

City of Brisbane

Agenda Report

TO: Honorable Mayor and City Council

FROM: Randy Breault, Director of Public Works/City Engineer via City Manager

SUBJECT: Acceptance of Parcels Within the Crocker Industrial Park as Public Rights of Way

DATE: December 6, 2018

City Council Goals:

To design infrastructure and public facilities to be efficient, cost effective and to contribute to the cohesion and character of the community. (#2)

Purpose:

To formally adopt transferred parcels into the city's public rights of way.

Recommendation:

Adopt attached resolution 2018-34 accepting certain parcels within the Crocker Industrial Park as public rights of way.

Background:

In the 1950's and 1960's various parcels in the Crocker Industrial Park were subdivided and final maps recorded. At that time, those parcels were not within the City limits. Typically, when final maps are recorded, the face sheet of the map will reflect that the parcels that are to be streets are designated as such and dedicated to the public as such. For reasons that are not clear, parcels that are now portions of Valley Drive, Park Lane, Cypress Lane, South Hill Drive, West Hill Drive and North Hill Drive were not so designated nor dedicated on the map that created the adjoining lots. Instead, those parcels remained owned in fee by the property owner/developer, the Brookfield Land Company.

In the early 2000's, the Brookfield Land Company, as part of its development conditions pertaining to the Northeast Ridge project, constructed these streets and in 2002 conveyed to the City these (and other) parcels within the Crocker Industrial Park. Through Council action, the parcels were "accepted" and are now owned in fee by the City. That Council action, however, did not reflect that some of the parcels were in fact public rights of way, i.e., City streets.

Recently, it came to staff's attention that these parcels had not been accepted by the City as public rights of way. Council action is therefore necessary to designate these parcels as public rights of way and for the parcels to be dedicated to the City as such.

Discussion:


As a practical matter, these parcels have been used and maintained as City streets since 2002. Adopting the attached resolution that will be recorded will simply correct this oversight.

Fiscal Impact:

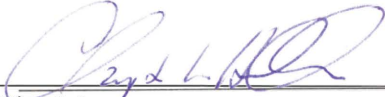
There is no fiscal impact in the City's accepting these parcels as public rights of way. The City has been maintaining, and will continue to maintain, these parcels as City streets.

Attachments:

Resolution 2018-34 Accepting Certain Parcels as Public Rights of Way



Director of Public Works/City Engineer



City Manager

RECORDING REQUESTED BY AND
AFTER RECORDATION MAIL TO:

City Clerk
City of Brisbane
50 Park Place
Brisbane, CA 94005

THIS SPACE FOR RECORDER'S USE

RESOLUTION NO. 2018-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRISBANE DESIGNATING CERTAIN PARCELS WITHIN THE CITY OF BRISBANE AS PUBLIC RIGHTS OF WAY AND DEDICATING SUCH PARCELS TO SUCH USE

Recitals

- A. In 2002, by adopting Resolution N. 2002-11, the City Council of the City of Brisbane accepted on behalf of the City, by Grant Deed, certain public improvements within an area generally known as the Crocker Industrial Park, which public improvements included portions of Valley Drive, Park Lane, Cypress Lane, North Hill Drive, South Hill Drive, West Hill Drive and West Hill Place.
- B. The Resolution and Grant Deed were recorded on March 7, 2002, Instrument No. 2002-041869, San Mateo County Records.
- C. Although the Resolution and Grant Deed confirmed the City's acquisition of these improvements, neither the Resolution nor the Grant Deed designated those public improvements as public rights of way nor dedicated the public improvements to such use.
- D. Those portions of Valley Drive, Park Lane, Cypress Lane, North Hill Drive, South Hill Drive, West Hill Drive and West Hill Place, as set forth in the Resolution and Grant Deed, have been and continue to be, used as public rights of way, maintained by the City of Brisbane.
- E. The City Council of the City of Brisbane now wishes to designate those public improvements as public rights of way and dedicate such improvements as public rights of way.

**NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of
Brisbane as follows:**

- 1. Parcels I, II, III, VII, VIII, IX, X, XI, XII and XIV, described and depicted on the attached Exhibit A are hereby designated public rights of way and are dedicated as such.
- 2. The City Clerk is directed to record this resolution and its attachments in the Recorder's Office of San Mateo County.

W. Clarke Conway, Mayor

* * * *

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Brisbane held on the ____ day of _____, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Ingrid Padilla, City Clerk

Exhibit 'A'

PARCEL I:

All that real property, being known as Valley Drive, as shown on that certain map entitled, "TRACT NO. 778 CROCKER INDUSTRIAL PARK UNIT NO. 1", filed in the office of the County Recorder of San Mateo County, State of California on June 25, 1959 in Book 51 of Maps at page 35.

EXCEPTING THEREFROM all oil, gas, oil shale, coal, phosphate, sodium, gold, silver, and all other mineral deposits within portions of the above described property as reserved in that certain Patent from the State of California to Crocker Estate Company recorded July 28, 1958 in Book 3430 at Page 723 (File No. 61447-Q), Official Records of San Mateo County, California.

ALSO EXCEPTING THEREFROM all that portion of said property as conveyed to the City of Brisbane by those certain Deeds recorded September 19, 1995 under Recorder's Serial No. 95098636 and recorded October 28, 1996 under Recorder's Serial No. 96132991 Official Records of San Mateo County, California.

