

# REPORT

To the Honorable Mayor and City Council  
From the City Manager

November 24, 2008

**SUBJECT**

Subdivision Map for 885 Woodside Road

**RECOMMENDATION**

1. Approve, by motion, the Final Map for the 885 Woodside Road Subdivision and accept the dedication of a Public Service Easement shown on the Final Map.
2. Approve and authorize, by motion, the execution of an "Agreement for Improvement of 885 Woodside Road" with Nicholson-Lamb Ventures, LP.

**BACKGROUND**

Nicholson-Lamb Ventures, LP is the Owner of Record of said real property located at 885 Woodside Road, Redwood City, California.

On September 18, 2007, the Planning Commission approved the Tentative Map for the subject property for a 43 unit Condominium project. The Owners offer a public service easement, and are required to improve the public street fronting their property.

The Owners' engineer, Mission Engineers, Inc., has completed the subdivision map and improvement plans and specifications in accordance with the Subdivision Map Act, Redwood City Ordinances, and to the satisfaction of the City's Engineering and Construction Division.

The Owners will post bonds in the amount of \$113,800.00. All work associated with this project is being paid for by the Owners.

**ALTERNATIVES**


Council may choose not to approve the subdivision.

**FISCAL IMPACT**

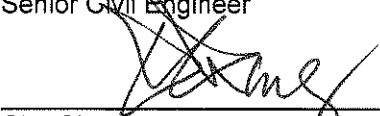
There is no fiscal impact to the City as a result of this action.



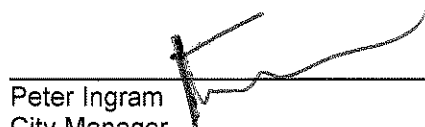
Paul Willis, P.E.  
Senior Civil Engineer



Peter Vorametsanti, P.E., Acting Manager  
Engineering and Construction Division



Chu Chang, Acting Director  
Community Development Services



Peter Ingram  
City Manager

**ATTACHMENTS**

"Final Map of Woodside Villas A Subdivision for Condominium Purposes"

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

Subdivision Improvement Agreement

**OWNERS' STATEMENT**

WE HEREBY STATE THAT WE ARE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION, AS SHOWN WITHIN THE DISTRICTIVE BORDER LINE WHICH TOGETHER WITH THE COA'S AND CONDOMINIUM PLAN FOR THIS PROJECT CONSTITUTE A CONDOMINIUM PROJECT PURSUANT TO SECTION 1351 OF THE CALIFORNIA CIVIL CODE.

THE COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THE WOODSIDE VILLAS HOMEOWNERS ASSOCIATION, RECORDED AS FILE NO. \_\_\_\_\_ IS HEREBY INCORPORATED AND MADE PART OF THIS FINAL MAP.

I HEREBY DEDICATE TO PUBLIC USE THAT CERTAIN EASEMENT SHOWN HEREON AS PUBLIC SERVICE EASEMENT, AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

OWNERS: NICHOLSON-LAMB VENTURE, L.P. A CALIFORNIA LIMITED PARTNERSHIP  
BY: W. JOHN NICHOLSON  
GENERAL PARTNER.

NAME: W. JOHN NICHOLSON  
TITLE: MANAGER

TRUSTEE: CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION  
BY: *[Signature]*  
ASST. SECRETARY

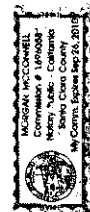
**OWNER'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF Santa Clara  
ON 09-28-08 BEFORE ME, Morgan McConnell  
NOTARY PUBLIC PERSONALLY APPEARED  
W. John Nicholson

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:  
SIGNATURE: *[Signature]*  
NAME (TYPED OR PRINTED): Morgan McConnell  
PRINCIPAL COUNTY OF BUSINESS: Santa Clara  
COMMISSION EXPIRES: 09-26-2010  
COMMISSION # OF NOTARY: 1696058



**TRUSTEE'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF Santa Clara  
ON Nov. 4, 2008 BEFORE ME, Elaine Norman  
NOTARY PUBLIC PERSONALLY APPEARED  
Kathryn L. Kelly

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:

SIGNATURE: *[Signature]*  
NAME (TYPED OR PRINTED): Elaine Norman  
PRINCIPAL COUNTY OF BUSINESS: Santa Clara  
COMMISSION EXPIRES: 8-13-10  
COMMISSION # OF NOTARY: 1681441

