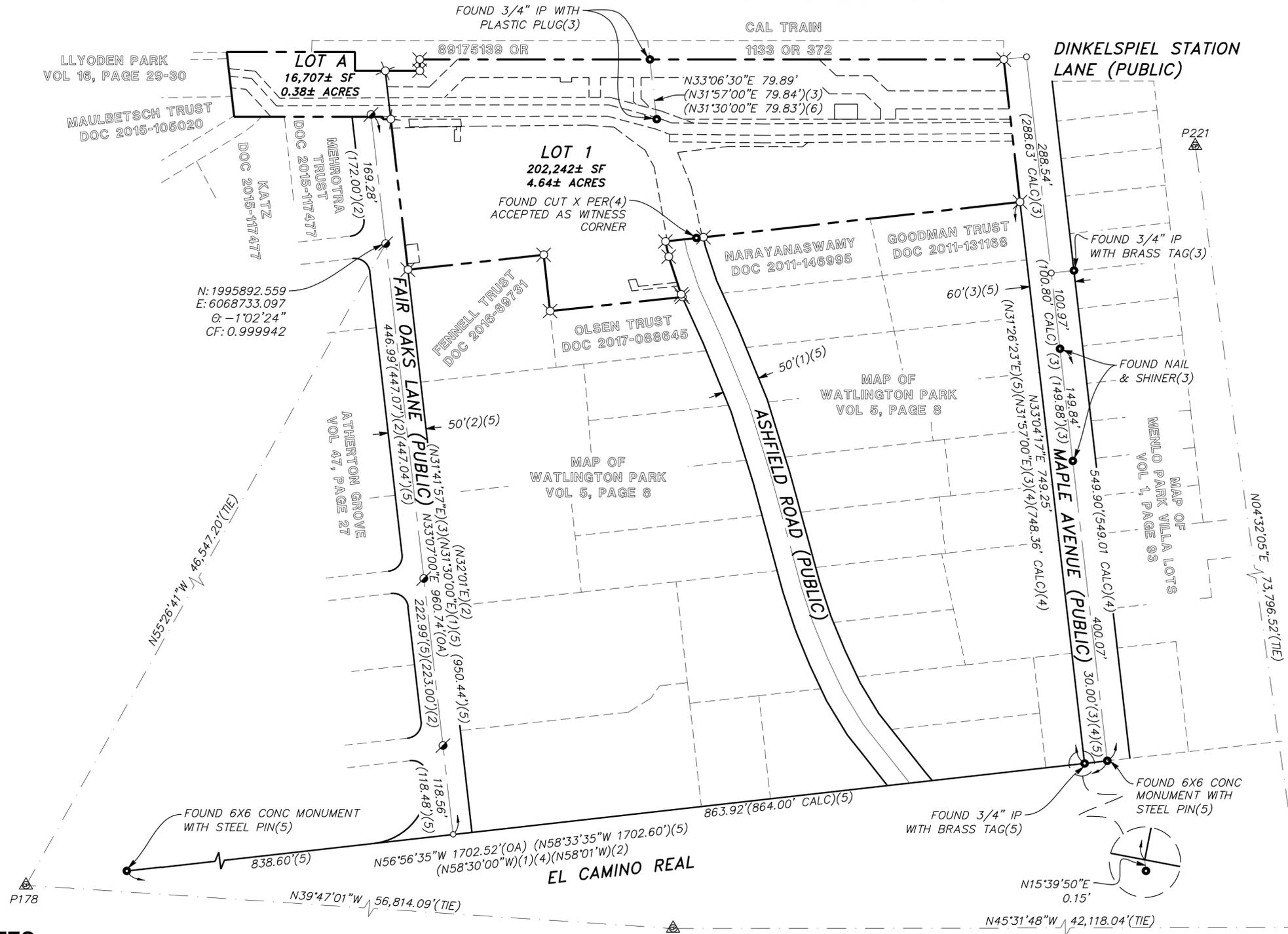
MARK THOMAS
 3000 OAK ROAD, SUITE 650
 WALNUT CREEK, CA 94597

