



Staff Report

RESOLUTION DEDICATING A 10' PUBLIC UTILITY EASEMENT ON THE OLD BELMONT FIRE STATION PROPERTY AT 875 O'NEILL AVENUE (APN 045-244-160)

Honorable Chair and Board Members:

Summary

The Redevelopment Agency is requested to approve the dedication of a 10' public utility easement (PUE) on the Old Belmont Fire Station property at 875 O' Neill Avenue (APN 045-244-160).

Background

On June 24, 2008, the Belmont City Council approved a tentative map and conceptual development plan amendment for the construction of a new four story mixed-use building at 1300 El Camino Real. The proposed building includes a sub-grade garage basement level, a ground floor commercial space, and nine residential units. The project also includes an access ramp extending along the existing Civic Lane right-of-way from O'Neill Avenue to the sub-grade level. Completion of the project requires the vacation of a portion of Civic Lane to create a site large enough to accommodate the new mixed-use building. The portion of the 20' alleyway proposed to be vacated includes existing electrical, gas, tele-communication, sewer, and water utilities. Staff is working with each utility for relocating their facilities from this area.

Discussion

A public hearing is scheduled for the August 12, 2008 Belmont City Council meeting to vacate a portion of Civic Lane adjacent to the new development at 1300 El Camino Real. The City will maintain an access easement through the Civic Lane alleyway for future access for construction of additional underground parking opportunities envisioned as part of the Firehouse Square Economic Development Target Site.

Staff has discussed the vacation of this alleyway with the various utility owners. Mid-Peninsula Water District is relocating their water services and abandoning the water main that runs through this portion of the alleyway. City staff is working with the adjacent property owners to relocate their sewer service laterals.

PG&E, AT&T and Comcast Cable are preparing their construction documents to relocate and underground the existing electrical, telecommunication and gas lines in this area. A new joint utility trench needs to be installed along the south side of the Old Belmont Fire Station parking lot at 875 O'Neill Avenue. A new public utility easement is required.

Staff has reviewed the conceptual development plan for the Firehouse Square Economic Development Target Site. An underground parking structure is proposed in the same easement area. However, the proposed utilities in this easement will not cause any conflict with the new development. In order to accommodate the new structures within this development, all the existing overhead utilities on Civic Lane from Broadway to O'Neill Avenue will have to be relocated to Fifth Avenue. After this final relocation, the utilities within the proposed easement area will no longer be needed and the easement can be vacated at that time (Exhibit 'C').

General Plan/Vision Statement

Staff has reviewed the General Plan and concluded that the following goals are relevant to the request:

- *General Goal 10. To provide for safe and efficient movement of people and goods within the community and between the community and other areas of the region with a minimum of disruption and adverse environmental effects.*
- *Public Facilities and Services Goal 3. To provide public services at a level adequate to ensure public safety, health and welfare at the lowest possible cost.*
- *Public Facilities and Services Goal 4. To establish and maintain all essential public services and facilities in a manner that ensures continued operation in time of emergency.*

Fiscal Impact

There is no fiscal impact at this time. The west half of the vacated alleyway will be sold to the developer for the construction of the new building. Staff is approaching completion of negotiations with the developer for modifications to the project, the sale of a portion of Civic Lane, granting of access/easement rights on Civic Lane, financial considerations for the ramp improvements, and utility relocations within Civic Lane. The Redevelopment Agency will pay for the cost to reroute the electrical, telecommunication and gas lines through the Old Belmont Fire Station property. PG&E, AT&T and Comcast Cable are preparing their estimates for the work.

Public Contact

The agenda was posted. Property owners were notified by mail within a 300' radius.

Recommendation

It is recommended that the Redevelopment Agency approves the dedication of a 10' public utility easement on the Old Belmont Fire Station property at 875 O' Neill Avenue (APN 045-244-160).

Alternatives

1. Refer back to staff for further information or other options
2. Take no action
3. Deny the request

Attachments

- A. Resolution
- B. Exhibit A – Legal description for the public utility easement
- C. Exhibit B – Plat for the public utility easement
- D. Exhibit C – Overhead utility relocation map

Respectfully submitted,

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Senior Civil Engineer

Raymond E. Davis III, PE, PTOE
Director of Public Works

Jack R. Crist
City Manager

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Public Works Director
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RESOLUTION NO. _____

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BELMONT
DEDICATING A 10' PUBLIC UTILITY EASEMENT ON THE OLD BELMONT FIRE
STATION PROPERTY AT 875 O'NEILL AVENUE (APN 045-244-160)**

WHEREAS, on June 24, 2008, the Belmont City Council approved a tentative map and conceptual development plan amendment for the construction of a new four story mixed-use building at 1300 El Camino Real; and,

WHEREAS, completion of the project requires the vacation of a portion of Civic Lane to create a site large enough to accommodate the new mixed-use building; and,

WHEREAS, a public hearing is scheduled for the August 12, 2008 at the Belmont City Council meeting to vacate a portion of Civic Lane adjacent to the new development at 1300 El Camino Real; and,

WHEREAS, the portion of the 20' alleyway proposed to be vacated includes existing electrical, gas, and tele-communication utilities; and,