**SURVEYOR'S STATEMENT**

THIS FINAL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A RECORD SURVEY OF THE SUBDIVISION AND IS BASED UPON A RECORD SURVEY OF THE SUBDIVISION AND IS BASED UPON A RECORD SURVEY OF THE SUBDIVISION IN WHICH I AM A LICENSED SURVEYOR AND I HAVE APPROVED THE TENTATIVE MAP. I HAVE APPROVED THE TENTATIVE MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS EXIST AS SHOWN HEREON. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 8/29/08 SIGNED: *[Signature]*  
KENNETH ANDERSON, L.S. 7523  
LICENSE EXPIRES 12/31/09



**CITY ENGINEER'S STATEMENT**

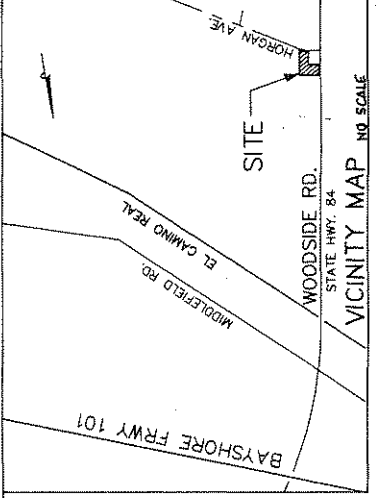
I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND THAT THE SUBDIVISION AS SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND APPROVED THE TENTATIVE MAP. I HAVE APPROVED THE TENTATIVE MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS EXIST AS SHOWN HEREON. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: \_\_\_\_\_  
S. PETER VORAMETISSANTI, P.E. 35630  
CITY OF REDWOOD CITY, CALIFORNIA  
LICENSE EXPIRES: 9-30-2009

**COUNTY RECORDER'S STATEMENT**

FILE NO. \_\_\_\_\_, FEE \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AT \_\_\_\_\_ M., IN VOLUME \_\_\_\_\_ OF MAPS AT PAGES \_\_\_\_\_  
AT THE REQUEST OF KENNETH ANDERSON.

WARREN SLOCUM, SAN MATEO COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY COUNTY RECORDER



**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE TO THE WITHIN MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: \_\_\_\_\_

CITY OF REDWOOD CITY, CALIFORNIA

**APPROVAL OF CITY COUNCIL**

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF REDWOOD CITY, STATE OF CALIFORNIA, AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, DID DULY APPROVE THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENT OFFERED FOR DEDICATION FOR PUBLIC USE, WHICH IS SPECIFIED IN THE OWNER'S STATEMENT, IN WITNESS WHEREOF, I HAVE HEREIN TO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF SAID CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

