

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2020

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL
APPROVE A VESTING TENTATIVE MAP TO CREATE FOUR LOTS OF WHICH
THREE ARE FOR CONDOMINIUM PURPOSES, AND A COMMON LOT
AT 1001 NORTH SHORELINE BOULEVARD

WHEREAS, an application was received from Sares Regis for a Vesting Tentative Subdivision Map to create four lots for condominium purposes and a common lot at 1001 North Shoreline Boulevard (Application No. PL-2017-184); and

WHEREAS, the Environmental Planning Commission held a public hearing on May 6, 2020 for a Vesting Tentative Subdivision Map and recommended approval to the City Council subject to the attached conditions; and

WHEREAS, the Vesting Tentative Map would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the project will be consistent with the policies included in the General Plan, and the Vesting Preliminary Parcel Map facilitates the construction of new high-density residential development and associated improvements that can be fully served by the physical infrastructure and services provided within the City of Mountain View;

NOW, THEREFORE, BE IT RESOLVED, the Environmental Planning Commission of the City of Mountain View hereby recommends the City Council approve the Tentative Subdivision Map subject to the required findings, pursuant to the Subdivision Map Act:

1. That pursuant to Section 66473.5 and Subsections (a) and (b) of Section 66474 of the Government Code, and Section 28.8 of the Mountain View City Code, the City Council hereby finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan Land Use Designation of Mixed-Use Center of the City, including all required elements therein applicable to said property as the project will introduce a variety of land uses (office, residential, and commercial) on the project site. The proposed project intensity of 2.01 floor area ratio (FAR) is under the maximum FAR of 2.5 allowed under the Mixed-Use Center Land Use Designation. The proposed seven-story height is also under the allowed maximum height of eight stories.

2. That pursuant to Subsections (c) and (d) of Government Code Section 66474, the proposed subdivision is physically suitable for the proposed residential development and improvements at a density of 38.8 dwelling units per acre as the site adequately accommodates vehicle, pedestrian, and bicycle circulation to meet requirements for life-safety, city services, and residents of the project. Additionally, the proposed Vesting Tentative Map facilitates the construction of a new high-density residential development, a new parking garage, and associated improvements that can be fully served by the physical infrastructure and services provided within the City of Mountain View. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, and new easements will be acquired for sewer and water utility improvements and connections through the site that are needed to support future growth in the City pursuant to Government Code Section 66474 Subsection (g).

3. The design of the subdivision and proposed improvements would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the project will be consistent with the policies included in the General Plan and pursuant to Subsection (f) of Government Code Section 66474.

4. An Environmental Impact Report (EIR) was prepared for the project and circulated for the required 45-day public comment period, which ended on November 11, 2019. Staff has received no comments on the Draft EIR. The draft EIR determined that all significant impacts of the proposed project have been mitigated to less than significant with the incorporation of mitigation measures and implementation of standard City conditions of approval. Therefore, the design of the subdivision and proposed improvements will not result in environmental damage or unavoidable injury to fish and wildlife habitats pursuant to Subsection (e) of Government Code Section 66474.

5. The Vesting Tentative Subdivision Map for creating four lots for condominium purposes and a common lot, incorporated herein by reference as Attachment A, is hereby recommended for approval subject to the subdivider's compliance with all of those conditions of approval as required by the Subdivision Committee and attached hereto and incorporated herein by reference as Attachment B.

DP/2/CDD/807-03-18-20epcr

- Attachments: A. Vesting Tentative Map
B. Subdivision Conditions of Approval

VESTING TENTATIVE MAP

5 LOT SUBDIVISION

**LOT 1 IS FOR CONDOMINIUM PURPOSES CONSISTING OF 203 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT,
 LOT 3 IS FOR CONDOMINIUM PURPOSES CONSISTING OF 1 UNIT FOR PARKING,
 LOT 4 IS FOR CONDOMINIUM PURPOSES CONSISTING OF 100 RESIDENTIAL UNITS**

1001 NORTH SHORELINE BOULEVARD

CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA

LEGEND

EXISTING BOUNDARY LINE	—————
NEW LOT LINES	—————
ADJACENT PARCEL LINES	—————
NO ACCESS LINE	—————
MONUMENT LINE	—————
CENTER LINE	—————
VERIZON LEASE LINE	—————
EASEMENT LINE (NEW)	—————
EASEMENT LINE (E) TO REMAIN	—————