A.P.N.	005-171-090	J.P.N.	005 017 171 06 A Ptn.
	005-171-140 Ptn.		
	005-201-180 Ptn.		
	005-180-170		
	005-180-180		

PARCEL II:

All that real property, being known as Park Lane, as shown on that certain map entitled, "TRACT NO. 778 CROCKER INDUSTRIAL PARK UNIT NO. 1", filed in the office of the County Recorder of San Mateo County, State of California on June 25, 1959 in Book 51 of Maps at page 35.

EXCEPTING THEREFROM all oil, gas, oil shale, coal, phosphate, sodium, gold, silver, and all other mineral deposits within portions of the above described property as reserved in that certain Patent from the State of California to Crocker Estate Company recorded July 28, 1958 in Book 3430 at Page 723 (File No. 61447-Q), Official Records of San Mateo County, California.

ALSO EXCEPTING THEREFROM all that portion of said property as conveyed to the City of Brisbane by those certain Deeds recorded September 19, 1995 under Recorder's Serial No. 95098636 and recorded October 28, 1996 under Recorder's Serial No. 96132991 Official Records of San Mateo County, California.

A.P.N.	005-171-140	J.P.N.	005 017 171 06 A Ptn.
	005-202-170		
	005-201-180		

PARCEL III:

A portion of Lot 1, Block D and a portion of Lots 4 & 5, Block C as shown on that certain map entitled, "TRACT NO. 778 CROCKER INDUSTRIAL PARK UNIT NO. 1", filed in the office of the County Recorder of San Mateo County, State of California on June 25, 1959 in Book 51 of Maps at page 35 and being described as follows:

Beginning at the Southwesterly corner of Lot 1, Block D, said corner being a point on the Northerly line of Valley Drive, as said lot, block and street are shown on said map; thence leaving the aforementioned Southwesterly corner along the Westerly boundary of Lot 1, Block D, North 2° 31' 59" East 454.58 feet to the Southwesterly corner of Lot 4, Block C, as said Block is shown on the above-described map, thence leaving said Southwesterly corner along the Westerly boundary of Lot 4, Block C, North 2° 31' 59" East 24.96 feet; thence leaving said Westerly boundary along a curve to the right whose center bears North 51° 07' 24" East 40.00 feet from the last mentioned point with a radius of 40.00 feet, through a central angle of 16° 43' 13" an arc distance of 11.67 feet to a point on the Northerly boundary of Lot 4, Block D, lying South 89° 33' 14" West 6.73 feet from the Northeasterly corner of said Lot 4, Block D; thence leaving said Northerly boundary and continuing along the same curve through a central angle of 121° 49' 25" an arc distance of 85.05 feet to a point on the Northerly boundary of Lot 5, Block C, lying North 73° 41' 03" East 34.35 feet from the Northwesterly corner of said Lot 5, Block C; thence leaving said Northerly boundary and continuing along the same curve through a central angle of 101° 36' 08" an arc distance of 70.93 feet to a point on the Northerly boundary of the aforementioned Lot 4, Block C, lying North 89° 33' 14" East 67.50 feet from the Northwesterly corner of said Lot 4, Block C; thence leaving said Northerly boundary and continuing along the same curve through a central angle of 22° 40' 24" an arc distance of 15.83 feet; thence South 2° 31' 50" West 21.84 feet to a point on the Southerly boundary of Lot 4, Block C, lying North 89° 33' 14" East 60.08 feet from the Southwesterly corner of said Lot 4, Block C; thence leaving said Southerly boundary South 2° 31' 59" West 457.70 feet to a point on the Northerly line of Valley Drive; thence along said Northerly line North 87° 28' 01" West 60.00 feet to the point of beginning.

Excepting therefrom that portion thereof lying within the exterior boundaries of Tract no. 874, North Hill Business Park, filed February 21, 1979, Book 99 of Maps pages 4 through 10, San Mateo County Records.

ALSO EXCEPTING THEREFROM all that portion of said property as conveyed to the City of Brisbane by those certain Deeds recorded September 19, 1995 under Recorder's Serial No. 95098636 and recorded October 28, 1996 under Recorder's Serial No. 96132991 Official Records of San Mateo County, California.

A.P.N. 005-180-100
 005-180-150
 005-171-110

J.P.N. 005 018 180 10 A
 005 018 180 11 A Ptn.
 005 018 180 12 A Ptn.

PARCEL VII:

All that real property, being known as Valley Drive, as shown on that certain map entitled, "TRACT NO. 842, CROCKER INDUSTRIAL PARK, UNIT NO. 2", filed in the office of the County Recorder of San Mateo County, State of California on January 12, 1966 in Book 64 of Maps at Pages 9 to 11.

EXCEPTING THEREFROM all that portion of said property as conveyed to the City of Brisbane by those certain Deeds recorded September 19, 1995 under Recorder's Serial No. 95098636 and recorded October 28, 1996 under Recorder's Serial No. 96132991 Official Records of San Mateo County, California.

A.P.N. 005-231-160 Ptn.

J.P.N. 005 023 231 07 A

PARCEL VIII:

All that real property, being known as North Hill Drive, as shown on that certain map entitled, "TRACT NO. 842, CROCKER INDUSTRIAL PARK, UNIT NO. 2", filed in the office of the County Recorder of San Mateo County, State of California on January 12, 1966 in Book 64 of Maps at Pages 9 to 11.

EXCEPTING THEREFROM all that portion of said property as conveyed to the City of Brisbane by those certain Deeds recorded September 19, 1995 under Recorder's Serial No. 95098636 and recorded October 28, 1996 under Recorder's Serial No. 96132991 Official Records of San Mateo County, California.

A.P.N. 005-231-160 Ptn.

