



CONDITIONS OF VESTING TENTATIVE SUBDIVISION MAP APPROVAL
950 MONROE STREET MIXED-USE PROJECT

GENERAL

- A. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- B. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

**COMMUNITY DEVELOPMENT
& COMMUNITY SERVICES DIVISION**

**H1.
PLANNING DIVISION**

- P1. The project shall comply with the Conditions of Architectural Review approvals (PLN2020-14457) and the mitigation measures identified in the Environmental Impact Report.
- P2. Developer shall prepare and submit Covenant, Conditions and Restrictions (CC&R's) to the City for review and approval. The approved CC&Rs are to be recorded prior to the issuance of building permits and a copy is provided to the Community Development Department.

PUBLIC WORKS

ENGINEERING

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E4. Dedicate, as needed, on-site easements for new sidewalk, and any other new utilities by means of subdivision map or approved instrument at time of development and pay applicable processing fee.
- E5. After City Council approval of the Tentative Map, submit 10 copies of the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
- E6. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his

designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

- E7. Dedicate traffic signal easement to encompass 5' clearance from proposed traffic signal pole foundation.
- E8. On TM-2 for Stars and Stripes Drive, add "Public R/W to be vacated per separate instrument" similar to Centennial. Also, callout vacation area under separate instrument for the triangular portion on Tasman.
- E9. Ingress-egress easement (J347 OR 2195 & Doc 14150279) and public right-of-way (Doc 21195719) shall be vacated by separate instrument.

WATER & SEWER

- W1. Related Approvals: Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.
- W2. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

SILICON VALLEY POWER

- SVP1. Lot 1 will be allowed 2 services from SVP. 1 service is an existing service which is an overhead service for 1341 Homestead residence and the second service will be new one established for the rest of the site.
- SVP2. Lots 2 and 3 will each keep their existing electrical service.
- SVP3. Show all SVP easements on final parcel map.