

## Memorandum

**To:** CHAIR AND COMMISSIONERS  
CALIFORNIA TRANSPORTATION COMMISSION

**CTC Meeting:** June 27-28, 2018

**Reference No:** 4.20  
Action Item

**From:** STEVEN KECK  
Chief Financial Officer

**Prepared by:** Jennifer S. Lowden, Chief  
Division of Right of Way  
and Land Surveys

**Subject:** RESOLUTION AUTHORIZING BREAK IN ACCESS ALONG STATE ROUTE 84 FOR  
HIBISCUS PROPERTIES  
RESOLUTION G-18-34

### ISSUE:

Should the California Transportation Commission (Commission) approve Resolution G-18-34, authorizing an access control opening on State Route (SR) 84 at Post Mile (PM) 27.2 in the city of Menlo Park, county of San Mateo?

### RECOMMENDATION:

The California Department of Transportation (Department) recommends the Commission approve Resolution G-18-34, opening access on SR 84 to Hibiscus Properties, LLC.

### BACKGROUND:

This request is part of the Bayfront Expressway Roadway Improvement Project which will improve traffic operation along Bayfront Expressway, also known as SR 84, in order to accommodate the additional traffic demand generated by development on the adjacent Hibiscus Properties, LLC parcel. A traffic study was completed in July 2017 to analyze traffic impacts to Bayfront Expressway. The study identified installation of a signalized intersection at the subject access opening location as the preferred alternative to alleviate increased traffic volumes after development. The existing main access would also be modified to allow westbound left turns for transit buses only and extension of the existing eastbound right turn lane.

Director's Deed (DD) 045626-01-04, approved May 17, 2018, authorized the transfer of a 71.49 foot access control opening to Hibiscus Properties, LLC. This break in access control will be of public benefit by increasing traffic safety at the new intersection, better controlling the flow of traffic, and reducing traffic queueing in this area. The cost of all road improvements associated with this Project is borne by the developer.

The May, 2018 Commission meeting agenda item read as follows:

**04-04-SM-84 PM 27.2**

Disposal Unit #DD 045626-01-04

Convey to: HIBISCUS PROPERTIES, LLC

Menlo Park

71.49-foot access opening

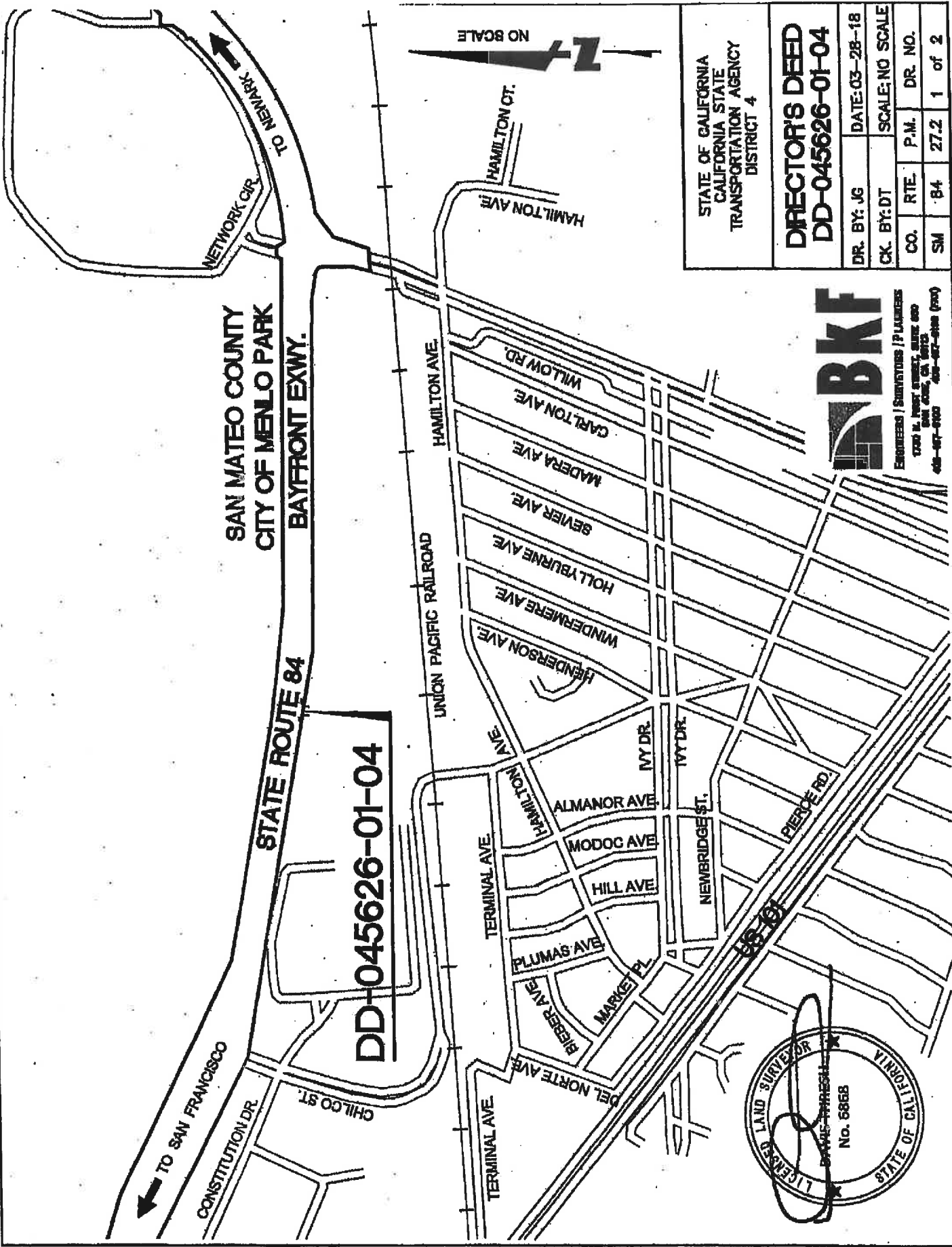
\$2,025,000 (Appraisal \$2,025,000)