WHEREAS, PG&E, AT&T and Comcast Cable are preparing their construction documents to relocate and underground the existing electrical, telecommunications and gas lines within this area; and,

WHEREAS, a new utility joint trench needs to be installed along the south side of the Old Belmont Fire Station parking lot at 875 O'Neill Avenue, and a new public utility easement is required.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency of the City of Belmont:

1. Approves the dedication of a 10' public utility easement to the City of Belmont on the Old Belmont Fire Station property at 875 O'Neill Avenue (APN 045-244-160) as shown on Exhibit A and B attached hereto and made a part hereof.
2. From and after the date of recordation of this resolution, the said public utility easement will be granted to the City of Belmont.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Redevelopment Agency of the City of Belmont at a regular meeting thereof held on August 12, 2008 by the following vote:

AYES, DIRECTORS: _____

NOES, DIRECTORS: _____

ABSTAIN, DIRECTORS: _____

ABSENT, DIRECTORS: _____

SECRETARY, Redevelopment Agency

APPROVED:

CHAIR, Redevelopment Agency

EXHIBIT A

PUBLIC UTILITY EASEMENT

The southeasterly 10 feet of Lot 26 in Block 3 as shown on that certain map entitled "BAY VIEW HEIGHTS" filed in the Office of the Recorder of the County of San Mateo, State of California on October 18, 1926 in Volume 14 of Maps at Pages 39 and 40, more particularly described as follows:

Beginning at the most southerly corner of said Lot 26; thence, along the southwesterly line of Lot 26, North 44°02'00" West, 10.00 feet; thence, leaving said southwesterly line and running parallel to the southeasterly line of Lot 26, North 45°58'00" East, 90.00 feet to the northeasterly line of Lot 26; thence South 44°02'00" East, 10.00 feet to the most easterly corner of Lot 26; thence South 45°58'00" West, 90.00 feet to the Point of Beginning.