IN	DISTANCE INSIDE SUBJECT BOUNDARY
M-M	MONUMENT TO MONUMENT DISTANCE
OUT	DISTANCE OUTSIDE SUBJECT BOUNDARY

()1 RECORD DATA PER W MAPS 56
 ()2 RECORD DATA PER 455 ROS 56-57
 ()3 RECORD DATA PER DOC NO. 21494974
 ()4 RECORD DATA PER DOC NO. 14046575

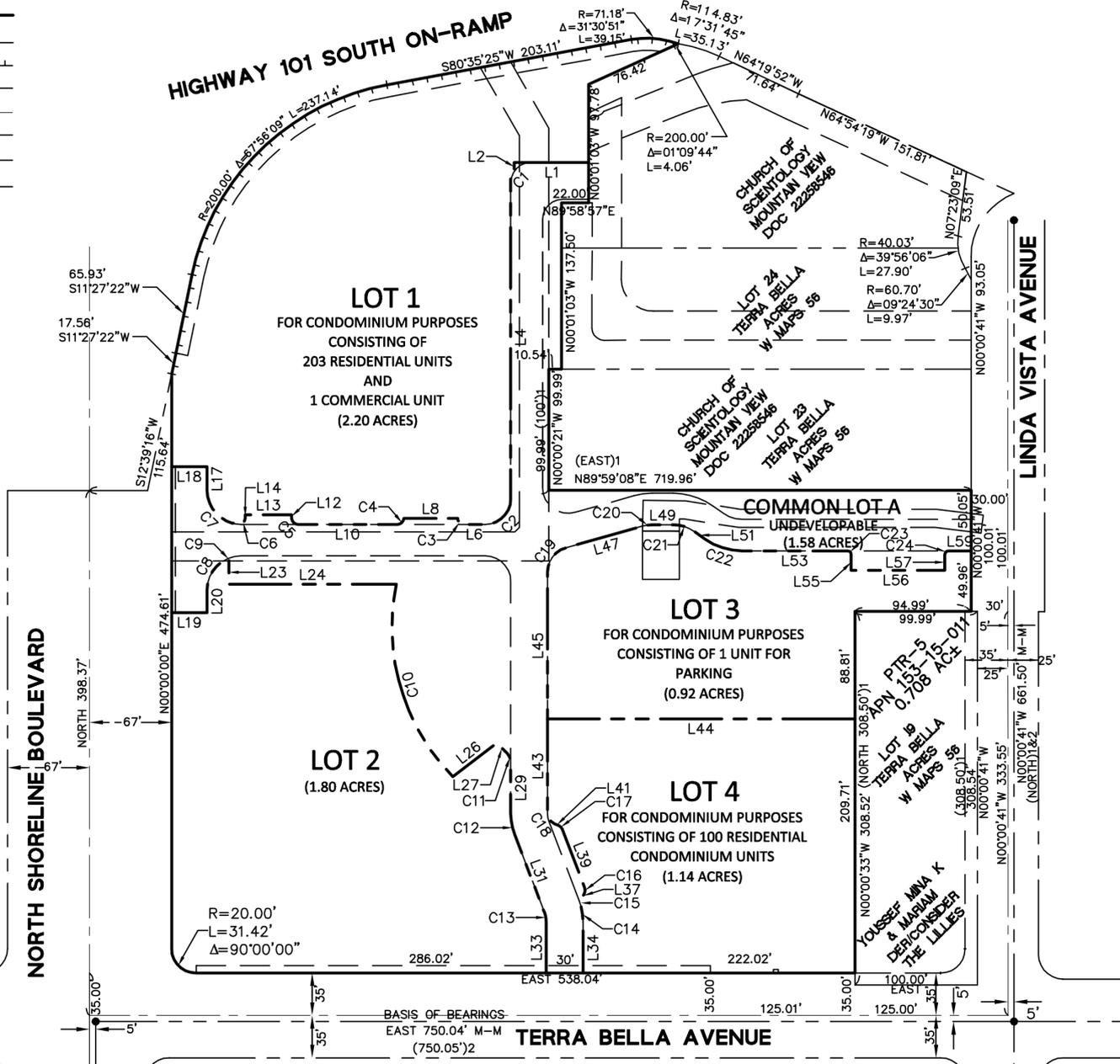
GENERAL NOTES

- VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION ACT MAP.
- AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN 7.64± ACRES CONSISTING OF FOUR DEVELOPABLE PARCELS AND ONE UNDEVELOPABLE PARCEL.
- BUILDING TYPE: THE BUILDING FOOTPRINTS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. THE BUILDING TYPE, LOCATION AND STYLES WILL BE PERMITTED AS CONSTRUCTED IN CONFORMANCE WITH PROJECT PD REQUIREMENTS PRIOR TO THE APPLICATION FOR BUILDING PERMITS.
- UTILITIES: A PUBLIC WATER AND SEWER EASEMENT IN THE FAVOR OF THE CITY OF MOUNTAIN VIEW WILL BE CREATED TO FACILITATE MAINTENANCE OF THE MAIN WATER TRANSMISSION LINE AND THE SANITARY SEWER MAIN. SANITARY AND WATER SERVICE LATERALS BETWEEN THE BUILDINGS AND THE CLEANOUTS AND/OR WATER METERS WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORM DRAINAGE SYSTEM WILL ALSO BE PRIVATELY OWNED AND MAINTAINED OR AS DESIGNATED.
- MULTIPLE FINAL MAPS: PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BOUNDED.

