

# REPORT

To the Honorable Mayor and City Council  
From the City Manager

May 19, 2008

## **SUBJECT**

Subdivision Agreement -- 718 Canyon Road, Gary W. Ernst, Parcel Map 2006-01

## **RECOMMENDATION**

Approve the Parcel Map 2006-01 for 718 Canyon Road, accept the dedications, and approve and authorize execution of the Subdivision Agreement.

## **BACKGROUND**

On November 21, 2005, the Subdivision Committee approved the Tentative Map for the subdivision at 718 Canyon Road. The subdivider, Gary W. Ernst, is ready to record the Parcel Map for this project, subject to the signing of the subdivision agreement.

The subdivision consists of the construction of four single family, residential units. Certain site improvements are required to be installed in order to construct these homes as a condition of approval of the parcel map. Bonds will be required in order to guarantee the completion of these improvements, which include grading, paving, sewer systems, drainage systems, water systems, street lighting, street trees, landscaping, and miscellaneous other site work associated with residential development.

The subdivider's engineers, MacLeod and Associates, have completed the Improvement Plans and Final Map respectively, in accordance with the Conditions of Approval, Subdivision Map Act, Redwood City Ordinances, and to the satisfaction of Engineering & Construction Services.

Faithful Performance and Labor & Material Bonds, each in the amount of \$328,000, are required to be posted for the subdivision improvements, prior to the recordation of the Final Map. The subdivider offers dedication of an easement for public services.

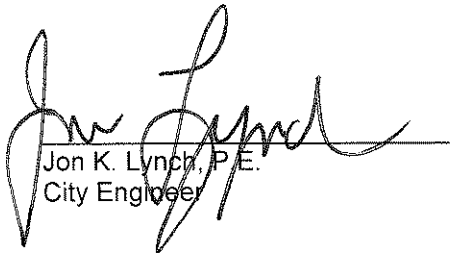
A complete copy of the Subdivision Agreement is available for review in the City Clerk's office.

## **ALTERNATIVES**

Council may choose not to approve the subdivision.


## **FISCAL IMPACT**

All work associated with this project is being paid for by the developer. There is no fiscal impact to the City, other than costs related to the City's required maintenance of the public improvements after the improvements are accepted.



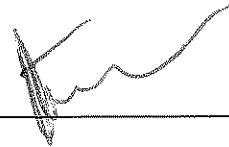
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Jon K. Lynch, P.E.  
City Engineer



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Chu Chang, P.E., Acting Director  
Community Development Services



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Peter Ingram  
Interim City Manager

**ATTACHMENTS**  
Parcel Map No. 2006-01

**RELATED DOCUMENTS IN CITY CLERK'S OFFICE**  
Subdivision Agreement



**BASIS OF BEARINGS**

THE BEARING OF SOUTH 17°35'05" EAST ALONG THE EASTERLY LINE OF PARCEL "A", AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP 76-10" FILED NOVEMBER 23, 1976 IN VOLUME 34 OF PARCEL MAPS AS SHOWN ON THE SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**NOTES**

1. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP.
3. THE EXTERIOR BOUNDARY OF THIS SUBDIVISION ENCLOSES AN AREA OF 34,925 ± SQ. FT., OR 0.802 ± ACRES

**LEGEND**

- DISTINCTIVE BORDER
- PARCEL LINE
- EASEMENT LINE
- THE LINE
- FOUND CITY STANDARD STREET MONUMENT
- FOUND 3/4" IRON PIPE AS INDICATED
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, "LS 5304"
- PUBLIC SERVICE EASEMENT
- ORIGIN UNKNOWN
- NO RECORD
- RADIAL
- MONUMENT SEARCHED FOR, NOT FOUND
- ( ) RECORD DATA PER 94 MAPS 1-2
- ( ) RECORD DATA PER 5768 O.R. 667
- ( ) RECORD DATA PER 3014 O.R. 305 & 3015 O.R. 334
- ⊕ CENTERLINE