Direct sale. This is a right of way decertification of access restriction along State Route 84, an access restricted conventional highway. A full intersection will be constructed. The new access opening is located on the southerly side of Route 84 between the signalized intersections of Chilco Street and Willow Road in the city of Menlo Park (City). The buyer, Hibiscus Properties LLC, is owned by Facebook. Facebook is expanding their campus at this location and the City requires the location of a new driveway off the highway, as Chilco Street cannot accommodate the increase in traffic caused by the Facebook expansion. Selling price represents appraised value.

#### Attachments

Attachments A1, A2 – Parcel maps

Attachment B – Resolution G-18-34



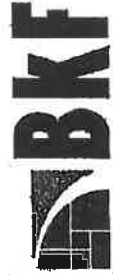
SAN MATEO COUNTY  
CITY OF MENLO PARK  
BAYFRONT EXWY.

STATE ROUTE 84

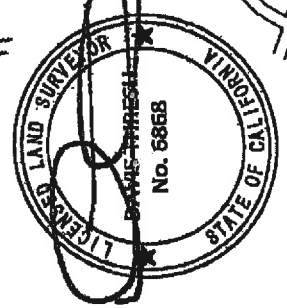
DD-045626-01-04

NO SCALE

STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DISTRICT 4		DIRECTOR'S DEED DD-045626-01-04	
DR. BY: JG	DATE: 03-28-18	CK. BY: DT	SCALE: NO SCALE
CO. RTE. B4	P.M. 27.2	DR. NO. 1	of 2



ENGINEERS / SURVEYORS / PLANNERS  
1720 N. WILSON STREET, SUITE 400  
SAN JOSE, CA 95128  
408-487-8100 408-487-8100 (fax)

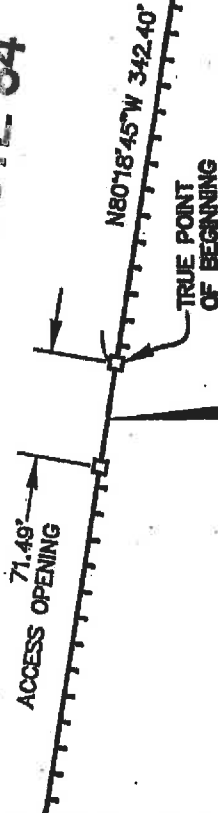


COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00000615 TO OBTAIN GROUND LEVEL DISTANCES.

# SAN MATEO COUNTY CITY OF MENLO PARK

## STATE ROUTE 84


45626-1  
PARCEL 45626-1  
DOC. NO. 84084145



POINT OF BEGINNING

DD-045626-01-04

PARCEL 2  
DOC. NO. 2017-039051

**LEGEND**  
 ACCESS PROHIBITED  
 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

GRAPHIC SCALE



(IN FEET)



STATE OF CALIFORNIA  
CALIFORNIA STATE  
TRANSPORTATION AGENCY  
DISTRICT 4

**DIRECTOR'S DEED**  
**DD-045626-01-04**

DR. BY: JG	DATE: 03-28-18		
CK. BY: DT	SCALE: 1" = 120'		
CO. SM	RTE. 84	P.M. 27.2	DR. NO. 2 of 2



ENGINEERS / SURVEYORS / PLANNERS  
1700 N. FIRST STREET, SUITE 600  
SANTA ANA, CA 92701  
408-407-8100 408-407-8108 (fax)

**CALIFORNIA TRANSPORTATION COMMISSION**  
**Resolution Authorizing Break In Access Along State Route 84 for Hibiscus**  
**Properties**  
**04-SM-84 PM 27.2**  
**June 27-28, 2018**

**RESOLUTION G-18-34**

- 1.1 **WHEREAS**, the Department of Transportation (Department) has determined that access rights on State Route 84 at PM 27.2, previously acquired by the state for highway purposes, are no longer necessary for those purposes; and
- 1.2 **WHEREAS**, the Department may sell, contract to sell, sell by trust deed, or exchange real property or interest therein in the manner and upon terms, standards, and conditions established by the California Transportation Commission (Commission); and
- 1.3 **WHEREAS**, the Department has examined the access opening at State Route 84 at PM 27.2, in the city of Menlo Park, in the county of San Mateo and has made the determination that the access opening at this location will not have any adverse effects on the operations of this route; and
- 1.4 **WHEREAS**, the Department has determined the new access opening will be 71.49 linear feet; and
- 2.1 **NOW, THEREFORE, BE IT RESOLVED** that pursuant to the authority vested in it by law, the Commission does hereby authorize the access opening on State Route 84 at PM 27.2, in the city of Menlo Park, in the county of San Mateo.