J.P.N. 005 023 231 14 A

PARCEL IX:

All that real property, being known as South Hill Drive, as shown on that certain map entitled, "TRACT NO. 842, CROCKER INDUSTRIAL PARK, UNIT NO. 2", filed in the office of the County Recorder of San Mateo County, State of California on January 12, 1966 in Book 64 of Maps at Pages 9 to 11.

EXCEPTING THEREFROM all that portion of said property as conveyed to the City of Brisbane by those certain Deeds recorded September 19, 1995 under Recorder's Serial No. 95098636 and recorded October 28, 1996 under Recorder's Serial No. 96132991 Official Records of San Mateo County, California.

A.P.N. 005-231-160 Ptn.

J.P.N. 005 029 290 05 A Ptn.

PARCEL X:

All that real property, being known as South Hill Drive, as shown on that certain map entitled, "TRACT NO. 852, CROCKER INDUSTRIAL PARK, UNIT NO. 2", filed in the office of the County Recorder of San Mateo County, State of California on December 27, 1968 in Book 68 of Maps at Pages 32 to 35.

EXCEPTING THEREFROM all that portion of said property as conveyed to the City of Brisbane by those certain Deeds recorded September 19, 1995 under Recorder's Serial No. 95098636 and recorded October 28, 1996 under Recorder's Serial No. 96132991 Official Records of San Mateo County, California.

A.P.N. 005-290-160 Ptn.

J.P.N. 005 029 290 05 A Ptn.

PARCEL XI:

All that real property, being known as West Hill Drive, as shown on that certain map entitled, "TRACT NO. 852, CROCKER INDUSTRIAL PARK, UNIT NO. 2", filed in the office of the County Recorder of San Mateo County, State of California on December 27, 1968 in Book 68 of Maps at Pages 32 to 35.

A.P.N. 005-290-160 Ptn.

J.P.N. 005 029 290 05 A Ptn.

PARCEL XII:

All that real property, being known as West Hill Place, as shown on that certain map entitled, "TRACT NO. 852, CROCKER INDUSTRIAL PARK, UNIT NO. 2", filed in the office of the County Recorder of San Mateo County, State of California on December 27, 1968 in Book 68 of Maps at Pages 32 to 35.

A.P. No: 005-290-160 Ptn.
005-300-160

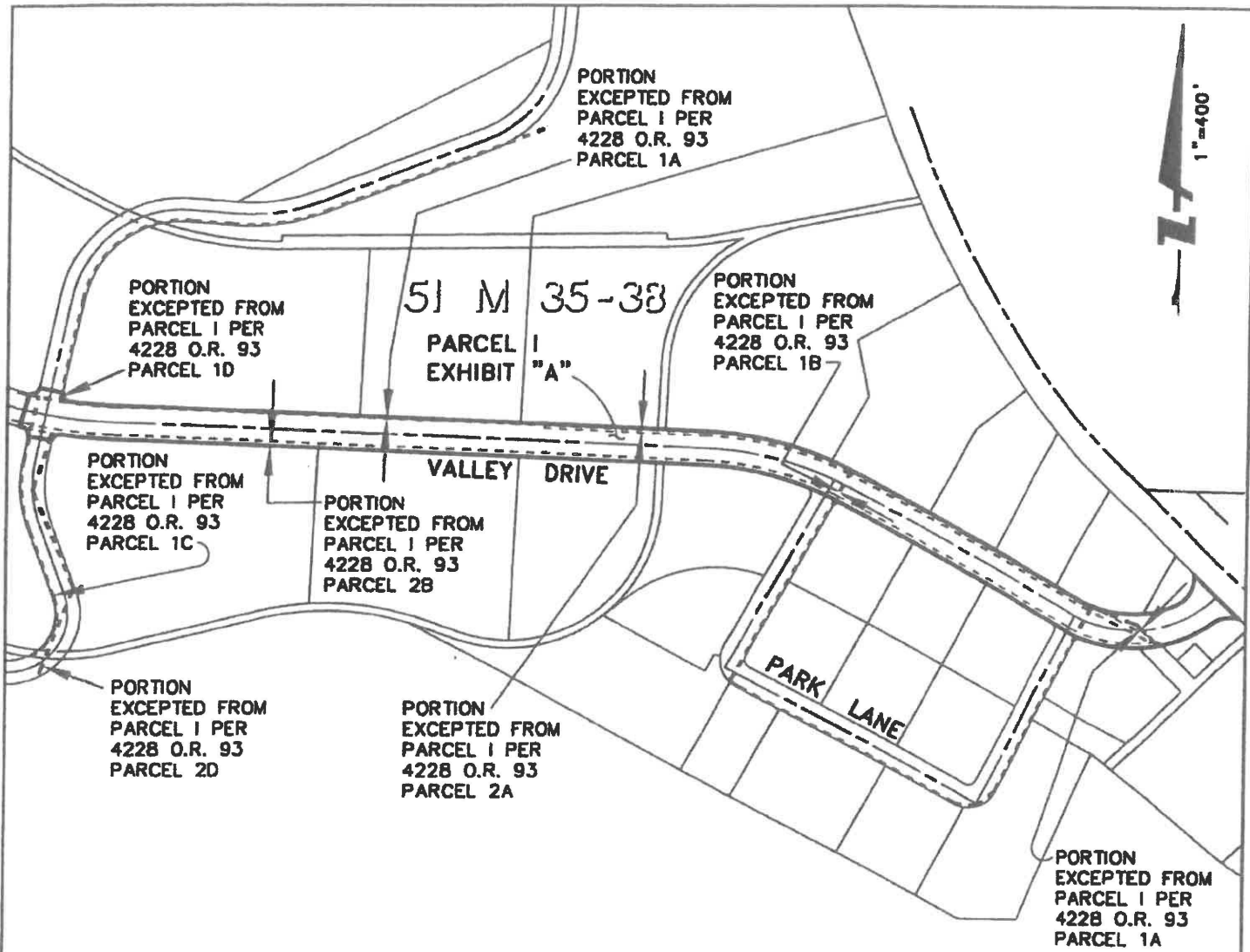
J.P.N. 005 029 290 05 A Ptn.