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

[Signature]
 FRITZ COLE GAUMNITZ, P.E. DATE 03/04/2020
 BKF ENGINEERS
 R.C.E. NO. 75787

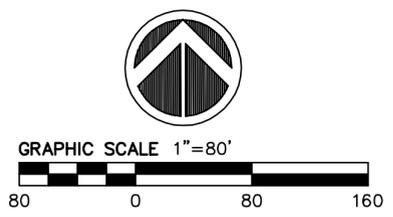


GENERAL NOTES

- OWNER: LH SHORELINE LP
4 EMBARCADERO CENTER
SUITE 3300
SAN FRANCISCO, CA 94111
- DEVELOPER: SARES REGIS
901 MARINERS ISLAND BLVD,
SUITE 700
SAN MATEO, CA 94404
CONTACT: JANICE YUEN
(650) 377-5735
- CIVIL ENGINEER: BKF ENGINEERS
1730 N. FIRST STREET,
SUITE 600
SAN JOSE, CA 95112
CONTACT: COLE GAUMNITZ
(408) 467-9100
- PROPERTY: ALL OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP, ENTITLED LOT MERGER RECORDED MAY 11, 2016 IN BOOK 892 OF MAPS, PAGES 14-20, SANTA CLARA COUNTY RECORDERS AND THE CALTRANS DIRECTOR'S DEED 011987-02-01.
- APN: 153-15-032 & 153-15-033
- GENERAL PLAN: GENERAL INDUSTRIAL
- EXISTING ZONING: ML & MM
- PROPOSED ZONING: PD ZONING
- EXISTING USE: OFFICE
- PROPOSED USE: MIXED USE-CENTER, OFFICE, RESIDENTIAL COMMUNITY
- GROSS AREA: 7.81± (7.64± NET) ACRES
- NUMBER OF LOTS: 4 DEVELOPABLE, 1 UNDEVELOPABLE COMMON AREA TO BE MAINTAINED BY HOA.
- PUBLIC SEWER: CITY OF MOUNTAIN VIEW
- PUBLIC WATER: CITY OF MOUNTAIN VIEW
- PUBLIC STORM: CITY OF MOUNTAIN VIEW AND CALTRANS.
- BASIS OF BEARING: THE BEARING OF "EAST" TAKEN ON THE CENTER LINE OF TERRA BELLA AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD ON DECEMBER 18, 1979 IN BOOK 455 OF MAPS AT PAGES 56 & 57, SANTA CLARA COUNTY RECORDS.
- TOPOGRAPHY: INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY 360 AERIAL SURVEYS OCTOBER 2017 AND GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED OCTOBER 2017.
- FLOOD ZONE: ZONE X; PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 6085C0037H, EFFECTIVE DATE MAY 18, 2009
- EASEMENTS: EASEMENT DESCRIPTIONS ARE SHOWN ON SHEETS TM-2 & TM-3.

VESTING TENTATIVE MAP SHEET INDEX

- TM-1 TITLE SHEET
- TM-2 MAP PLAN NORTH
- TM-3 MAP PLAN SOUTH
- TM-4 LINE AND CURVE TABLE



BKF100 YEARS
 ENGINEERS · SURVEYORS · PLANNERS

1730 N. FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 408-467-9100
 408-467-9199 (FAX)

VESTING TENTATIVE MAP
 1001 N. SHORELINE BLVD.
 TITLE SHEET

MOUNTAIN VIEW SANTA CLARA CALIFORNIA

Revisions	No.	Date	Scale	Design	Drawn	Approved	Job No.
		01/22/2020	1" = 40'	FCG	FCG	FCG	20126019

