



Midpeninsula Regional  
Open Space District

R-19-62  
Meeting 19-13  
May 15, 2019

## AGENDA ITEM 7

### AGENDA ITEM

Authorization to execute Irrevocable Offers of Right of Way Dedication to the City of Campbell

### GENERAL MANAGER'S RECOMMENDATIONS

A handwritten signature in black ink, appearing to read "dew".

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA), as set out in the staff report.
2. Adopt a Resolution Authorizing and Delegating Authority to the General Manager to enter into an Irrevocable Offer of Dedication for Public Street Purposes and an Irrevocable Offer of a Public Service Easement with the City of Campbell to secure necessary permits for repurposing the 240 Cristich Lane property as a new South Area Field Office.

### SUMMARY

On September 12, 2017, the City of Campbell approved a Conditional Use Permit (CUP) for the Midpeninsula Regional Open Space District's (District) reuse of the industrial property located at 240 Cristich Lane. As a condition of the CUP, the District is required to enter into Irrevocable Offers of Dedication for public right of way before building permits and grading permits will be issued by the City of Campbell to repurpose the property for use as the District's new South Area Field Office.

### BACKGROUND

In March 2017, the Board of Directors (Board) approved the purchase of an industrial property at 240 Cristich Lane in the City of Campbell (City) as the site of a new South Area Field Office (SAO) (R-17-38). The new SAO will house staff from the Land & Facilities and Visitor Services Departments, serve as a storage and service center for field equipment, and allow the public to drop in to acquire information about the District.

In September 2017, the District secured a Conditional Use Permit (CUP) from the City to use the property as a new field office and corporation yard. As Cristich Lane is a private street, the CUP requires the District to make an Irrevocable Offer of Dedication of land contiguous to Cristich Lane, totaling approximately 1,125 square feet, for Public Street Purposes and an Irrevocable Offer of land, totaling approximately 564 square feet, for a Public Service Easement prior to the issuance of any grading or building permits (Attachment 2, Site Plan).

In February 2019, the District submitted plans and documents to the City for Building, Site, and other necessary permits to repurpose the industrial building located at 240 Cristich Lane in Campbell as the District's new SAO. The plans are currently under review by the City.

## **DISCUSSION**

The purpose of the Irrevocable Offers of Right of Way Dedication is to allow the City to convert Cristich Lane to a public street at a future date. In order for the City to accomplish converting Cristich Lane to a public street, they will need to secure right of way dedications from all other property owners along Cristich Lane (approximately 13 properties). Assuming that the City is able to secure all rights in the future, they will also need to make a decision to take on the responsibility for the improvement and maintenance of Cristich Lane upon it becoming a public street. In the meantime, the District will be permitted to utilize the portions of property encumbered with the Irrevocable Offers of Right of Way Dedication in its current improvement plans.

## **FISCAL IMPACT**

Per the CUP, the District is required to prepare the legal descriptions and plat maps needed for the Irrevocable Offers of Right of Way Dedication. There are sufficient funds in the amended Fiscal Year 2018-19 budget to cover the costs of the recommendation, which has a cost estimate of \$3,000.

The recommended action is not funded by Measure AA.

## **BOARD COMMITTEE REVIEW**

This item was not previously reviewed by a Board Committee.

## **PUBLIC NOTICE**

Public notice of this Agenda Item was provided as required by the Brown Act.

## **CEQA COMPLIANCE**

### **Project Description**

The Project consists of an Irrevocable Offer of Dedication of 1,125 square feet of land for Public Street Purposes and an Irrevocable Offer of Dedication of 624 square feet for a Public Service Easement on property located at 240 Cristich Lane to the City of Campbell.

### **CEQA Determination**

The District concludes that this project will not have a significant effect on the environment. It is exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15305 as follows:

*Section 15305 Minor Alterations in Land Use Limitations* exempts projects where minor alteration in land use limitations do not result in any changes in land use or density. An irrevocable offer to

dedicate a portion of 240 Cristich Lane for public street purposes and a public service easement will not result in any changes in land use, density, or approved uses of 240 Cristich Lane.