 TRAVIS TIMOTHY BOHAN LS 8965

MAY 29, 2018
 DATE



CONTROL DIAGRAM



LEGEND

- MONUMENT FOUND AS NOTED
- ⊗ SET 3/4" IRON PIPE WITH PLASTIC CAP
- ⊗ STAMPED LS 8965.
- ⊗ FOUND RAILROAD SPIKE PER(2)
- ⊗ CALIFORNIA RESOURCE CONTROL POINT
- DIM POINT, NOTHING FOUND OR SET
- (CALC) CALCULATED DISTANCE FROM REFERENCE
- (OA) OVERALL DISTANCE
- DOC DOCUMENT
- ESMT EASEMENT
- IP IRON PIPE
- OR OFFICIAL RECORDS
- BOUNDARY
- - - CENTERLINE
- · - EASEMENT LINE
- · - ADJACENT LOT LINE
- · - TIE LINE

REFERENCES

- (1) BOOK 5 OF MAP BOOK, PAGE 8
- (2) VOLUME 47 OF MAPS, PAGE 27
- (3) VOLUME 18 OF L.L.S. MAPS, PAGE 67
- (4) VOLUME 18 OF L.L.S. MAPS, PAGE 95
- (5) VOLUME 28 OF L.L.S. MAPS, PAGE 55
- (6) VOLUME 5469, PAGE 292, OR
- (7) DOC 85069625, OR
- (8) DOC 99-013762, OR
- (9) VOLUME 16 OF MAPS, PAGE 29-30

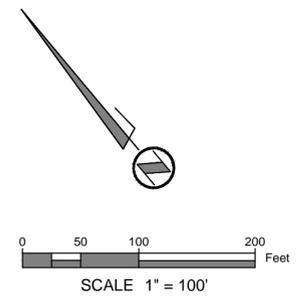
LINE TABLE		LINE TABLE CONT.	
L1	N33°07'01"E 14.81'	L28	N39°32'29"E 13.93'
L2	N50°02'36"W 55.47'	L29	N39°32'29"E 13.94'
L3	N84°57'24"E 52.00'	L30	N40°07'52"E 10.00'
L4	N84°57'24"E 37.74'	L31	N29°46'46"W 19.43'
L5	N39°36'20"E 5.90'	L32	N29°45'20"W 17.47'
L6	N50°26'45"W 15.01'	L33	N29°51'56"W 45.50'
L7	N39°33'15"E 5.90'	L34	N29°51'56"W 30.70'
L8	N50°26'45"W 22.86'	L35	N29°51'56"W 14.80'
L9	N39°37'42"E 26.24'	L36	N49°52'08"W 89.81'
L10	N39°37'42"E 26.23'	L37	N89°41'45"E 8.91'
L11	N50°26'40"W 21.69'	L38	N39°33'15"E 20.00'
L12	N50°23'23"W 21.50'		(N38°15'00"W 20.00')(8)
L13	N39°36'37"E 32.03'	L39	N50°26'45"W 30.00'
L14	N05°27'31"W 4.87'		(N51°45'00"W 30.00')(8)
L15	N35°15'33"W 16.76'	L40	N39°33'15"E 20.00'
L16	N39°32'29"E 2.36'		(N38°15'00"W 20.00')(8)
L17	N05°27'31"W 13.59'	L41	N56°53'54"W 16.26'
L18	N39°36'32"E 27.91'	L42	N33°06'06"E 25.00'
L19	N39°33'18"E 9.75'	L43	N56°53'54"W 16.27'
L20	N50°27'27"W 15.00'	L44	N44°47'17"W 29.03'
L21	N39°33'17"E 9.75'	L45	N44°47'17"W 20.00'
L22	N07°22'25"W 31.44'	L46	N02°25'55"W 48.85'
L23	N07°22'25"W 31.46'	L47	N02°25'55"W 49.02'
L24	N50°22'18"W 46.26'	L48	N51°04'41"W 5.00'
L25	N50°22'18"W 46.26'	L49	N39°33'39"E 4.42'
L26	N07°09'03"W 29.05'	L50	N50°27'31"W 3.00'
L27	N07°22'25"W 29.12'	L51	N50°27'31"W 8.00'
		L52	N21°29'57"E 15.33'
		L53	N56°37'07"W 10.22'
		L54	N21°29'57"E 10.22'