PARCEL XIV:

All of North Hill Drive as said street is shown on that certain Parcel Map which was filed in the office of the County Recorder of San Mateo County, State of California on June 29, 1976 in Volume 32 of Parcel Maps at page 22.

A.P. No.: (not assessed)

JPN 005 026 260 11 A
005 026 260 16 A



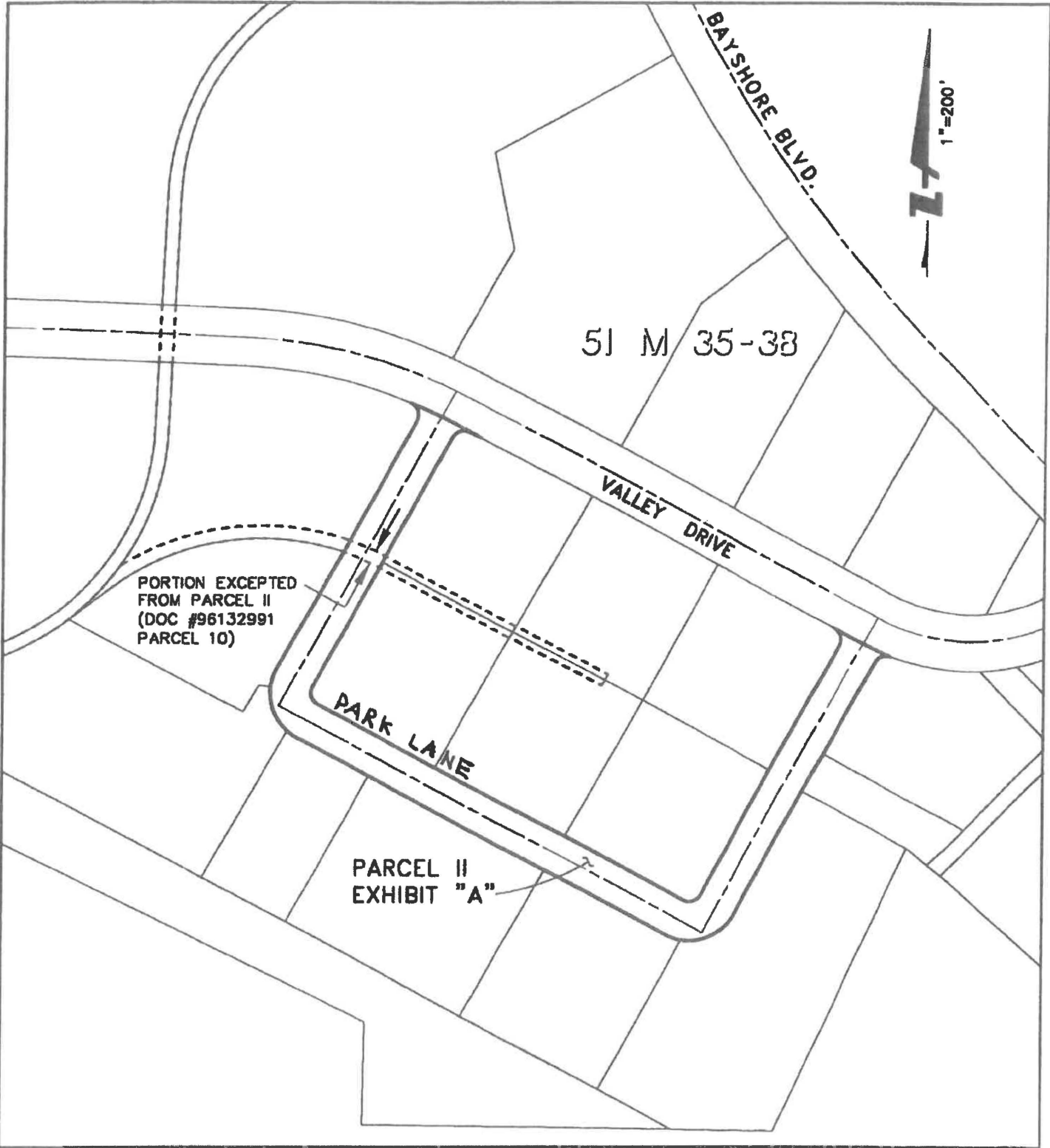
540 Price Avenue
 Redwood City, CA 94063
 650/482-6300
 650/482-6399 (FAX)

Subject EXHIBIT PLAT OF
PARCEL I OF EXHIBIT "A"

Job No. 010056-50

By CRM Date 5/18/01 Chkd. CRM

SHEET 1 OF 1



540 Price Avenue
Redwood City, CA 94063
650/482-6300
650/482-6399 (FAX)

Subject EXHIBIT PLAT OF
PARCEL II OF EXHIBIT "A"

Job No. 010056-50

By CRM Date 2/13/02 Chkd. CRC

SHEET 1 OF 1



1"=200'

NORTH HILL DRIVE

PORTION EXCEPTED FROM PARCEL III (DOC #96132991 PARCEL 1)

PARCEL III EXHIBIT "A"

