

CONDITIONS OF VESTING TENTATIVE SUBDIVISION 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.

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- G3. 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.
- G4. 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 Conditions of Approval for the Catalina II Residential Project (PLN2018-13609) and Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program (CEQ2018-01065).
- C2. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&Rs) or equivalent instrument assigning and governing perpetual maintenance of the private street in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.

ENGINEERING

- E1. Obtain site clearance through Engineering 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 Engineering 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 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.
- E3. 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.
- E4. Work within the State right-of-way shall require a Caltrans encroachment permit.

- E5. Relocate existing public sanitary sewer main along El Camino Real, as required, to provide minimum 5' clearance from face-of-curb.
- E6. After City Council approval of the Vesting Tentative Subdivision 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. The City approved Subdivision Map shall be recorded by developer prior to building permit issuance.
- E7. File and record Subdivision Map for proposed development and pay all appropriate fees prior to issuance of the Building Permit.
- E8. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.
- E9. Proposed trees shall be 5' minimum clear of sidewalks, excluding the landscape strip. Provide root barrier if trees are planted such that the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
- E10. 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.
- E11. Slurry seal entire width of Civic Center Drive fronting the subject property.
- E12. Dedicate, as required, on-site easements for new public utilities and/or sidewalk by means of a Subdivision Map or approved instrument at time of development.
- E13. Dedicate public street and public utility easement along El Camino Real by means of a Subdivision Map or approved instrument.
- E14. Dedicate private reciprocal vehicle and pedestrian ingress/egress easements and storm drain overland release easement by means of a Subdivision Map or approved instrument.
- E15. Existing 2" PG&E gas line on El Camino Real shall be abandoned per PG&E approval and City standards.
- E16. SVP manhole lids shall be outside the public sidewalk, unless approved by the City Engineer.
- E17. All proposed on-site driveways and paths shall accommodate fire truck/engine turning template.
- E18. All traffic striping, messages, and symbols shall be thermoplastic.
- E19. Existing non-standard or non-ADA compliant frontage shall be replaced with current City-standard frontage improvements.
- E20. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
- E21. Proposed driveways along Civic Center Drive shall be per City standard detail ST-8.
- E22. Show and comply with City's driveway vision triangle requirements at proposed driveway. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and intersections in order to allow an unobstructed view of oncoming traffic. Contact Traffic Engineering at (408) 615-3000 for further information.
- E23. Provide minimum 5' wide sidewalk with 4' wide landscape strip along the Civic Center Drive frontage.
- E24. Provide minimum 10' wide separated sidewalk with 4' wide landscape strip along El Camino Real frontage.

- E25. On-street parking shall not be counted towards on-site parking requirements.
Show existing T-markers (City street parking) on Civic Center Drive. Remove existing T-markers (on-City street parking) that will be in conflict with proposed driveways.

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