- ### NOTES
1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARCS LENGTH, CHORD BEARING, AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. THE SUM OF THE INDIVIDUAL PARTS OF A GIVEN LINE OR CURVE MAY NOT EQUAL THE OVERALL WHOLE DUE TO ROUNDING.
 2. THE TOTAL AREA FOR THIS SUBDIVISION IS 5.03± ACRES CONSISTING OF 1 LOT AND 1 LOT A.
 3. THE EASEMENT SHOWN HEREON AS PAC BELL EASEMENT PER 1985 OR 069625, IS TO BE ABANDONED AND QUITCLAIMED BY SEPARATE DOCUMENT.
 4. THE EASEMENT DESCRIBED IN BOOK 837, PAGE 12, OFFICIAL RECORDED OF SAN MATEO COUNTY, NOT SHOWN, WILL BE ABANDONED AND QUITCLAIMED BY SEPARATE DOCUMENT TO BE REPLACED BY THE "SFPU" EASEMENT AS SHOWN HEREON.
 5. PURSUANT TO SECTIONS 66434(9) AND 66499.20.2 OF THE GOVERNMENT CODE, THE FOLLOWING PUBLIC RIGHTS OF WAY ARE HEREBY ABANDONED:
 THOSE PORTIONS OF DINKELSPIEL STATION LANE AND ASHFIELD ROAD AS DEPICTED ON THE MAP ENTITLED "RECORD OF SURVEY." FILED IN BOOK 28 OF L.L.S. MAPS, AT PAGE 55, WITHIN THE BOUNDARY OF LOT 1 AND WHICH DO NOT LIE WITHIN THE RIGHT OF WAY AS DELINEATED ON THIS PARCEL MAP.