CYPRESS LANE

VALLEY DRIVE

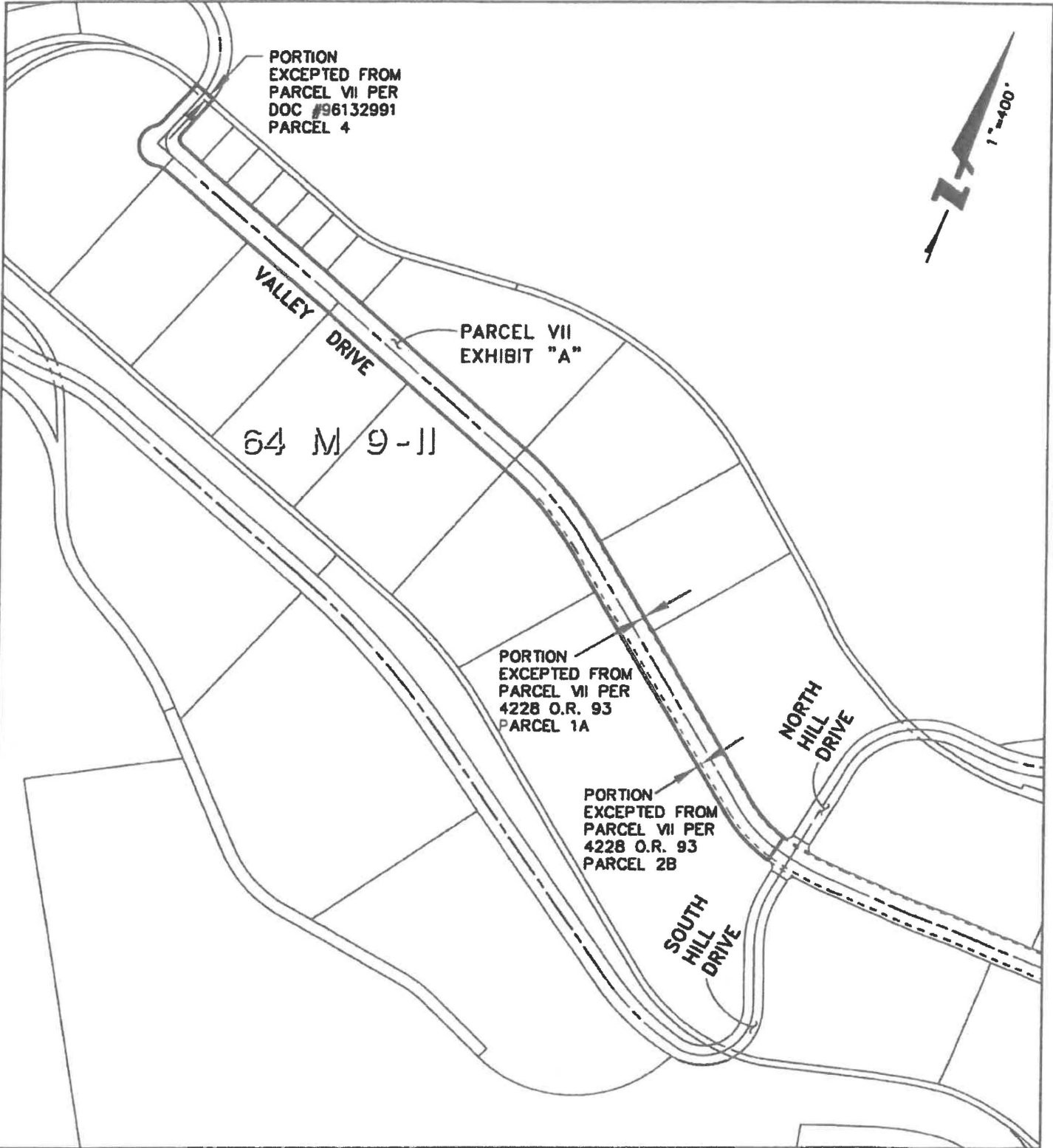
5J M 35-38

PARK LANE



540 Price Avenue
Redwood City, CA 94063
650/482-6300
650/482-6399 (FAX)

Subject EXHIBIT PLAT OF
PARCEL III OF EXHIBIT "A"
Job No. 010056-50
By CRM Date 8/23/01 Chkd. CRC
SHEET 1 OF 1