DATED: \_\_\_\_\_

SILVIA VONDERLINDEN  
CITY CLERK AND EX-OFFICIO CLERK OF  
THE CITY COUNCIL OF THE CITY OF  
REDWOOD CITY, CALIFORNIA

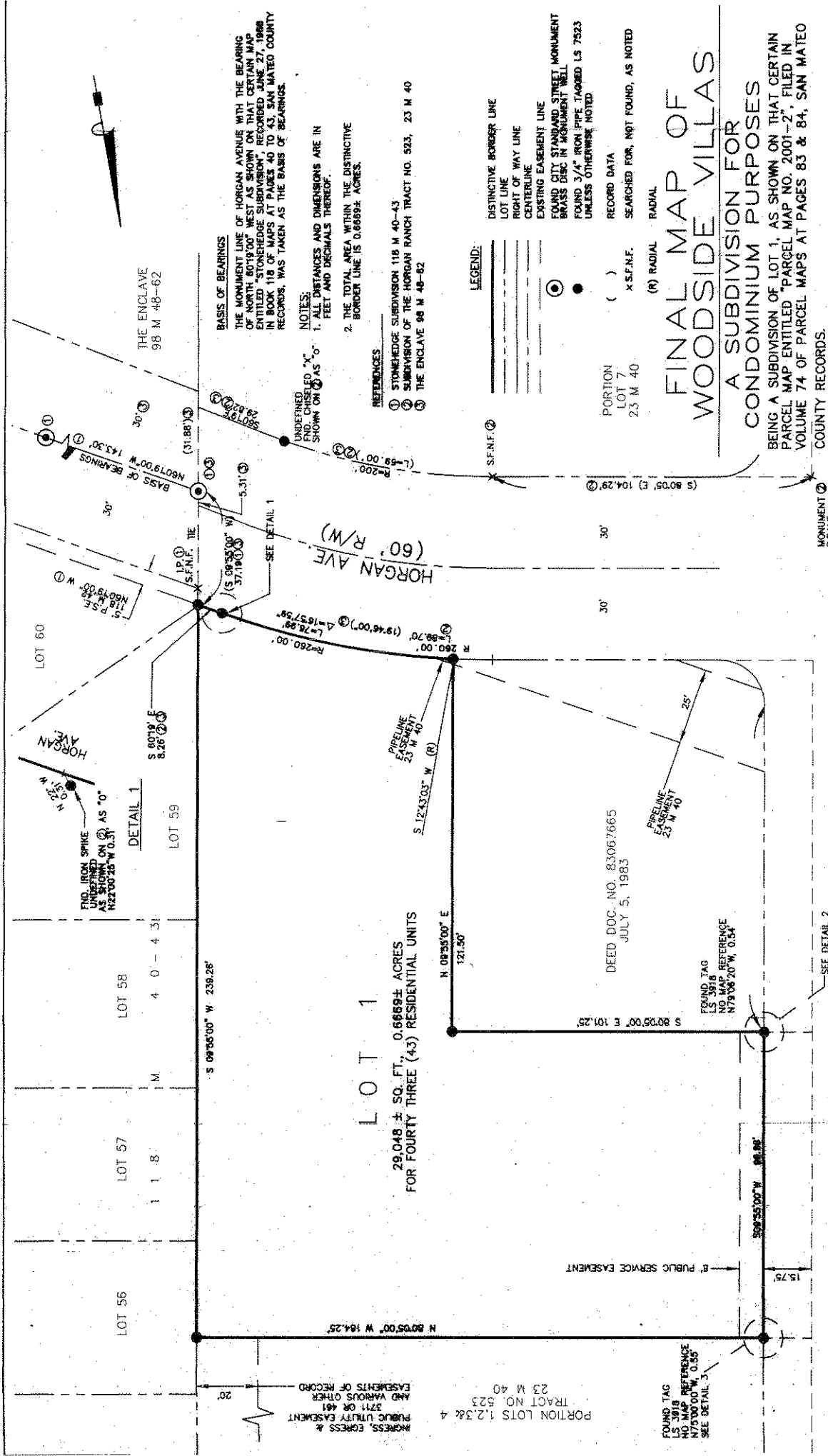
**FINAL MAP OF WOODSIDE VILLAS  
A SUBDIVISION FOR  
CONDOMINIUM PURPOSES**

BEING A SUBDIVISION OF LOT 1, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. 2001-2", FILED IN VOLUME 74 OF PARCEL MAPS AT PAGES 83 & 84, SAN MATEO COUNTY RECORDS.

LYING ENTIRELY WITHIN THE CITY OF REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA  
SEPTEMBER, 2008



355 REED STREET  
SANTA CLARA, CALIFORNIA 95050  
KENNETH ANDERSON, L.S. 7523--EXPIRES 12/31/09  
JOB NO.: 00320 DWG NO.: M-14081B  
SHEET 1 OF 2



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LYING ENTIRELY WITHIN THE CITY OF REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA  
SCALE: 1"=20'

**MISSION ENGINEERS, INC.**  
RESPONSIBLE RELIABLE MEASURES SINCE 1963

365 REED STREET  
SANTA CLARA, CALIFORNIA 95050  
KENNETH ANDERSON, L.S. 7523-EXPIRES 12/31/09  
JOB NO.: 00320 DWG NO.: M-14081B  
SHEET 2 OF 2

# FINAL MAP OF WOODSIDE VILLAS

## A SUBDIVISION FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOT 1, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. 2001-2", FILED IN VOLUME 74 OF PARCEL MAPS AT PAGES 83 & 84, SAN MATEO COUNTY RECORDS.

**LEGEND:**

- DISTINCTIVE BORDER LINE
- LOT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- FOUND CITY STANDARD STREET MONUMENT BRASS DISC IN MONUMENT WELL
- FOUND 3/4" IRON PIPE TAGGED LS 7523 UNLESS OTHERWISE NOTED
- RECORD DATA
- SEARCHED FOR, NOT FOUND, AS NOTED
- ( ) RADIAL
- x S.F.N.F.
- (R) RADIAL

PORTION LOT 7 23 M 40

FOUND TAG LS 381.6 NO. MAP REFERENCE N75°06'20"W, 0.54' SEE DETAIL 3

PORTION LOTS 1, 2, 3 & 4 TRACT NO. 523 23 M 40

IMPRESS, EGRESS & PUBLIC UTILITY EASEMENT AND VARIOUS OTHER EASEMENTS OF RECORD

DETAIL 3

DETAIL 2

SEE DETAIL 2