### NEXT STEPS

The table below lists the remaining South Area Field Office Project milestones.

<b>Upcoming Milestones</b>	<b>Target Dates</b>
Release Request for Bids for Construction	July 2019
Receive City of Campbell permits	August 2019
Award of Construction Contract	September 2019
Complete Construction	July 2020
Move In	August 2020

#### Attachment:

1. Resolution Authorizing and Delegating Authority to the General Manager or Other Officer to Execute Irrevocable Offer of Dedication for Public Street Purposes and an Irrevocable Offer of a Public Service Easement with the City of Campbell along with any other permits/documents required by the City of Campbell
2. Site Plan

Responsible Department Head:

Michael Williams, Real Property Department Manager

Prepared by:

Allen Ishibashi, Senior Real Property Agent

**RESOLUTION 19-\_\_**

**RESOLUTION OF THE BOARD OF DIRECTORS OF MIDPENINSULA REGIONAL OPEN SPACE DISTRICT AUTHORIZING AND DELEGATING AUTHORITY TO THE GENERAL MANAGER OR OTHER APPROPRIATE OFFICER TO EXECUTE AN IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET PURPOSES AND AN IRREVOCABLE OFFER OF A PUBLIC SERVICE EASEMENT AND ALL OTHER DOCUMENTS NECESSARY OR APPROPRIATE TO SATISFY THE CONDITONAL USE PERMIT OR ANY OTHER PERMITS OR CONDITIONS REQUIRED BY THE CITY OF CAMPBELL (240 CRISTICH LANE, CAMPBELL, CALIFORNIA)**

**WHEREAS**, the Board of Directors of Midpeninsula Regional Open Space District approved the October 2, 2017 purchase of the property at 240 Cristich Lane, Campbell, California for the District’s new South Area Field Office; and

**WHEREAS**, the Conditional Use Permit for the project includes a requirement that the District grant an irrevocable offer of dedication for public street purposes and an irrevocable offer of a public service easement; and

**WHEREAS**, the Board desires to authorize the General Manager or designee to execute any other related documents in order to fulfill the conditions of the Conditional Use Permit.

Now, therefore, the Board of Directors of Midpeninsula Regional Open Space District does hereby resolve as follows:

**SECTION ONE.** The Board of Directors of Midpeninsula Regional Open Space District (District) does hereby authorize and delegates authority to the General Manager, or other appropriate officer, to execute an Irrevocable Offer of Dedication for Public Street Purposes and an Irrevocable Offer of a Public Service Easement with the City of Campbell, along with all other related documents on behalf of the District to meet the requirements of the Conditional Use Permit and any other permits or conditions required by the City of Campbell.

\* \* \* \* \*

PASSED AND ADOPTED by the Board of Directors of the Midpeninsula Regional Open Space District on \_\_\_\_\_, 2019, at a regular meeting thereof, by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Secretary  
Board of Directors

\_\_\_\_\_  
President  
Board of Directors

**APPROVED AS TO FORM:**

\_\_\_\_\_  
General Counsel

I, the District Clerk of the Midpeninsula Regional Open Space District, hereby certify that the above is a true and correct copy of a resolution duly adopted by the Board of Directors of the Midpeninsula Regional Open Space District by the above vote at a meeting thereof duly held and called on the above day.

\_\_\_\_\_  
District Clerk

Irrevocable Offer to Dedicate Fee Property

Irrevocable Offer to Dedicate Easement Property



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 RESIDENTIAL & COMMERCIAL ARCHITECTURE  
 License # C23221

Revisions & Dates	
	Date:

**SOUTH AREA FACILITY**  
**CONDITIONAL USE PERMIT**  
 240 Cristich Lane  
 Campbell, CA 95008

Print Date: 8/28/17  
 Project: 17020  
 Scale: AS NOTED  
 Drawn by: BAM, TJM

Sheet Title:  
**PROPOSED SITE PLAN COLOR**

**A-2.4**

**1 SCHEMATIC PROPOSED SITE PLAN**