**PARCEL MAP NO. 2006-01**

**LANDS OF ERNST**

AS DESCRIBED IN DOCUMENT NO. 2005-086308

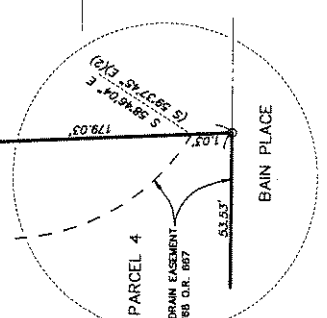
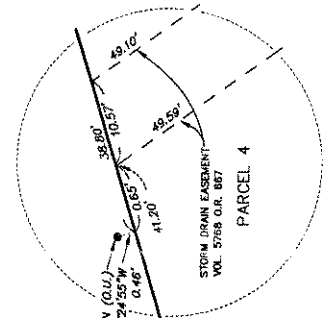
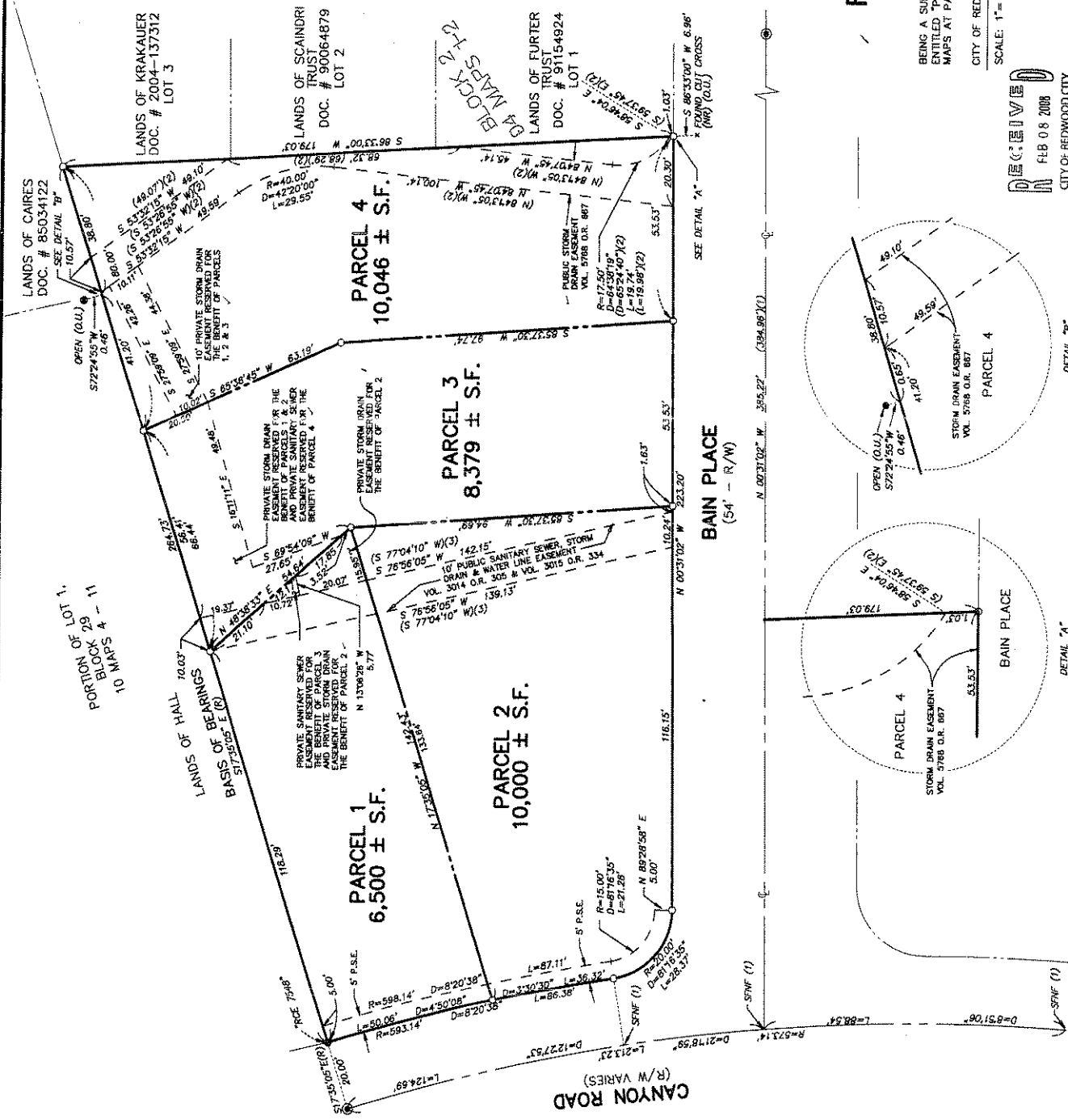
BEING A SUBDIVISION OF PARCEL "A", AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP 76-10" FILED NOVEMBER 23, 1976 IN VOLUME 34 OF PARCEL MAPS AT PAGE 12, OFFICIAL RECORDS OF SAN MATEO COUNTY.

CITY OF REDWOOD CITY COUNTY OF SAN MATEO STATE OF CALIFORNIA  
SCALE: 1" = 20'

**MACLEOD AND ASSOCIATES**

CIVIL ENGINEERING • LAND SURVEYING  
965 CENTER STREET • SAN CARLOS CA • 94070 • (950) 583-8580

SHEET 2 OF 2



DETAIL "A"  
NO SCALE

DETAIL "B"  
NO SCALE