

**RESOLUTION 19-12  
TENTATIVE PARCEL MAP #476-19**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERCULES RECOMMENDING THAT THE CITY COUNCIL APPROVE PARCEL MAP #476-19 SUBDIVIDING APPROXIMATELY 7.001 ACRE PROJECT SITE, KNOWN AS HERCULES SELF STORAGE SITE, INTO THREE LOTS LOCATED at 1444 WILLOW AVENUE (EXISTING APN'S 406-522-004-0 AND 406-522-001-6)**

**WHEREAS**, the Planning Commission of the City of Hercules has received and considered application from Hercules Self Storage, LP, ("Applicant") for the Project Site known as Hercules Self Storage located at 1444 Willow Avenue, east of Palm Avenue on the southside of Willow Avenue containing existing Assessor's Parcel Numbers 406-522-004-0 and 406-522-001-6; and

**WHEREAS**, the proposed Parcel Map is part of a larger project approved by the City Council on September 11, 2018 through Resolution 18-058 for a mini-storage facility and auto oriented service uses; and

**WHEREAS**, the overall Project Site is approximately 7.001 vacant acres; and

**WHEREAS**, Parcel Map #476-19, attached hereto and incorporated herein as Exhibit A, proposes to subdivide the Project Site into three parcels, Parcel A = 3.38 acres, Parcel B = 2.97 acres and Parcel C = 0.65 acres; and

**WHEREAS**, entitlement applications CUP 18-01, DRP 18-02, ZTA 18-04, and DA 18-01 was approved on September 11, 2018 which has various conditions of approval that will be met through the construction process and not through the proposed Final Parcel Map needed for financing purposes; and

**WHEREAS**, in accordance with the California Environmental Quality Act (CEQA), (a) all the potential impacts of a larger Project were evaluated and addressed in the Initial Study/Mitigated Negative Declaration dated June 18, 2018, and the parcel map is simply part of the implementation of that Project; and (b) because all the Project's potential impacts were addressed in the IS/MND, and approval of the parcel map simply changes the parcel boundaries within the Project but does not allow or facilitate any development different than that evaluated in the IS/MND, it can be seen with certainty that there is no possibility that approval of the parcel map may have a significant effect on the environment and so the parcel map approval is exempt from CEQA under Section 15061(b)(3) ; and

**WHEREAS**, a Staff Report for the Planning Commission, dated December 16, 2019, and incorporated herein by reference described and analyzed the application for Parcel Map #476-19, and recommended that the Planning Commission recommend that the City Council approve the Parcel Map application; and

**WHEREAS**, the Planning Commission did hear and use their independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

**NOW, THEREFORE BE IT RESOLVED:**

1. The foregoing recitals are true and correct and made a part of this Resolution and the Planning Commission makes the following findings and determinations, regarding the proposed Parcel Map #476-19:
  - a. Parcel Map #476-19 is consistent with the General Commercial (CG/ GC) General Plan / Zoning designation as stated in the staff report.
  - b. Parcel Map #476-19 is consistent with the intent of the prior entitlement approvals given by the City Council on September 11, 2018.
2. The Planning Commission recommends that the City Council approve Parcel Map #476-19 to subdivide the property into 3 parcels (Parcel A = 3.38 acres, Parcel B = 2.97 acres and Parcel C = 0.65 acres), as shown on the attached two-page Parcel Map drawings.

**PASSED AND ADOPTED** by the Planning Commission the City of Hercules on this sixteenth day of December 2019, by the following vote:

AYES: Rubio, Morrison, Sacramento, & Tolley

NOES: None

ABSTAIN: None

ABSENT: Galieva



Hector Rubio, Vice Chair of Planning Commission

ATTEST:



Holly P. Smyth, AICP  
Planning Secretary

Exhibit A: Proposed Parcel Map M.S. 476-19

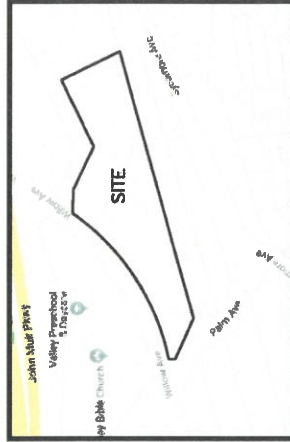
# PARCEL MAP M.S. 476-19

A PORTION OF PARCEL A, AS SHOWN ON THAT CERTAIN  
PARCEL MAP 476-87, FILED NOVEMBER 2, 1987, IN  
BOOK 130 OF PARCEL MAPS PAGES 30 & 31  
CITY OF HERCULES, CONTRA COSTA COUNTY.