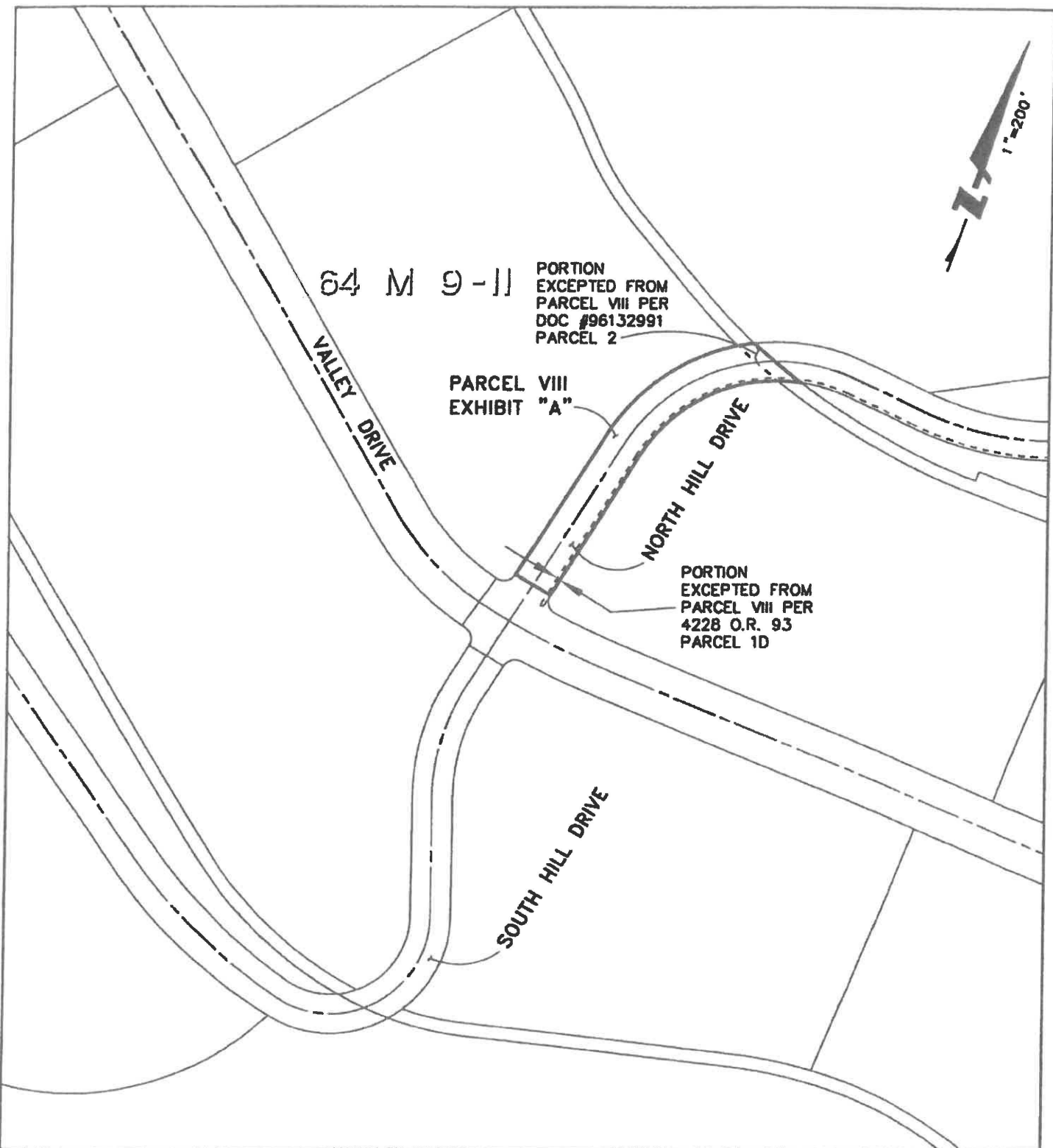
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 Redwood City, CA 94063
 650/482-6300
 650/482-6399 (FAX)

Subject EXHIBIT PLAT OF
PARCEL VII OF EXHIBIT "A"

Job No. 010056-50

By CRM Date 5/18/01 Chkd. CRC

SHEET 1 OF 1



540 Price Avenue
Redwood City, CA 94063
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Subject EXHIBIT PLAT OF
PARCEL VIII OF EXHIBIT "A"

Job No. 010056-50

By CRM Date 5/18/01 Chkd. CRC

SHEET 1 OF 1

64 M 9-11



VALLEY DRIVE

NORTH HILL DRIVE

PORTION
EXCEPTED FROM
PARCEL IX PER
4228 O.R. 93
PARCEL 1C

SOUTH HILL DRIVE

PORTION
EXCEPTED FROM
PARCEL IX PER
4228 O.R. 93
PARCEL 2D

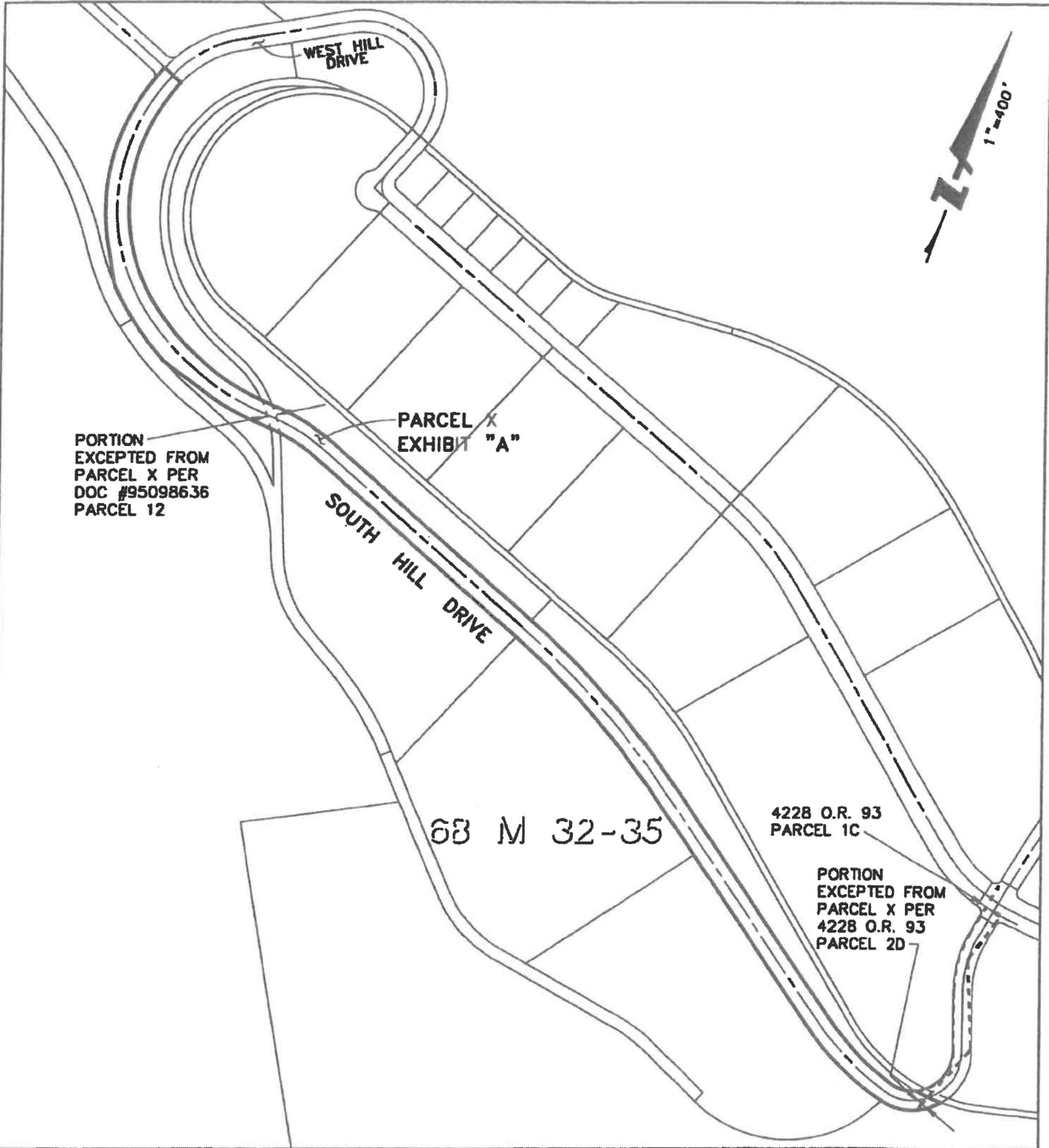
PARCEL IX
EXHIBIT "A"