BASIS OF BEARINGS

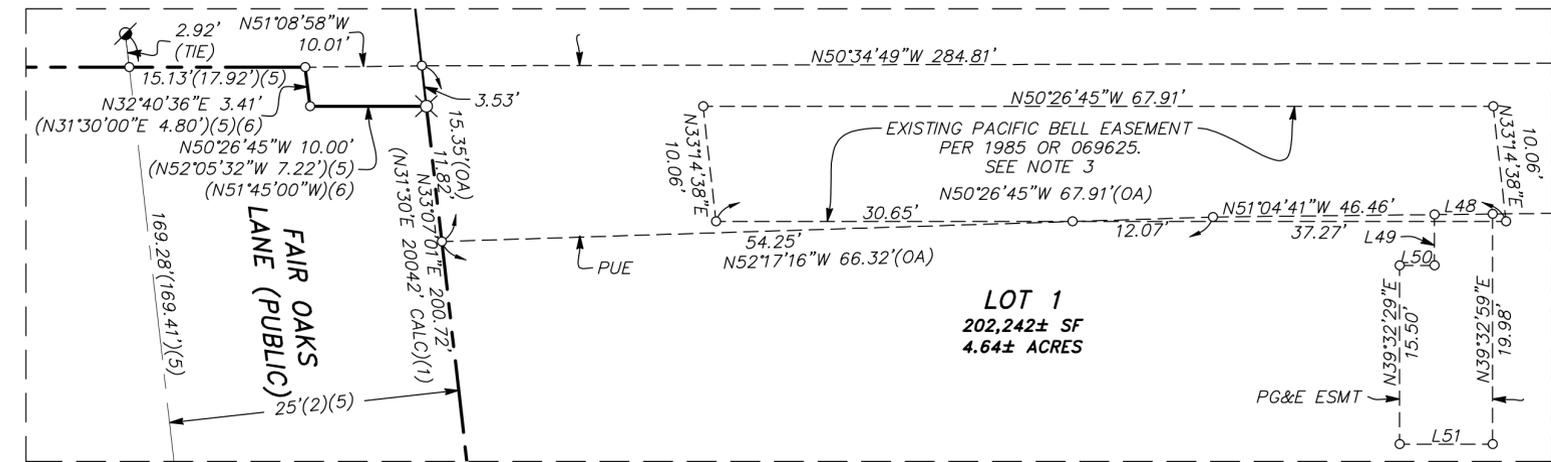
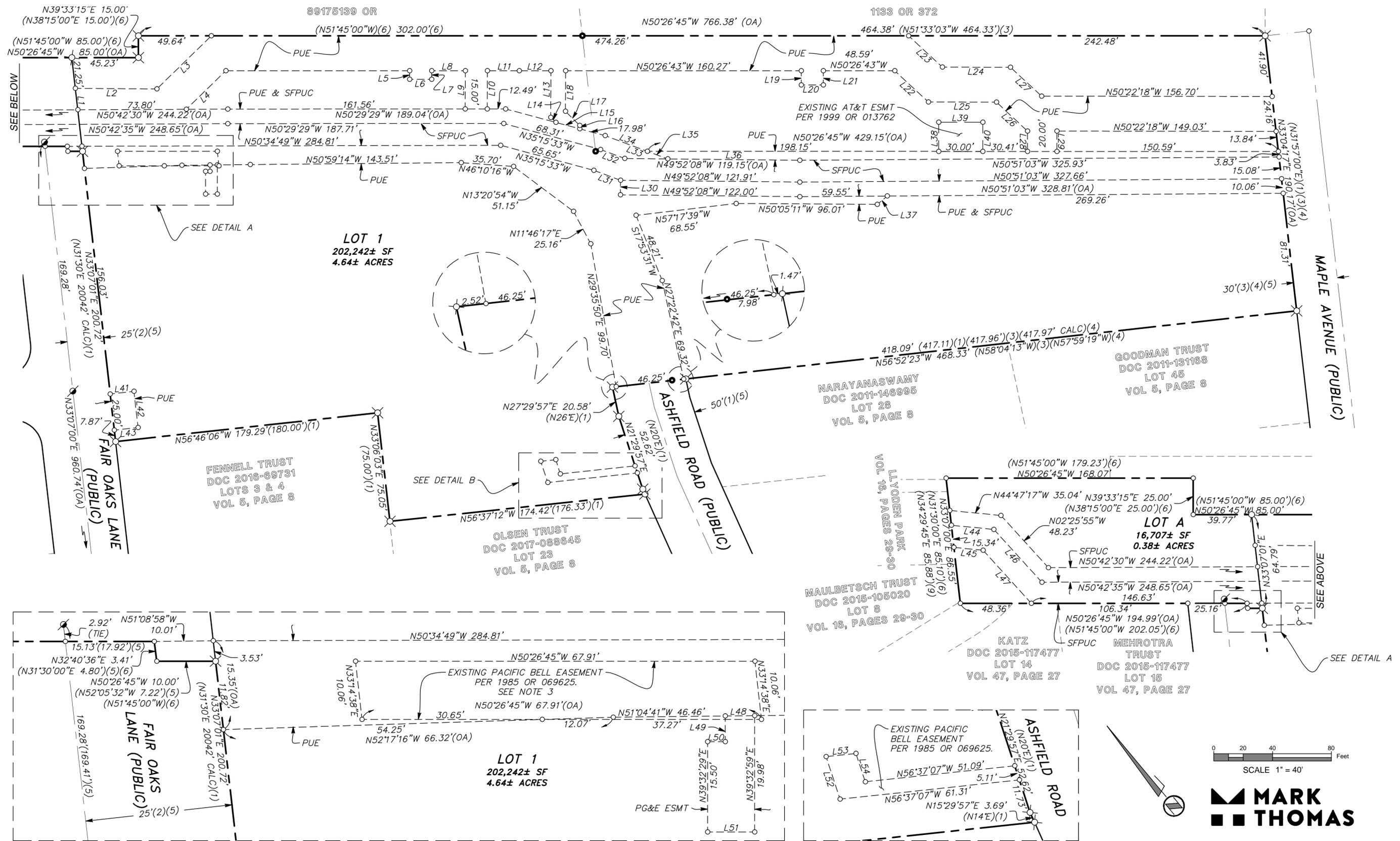
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 3, EPOCH 2011.00 IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING NGS STATIONS:

