

CONDITIONS OF TENTATIVE PARCEL MAP APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

- G1. 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.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A1. 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

- C1. The project shall comply with the Conditions of Approval for the overall campus (PLN2011-08759 and PLN2012-09193).

ENGINEERING

- E1. 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 included within a Single Encroachment Permit issued by the City Engineering 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.
- E2. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E3. 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.
- E4. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of parcel map and/or issuance of building permits.
- E5. After City Council's approval of the Tentative Subdivision, submit 10 copies of the Parcel 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. The City approved Parcel Map shall be recorded by developer prior to building permit issuance. All reciprocal easements shall be addressed and recorded concurrent with recordation of the Parcel Map and include a note reference on the Parcel Map of said easements (i.e., CCR&E) or include said easements on the map.

- E6. File and record Parcel Map for any proposed development, and pay all appropriate fees prior to issuance of the Building Permit.
- E7. Dedicate, as required, on-site easements for new sidewalk, storm drain main, storm drain overland release, and any other new utilities by means of parcel map or approved instrument at time of development.
- E8. Northwest curb ramp at the intersection of Lakeside Drive and Scott Boulevard shall be upgraded to current City standards. A 4' minimum sidewalk clearance shall be maintained along the entire property frontage. This would require the sidewalk at the same corner to be widened around the existing traffic signal pole.

ELECTRIC

- EL1. All Silicon Valley Power easements to be remain.
- EL2. All electric services shall remain on the parcel they serve.
- EL3. Private entities shall not have electric services cross property lines.

FIRE

Approval Granted with Conditions

CC&R's/reciprocal agreement shall reflect the shared fire protection services (for fire private fire hydrants).

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