PORTION
EXCEPTED FROM
PARCEL IX PER
DOC #96132991
PARCEL 6



540 Price Avenue
Redwood City, CA 94063
650/482-6300
650/482-6399 (FAX)

Subject EXHIBIT PLAT OF
PARCEL IX OF EXHIBIT "A"
Job No. 010056-50
By CRM Date 5/18/01 Chkd. CRC
SHEET 1 OF 1



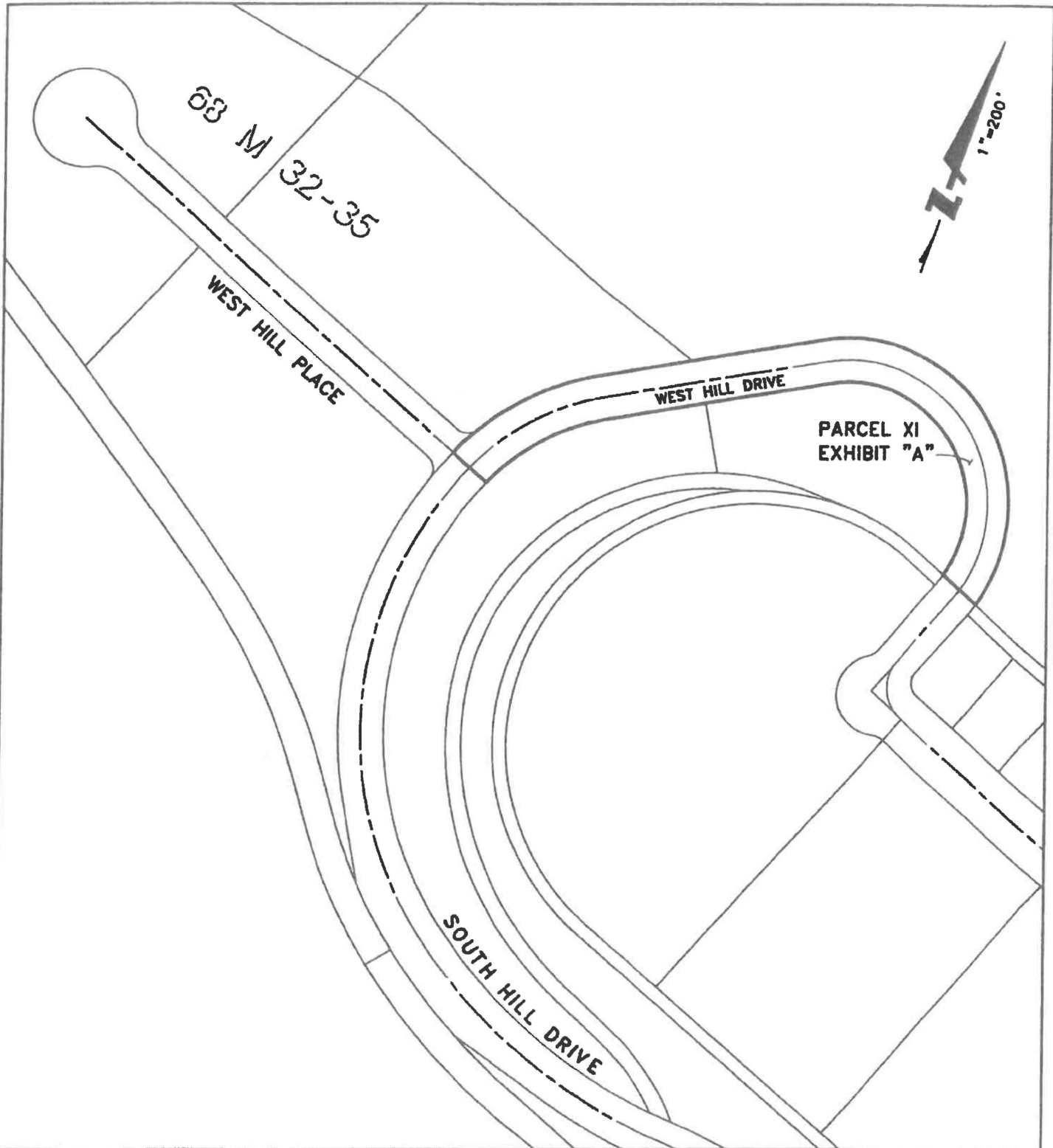
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Redwood City, CA 94063
650/482-6300
650/482-6399 (FAX)

