



# CITY OF SAN MATEO

City Hall  
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[www.cityofsanmateo.org](http://www.cityofsanmateo.org)

## Agenda Report

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Agenda Number: 19

Section Name: {{section.name}}

File ID: {{item.tracking\_number}}

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**TO:** City Council  
**FROM:** Drew Corbett, City Manager  
**PREPARED BY:** Public Works Department  
**MEETING DATE:** January 19, 2021

**SUBJECT:**

CONTINUED FROM JANUARY 4, 2021 MEETING: 1,2, and 3 Waters Park Subdivision – Final Map

**RECOMMENDATION:**

Adopt a Resolution to approve the final map and approve the subdivision improvement agreement for Waters Park Development, creating 27 single family residential units and 163 residential condominium units, and authorize the Acting Public Works Director to sign the agreement in substantially the form presented.

**BACKGROUND:**

The City Council approved the project and Vesting Tentative Map for the 1,2 and 3 Waters Park Subdivision (17-065), on February 19, 2019. The project is a subdivision for condominium purposes for a total of 11.12 acres located at 1,2 and 3 Waters Park. The final map subdivides the current parcel for condominium purposes. The project is approved for 27 single family residential units and 163 residential condominium units. The project is currently under construction.

The developer filed the final map with the City Engineer during November 2020, in compliance with the conditions of approval and together with the fees and deposits required at the time. The Public Works Department is responsible for reviewing subdivision maps for compliance with the Subdivision Map Act and the City's Subdivision Code and ensures the map is recorded with the County of San Mateo after map approval.

The applicant is requesting the final map be approved and recorded prior to the completion of the project's right-of-way improvements. The applicant has paid all the necessary City fees, as part of the City's conditions of approval process. Government Code Section 66462(a) requires the developer to enter into a subdivision improvement agreement with the City to ensure the completion of the work. The subdivision improvement agreement is included as Attachment 2. A reduced copy of the subdivision map is included as Attachment 3.

The Covenants, Conditions and Restrictions for this project have been reviewed for compliance with the conditions of approval and City code and will be recorded prior to occupancy of the condominiums.

**BUDGET IMPACT:**

There is no budget impact related to this action.

**ENVIRONMENTAL DETERMINATION:**

In accordance with CEQA Guidelines Section 15268, acceptance of the subdivision map is a ministerial act and falls within the scope of the project approvals and CEQA findings previously made by the City Council

**NOTICE PROVIDED**

All meeting noticing requirements were met.

**ATTACHMENTS**

Att 1 - Proposed Resolution

Att 2 - Subdivision Improvement Agreement

Att 3 - Subdivision Map

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