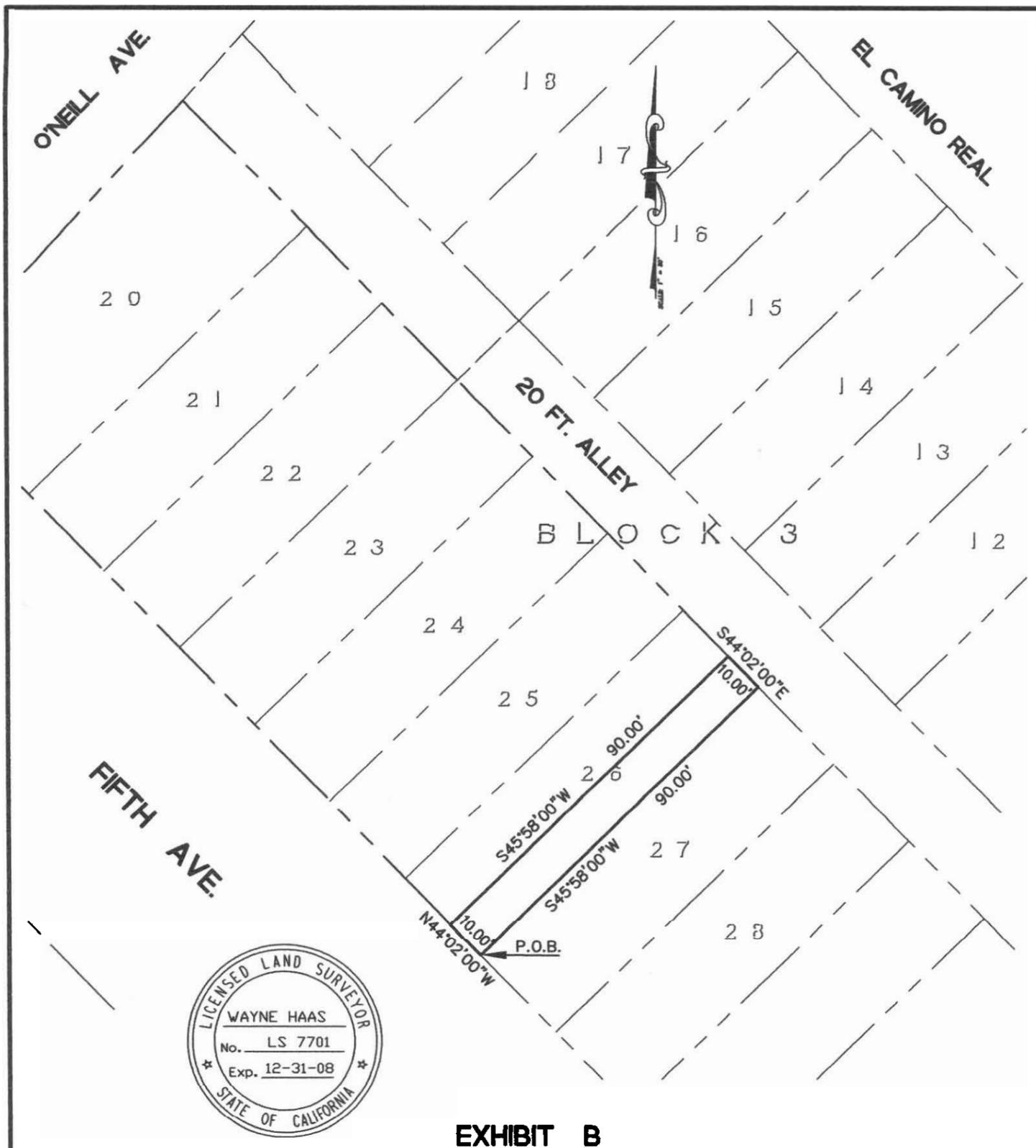


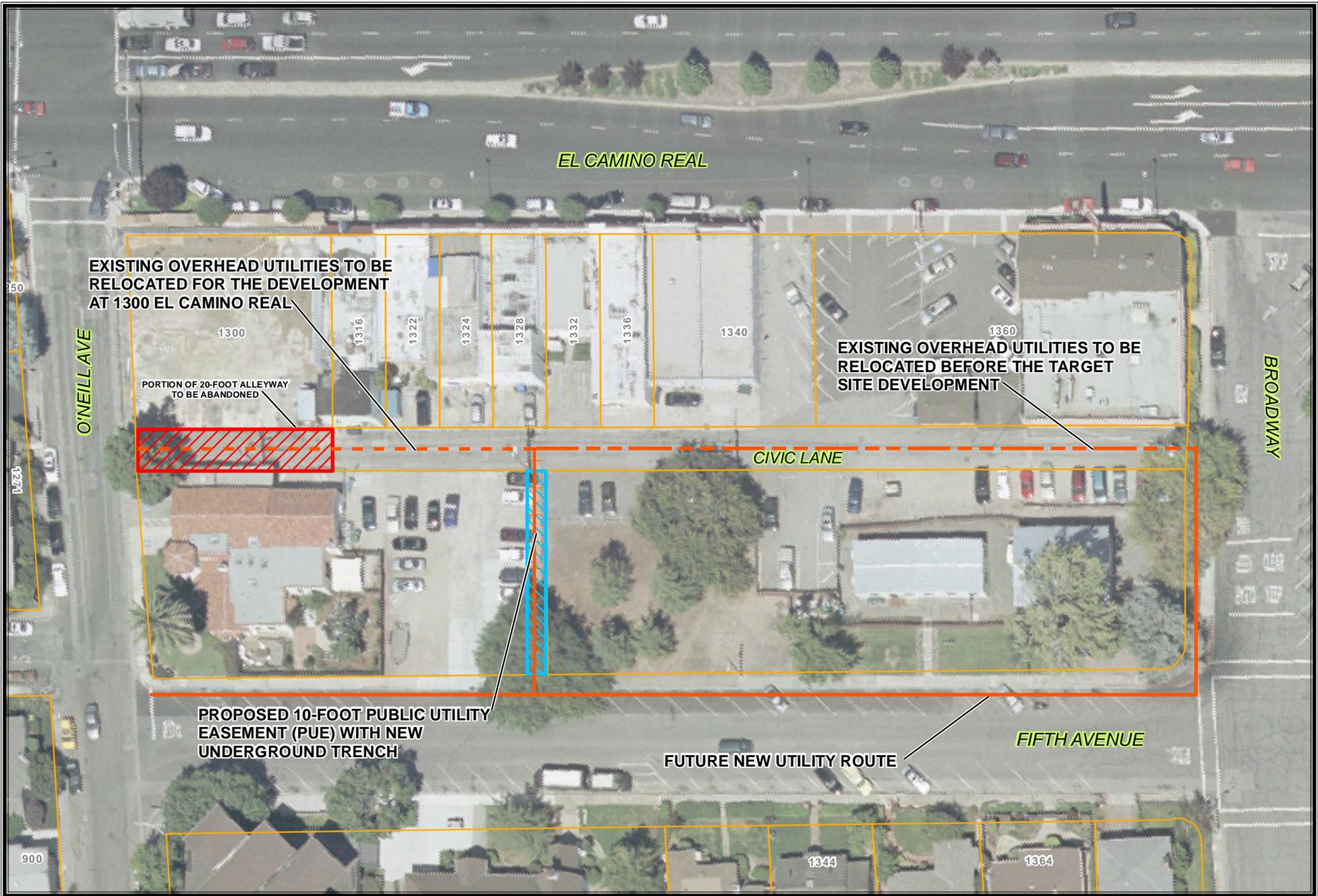
EXHIBIT B

B & H SURVEYING, INC. 901 WALTERMIRE ST., BELMONT, CA 94002 (650) 637-1590

TITLE: PROPOSED 10' PUBLIC UTILITY EASEMENT

CITY: BELMONT COUNTY: SAN MATEO COUNTY CALIFORNIA

SURV:	SCALE: 1" = 30'	FOR: THE CITY OF BELMONT	JOB NO. 5509-07
PLAT: W.H.	DATE: JULY '08		DWG NO. 5509-EX-B-PUE



AUG 2008



1 INCH EQUALS 60 FEET

UTILITY RELOCATION MAP

EXHIBIT C