Subject **EXHIBIT PLAT OF**
PARCEL X OF EXHIBIT "A"

Job No. 010056-50

By CRM Date 5/18/01 Chkd. CRC

SHEET 1 OF 1



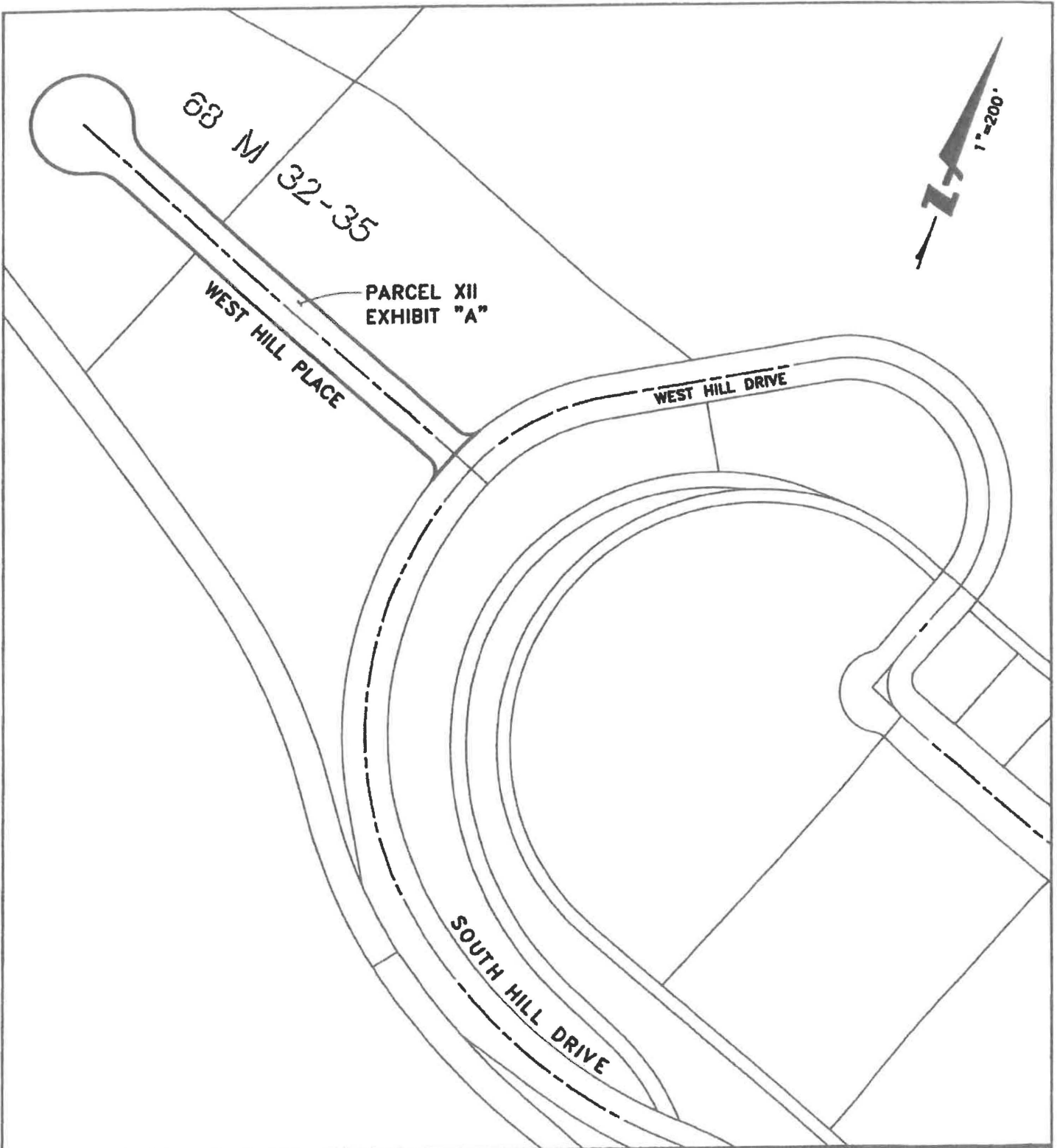
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650/482-6399 (FAX)

Subject EXHIBIT PLAT OF
PARCEL XI OF EXHIBIT "A"

Job No. 010056-50

By CRM Date 5/18/01 Chkd. CRC

SHEET 1 OF 1



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650/482-6300
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Subject EXHIBIT PLAT OF
PARCEL XII OF EXHIBIT "A"

Job No. 010056-50

By CRM Date 5/18/01 Chkd. CRC

SHEET 1 OF 1



GUADALUPE CANYON PARKWAY

PARCEL XIV
EXHIBIT "A"

32 PM 22

NORTH HILL DRIVE



540 Price Avenue
Redwood City, CA 94063
650/482-6300
650/482-6399 (FAX)

Subject EXHIBIT PLAT OF
PARCEL XIV OF EXHIBIT "A"
Job No. 010056-50
By CRM Date 5/18/01 Chkd. CRC
SHEET 1 OF 1