



County of San Mateo

Inter-Departmental Correspondence

Department: PUBLIC WORKS

File #: 19-1318

Board Meeting Date: 1/28/2020

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: James C. Porter, Director of Public Works
Subject: Acceptance of the Final Map, Agreement for the Construction of On-Site and Off-Site Improvements Associated with the "Big Wave" Subdivision, Unincorporated Princeton Area

RECOMMENDATION:

Adopt a resolution:

- A) Approving the Final Map for Subdivision PLN2005-00481, PLN2005-00482, PLN2013-00451, DPW2015-01105 (Final Map North Parcel), and DPW2015-01103 (Final Map South Parcel); and
- B) Directing the Clerk of the Board to execute the appropriate certificate on the Final Maps and cause the Final Maps to be recorded with the San Mateo County Recorder; and
- C) Authorizing the President of the Board to execute agreements for and on behalf of the County of San Mateo to secure the design and construction of improvements associated with the Big Wave Subdivision, unincorporated Princeton area.

BACKGROUND:

Your Board approved the Big Wave Project for an Office Park on May 19, 2015 and subsequently approved certain amendments to the project approvals on June 6, 2017 and July 23, 2019 meetings. The conditions of project approval include requirements to construct certain onsite and offsite improvements. In particular, traffic signals, trail access, common area stormwater drainage, and shared utility improvements are required to serve the proposed subdivision, as shown on the approved tentative map for the project and as required by the County Subdivision Regulations.

Section 7033 of the Subdivision Regulations provides that sub-dividers must either construct required improvements or provide security for the construction of such improvements prior to recordation of the final map for the subdivision.

DISCUSSION:

Big Wave has submitted a Final Map for the project. The Final Map has been checked by staff, which has determined that it is in conformance with applicable State statutes.

The County, Big Wave, LLC, and the Granada Community Services District entered into a Joint Subdivision Improvement Agreement under which Big Wave, LLC commits to completing certain subdivision improvements for the project. The County and Big Wave have agreed to certain changes to the terms of this Agreement that pertain only to the County-required improvements and those changes are reflected a First Amendment to the Joint Subdivision Improvement Agreement, which is submitted with this report.

In order to secure performance of the off-site components of the County-required improvements described in the Joint Subdivision Improvement Agreement, the County and Big Wave Group have agreed to enter into a Lien Agreement secured by the Big Wave South Parcel, in lieu of performance, payment and warranty bonds.

The sub-divider will be required to obtain encroachment permits from the Department of Public Work for any work in the right-of-way. We believe the current cost estimate and corresponding securities will be adequate to cover the costs of design, permitting and construction of these facilities.

The sub-divider will be required to cover the actual costs design reviews and inspections provided by the Department of Public Works.

FISCAL IMPACT:

The County has no financial obligation as a result of this agreement.

ATTACHMENTS: Exhibit A: Approved Tentative Map - highlighted areas identify subjects of the agreements.