STATE OF CALIFORNIA

DATE: NOVEMBER 2019

BEJJAECCI & ASSOCIATES, INC.  
CONCORD, CA



## VICINITY MAP

NOT TO SCALE

### CLERK OF THE BOARD OF SUPERVISORS' STATEMENT

I HEREBY STATE, AS CHECKED BELOW, THAT:

( ) A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEU, BUT ARE NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

( ) ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICE.

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

AMALA TAYLOR  
CLERK OF THE BOARD OF SUPERVISORS  
CONTRA COSTA COUNTY  
STATE OF CALIFORNIA

BY: DEPUTY CLERK

### RECORDING'S STATEMENT

THIS PARCEL MAP IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY OLD REPUBLIC TITLE COMPANY, DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_; AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES CONCERNING THE FILING OF SUBDIVISION MAPS. FILED AT THE REQUEST OF CLAIMANT COMPANIES, LLC, AT \_\_\_\_\_ A.M./P.M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

ANGELA KAMINSKI  
COUNTY RECORDER  
CONTRA COSTA COUNTY  
STATE OF CALIFORNIA

BY: DEPUTY COUNTY RECORDER

**SURVEYOR'S STATEMENT**  
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CLAIMANT COMPANIES, LLC ON JANUARY 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: \_\_\_\_\_ ALEXANDER V. FONG PLS 92532

**CITY ENGINEER'S STATEMENT**  
I, JIMMY SMITH, CITY ENGINEER FOR THE CITY OF HERCULES, CONTRA COSTA COUNTY, STATE OF CALIFORNIA, HAVE EXAMINED THE TENTATIVE MAP AND HAVE APPROVED THE SAME. I HEREBY STATE THAT THE TENTATIVE MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HAVE APPROVED THE TENTATIVE MAP AND HAVE APPROVED THE TENTATIVE MAP AS SUBMITTED BY THE CITY OF HERCULES PLANNING COMMISSION ON \_\_\_\_\_ THAT ALL OF THE PROVISIONS OF SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SURE THAT THE SAME IS TECHNICALLY CORRECT.

PURSUANT TO SECTION 66446(d) OF THE SUBDIVISION MAP ACT, THE CITY OF HERCULES DOES HEREBY AFFIRM AND WAIVE THE (PUBLIC) 10 FOOT URBAN EASEMENT ACROSS PARCEL A AS SHOWN ON PARCEL MAP 476-87, FILED NOVEMBER 2, 1987, IN BOOK 130 OF PARCEL MAPS AT PAGES 30 AND 31, CONTRA COSTA COUNTY RECORDS.

DATE: \_\_\_\_\_ JIMMY SMITH  
CITY ENGINEER  
CITY OF HERCULES

**CITY PLANNING COMMISSION STATEMENT**  
I, JIMMY SMITH, DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF HERCULES, HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF HERCULES, CONTRA COSTA COUNTY, STATE OF CALIFORNIA, HAS REVIEWED AND APPROVED THE TENTATIVE MAP NUMBER MS 476-19 OF THIS SUBDIVISION UPON WHICH THIS PARCEL MAP IS BASED.

DATE: \_\_\_\_\_ JIMMY SMITH  
PLANNING DIRECTOR  
CITY OF HERCULES

**TECHNICAL SURVEYOR'S STATEMENT**  
I, JOHN KOSOVAN, A LICENSED LAND SURVEYOR, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "PARCEL MAP M.S. 476-19" ON BEHALF OF THE CITY ENGINEER AND I AM SURE THAT SAID PARCEL MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_ JOHN KOSOVAN, PLS 92532  
LICENSED LAND SURVEYOR

**OWNER'S STATEMENT**  
THE UNDERSIGNED, BEING THE ONLY PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBODIED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE SAME.

THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP AS SHOWN ON THE PRELIMINARY TITLE REPORT ORDER NUMBER 044701001-01, DATED APRIL 16, 2019 PREPARED BY OLD REPUBLIC TITLE COMPANY.

THE UNDERSIGNED FURTHER RELINQUISHES TO THE CITY OF HERCULES ALL INTEREST IN SUB-SURFACE WATER RIGHTS BELOW 300 FEET THAT THEY MAY HAVE.

THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD.

CLAIMANT COMPANIES, LLC

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

### OWNER'S AFFIDAVIT

I, A NOTARY PUBLIC, ON OTHER OFFER, CERTIFYING THIS CERTIFICATE UNDER ONLY THE AUTHORITY OF THE NOTARIAL PUBLIC, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON \_\_\_\_\_, A NOTARY PUBLIC, THAT HE OR SHE (SIGNED TO BE THE PERSON(S) WHOSE NAMES(S) ARE SET FORTH IN THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE (THEY) EXERCISED THE SAME IN HIS/HER (THEIR) AUTHORIZED CAPACITIES), AND THAT BY HIS/HER (THEIR) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH HE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION # OF NOTARY: \_\_\_\_\_

# PARCEL MAP M.S.476-19

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BOOK 130 OF PARCEL MAPS PAGES 30 & 31  
CITY OF HERCULES, CONTRA COSTA COUNTY,  
STATE OF CALIFORNIA

DATE: NOVEMBER 2019  
BELLECCI & ASSOCIATES, INC.  
CONCORD, CA



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN FOUND BROW PIPE MONUMENTS  
DESIGNATED R1058 AND R1059 ALONG STATE ROUTE 4 RIGHT OF WAY AS SHOWN ON RECORD OF SURVEY  
RS 2263 FILED IN BOOK 115 OF LAND SURVEYORS MAPS PAGE 4 BEARING TAKEN AS N65°10'00"E.  
BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 18N, DISTANCES SHOWN HEREON ARE GROUND  
MULTIPLY DISTANCES SHOWN BY 0.9999999999999999 TO OBTAIN TRUE DISTANCES.

## NOTE

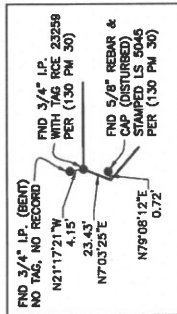
PURSUANT TO SECTION 66445(d) OF THE SUBDIVISION MAP ACT, THE "PUBLIC" 10' UTILITY EASEMENT  
SHOWN ON THIS MAP IS NOT A PART OF THE SURVEY. THE "PUBLIC" 10' UTILITY EASEMENT IS SHOWN FOR  
RECORD ONLY. THE "PUBLIC" 10' UTILITY EASEMENT IS NOT TO BE CONSIDERED A PART OF THIS MAP.

## REFERENCES

(R1) RECORD OF SURVEY RS 2263 115 LSM 4  
(R2) RECORD OF SURVEY RS 2263 115 LSM 4  
(R3) RECORD OF SURVEY RS 2263 115 LSM 4  
(R4) RECORD OF SURVEY RS 2263 115 LSM 4

## LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR 24" LONG WITH CAP STAMPED PLS 9252
- BOUNDARY
- CDH CALIFORNIA DEPARTMENT OF HIGHWAYS
- LP IRON PIPE
- (R) RADIAL BEARING
- (T) TOTAL
- (R1) DENOTES REFERENCE NUMBER
- S.F.N.F. SEARCHED FOR, NOT FOUND
- HW HIGH VOLTAGE
- HWY HIGHWAY
- LS LAND SURVEYOR
- LSM LAND SURVEY MAP
- MON MONUMENT
- PM PARCEL MAP
- W/ WITH



STATE ROUTE 4

PARCEL MAP 1020  
77 PM 46

PARCEL B  
130 PM 30

PARCEL A  
3.38± ACRES

PARCEL B  
2.97± ACRES

PARCEL C  
28481± Sq.Ft.  
0.65± Acres

PALM AVE.

WILLOW AVENUE  
(CONCRETE DRIVEWAY)

A.P.N. 406-522-001, 406-522-004

SHEET 2 OF 2