PID	NORTHING	EASTING
P178	2022294.246	6030397.824
P221	1949129.261	6096808.666
P222	2022694.765	6102643.240
SLAC	1978634.445	6066752.500

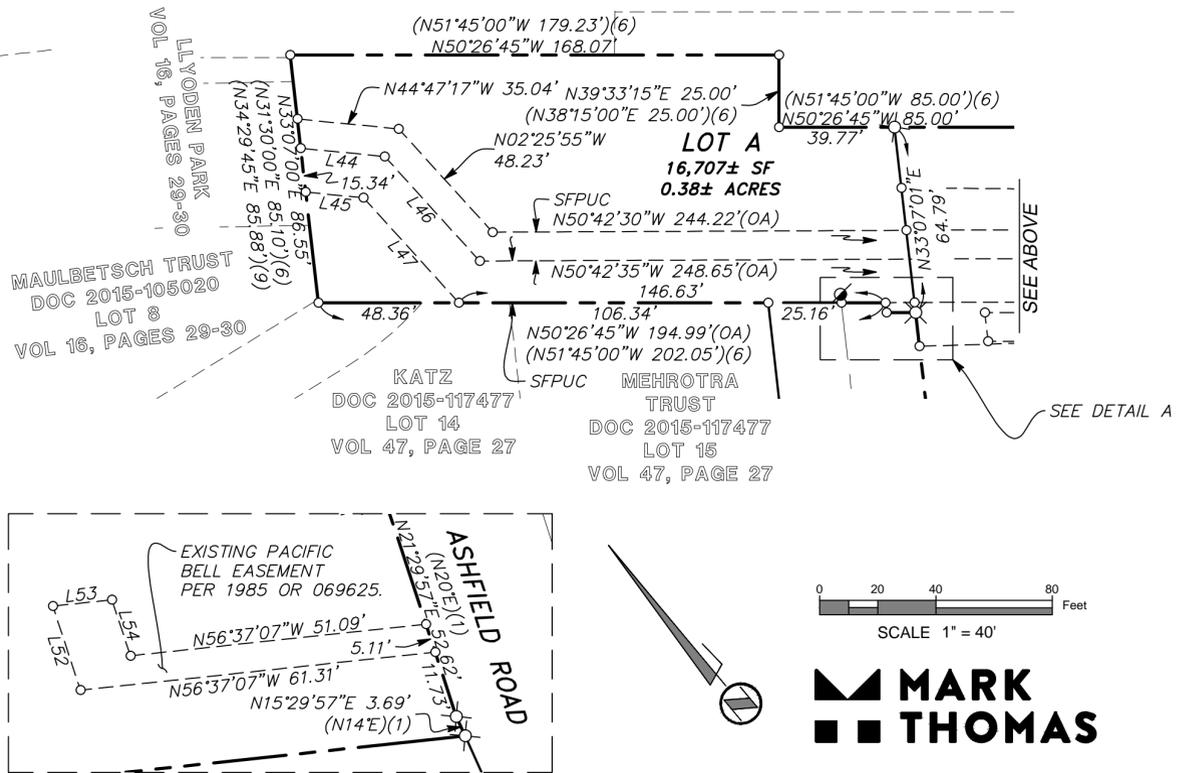


MARK THOMAS
PARCEL MAP NO. TOA 18-01
 ATHERTON CIVIC CENTER
 TOWN OF ATHERTON, STATE OF CALIFORNIA

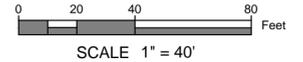
SEE SHEET 2 FOR BASIS OF BEINGS, NOTES, LEGEND, REFERENCES, AND LINE TABLE



DETAIL A
SCALE: 1"=10'



DETAIL B
SCALE: 1"=20'



MARK THOMAS

PARCEL MAP NO. TOA 18-01
ATHERTON CIVIC CENTER
TOWN OF ATHERTON, STATE OF CALIFORNIA