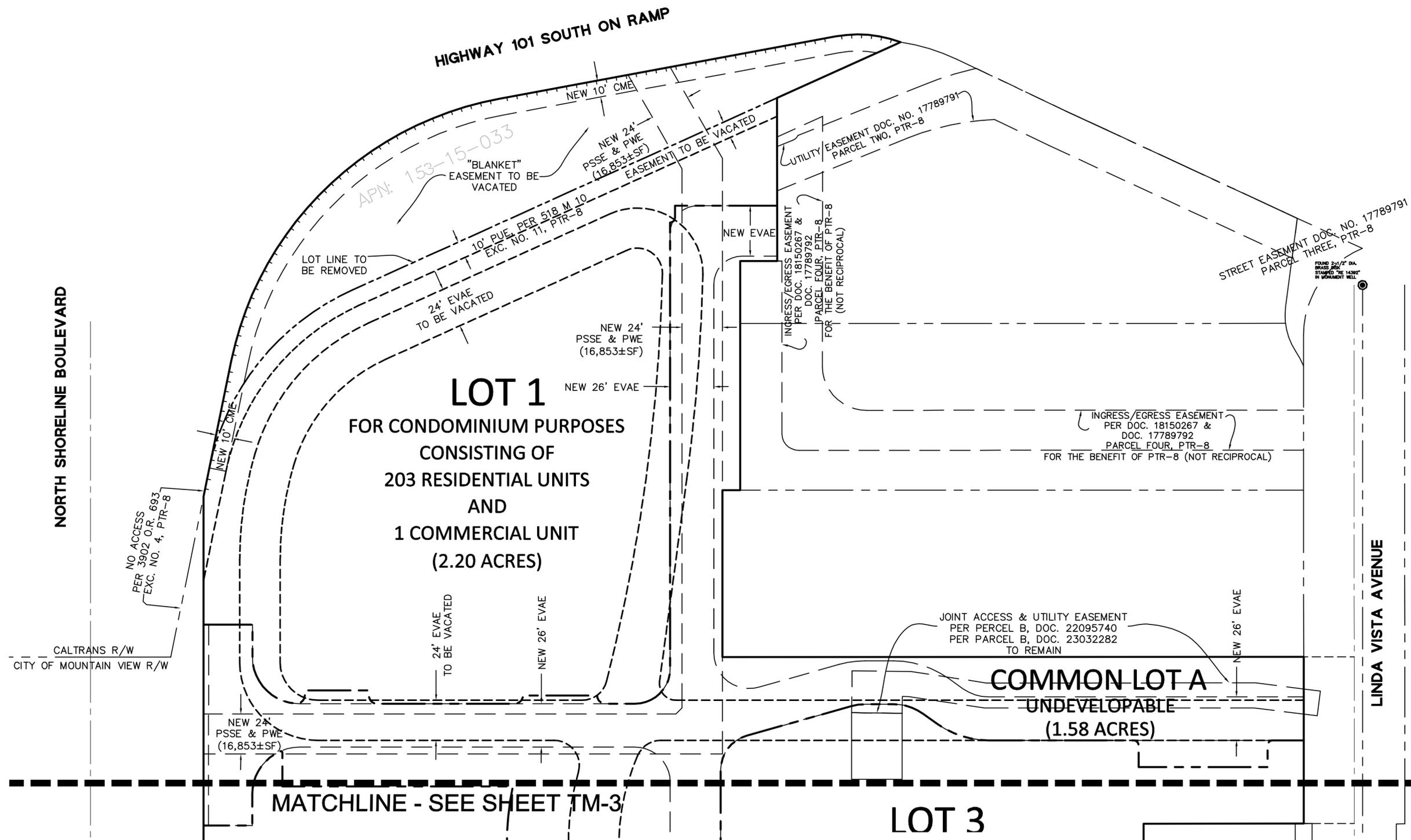
Drawing Number: **TM-1**
 1 OF 4

PRINTING NAME: K. L. BERRY 1580 AVENUE PARKWAY, SUITE 51-100192-PLATTLE.dwg
 PLOT DATE: 03/04/2020 10:42:25 PLOTTED BY: BKF

Revisions	No.	Date	By	Checked
		01/22/2020	FCG	FCG

Scale: 1" = 40'
 Design: FCG
 Drawn: FCG
 Approved: FCG
 Job No: 20126019

Drawing Number:
TM-2
 2 OF 4



ABBREVIATIONS

CALTRANS	CALIFORNIA DEPARTMENT OF TRANSPORTATION
CME	CALTRANS MAINTENANCE EASEMENT
DOC	DOCUMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EXC.	EXCEPTION
NO	NUMBER
O.R.	OFFICIAL RECORD
PSSE	PUBLIC SANITARY SEWER EASEMENT
PTR	PRELIMINARY TITLE REPORT
PWE	PUBLIC WATER EASEMENT
PUE	PUBLIC UTILITY EASEMENT

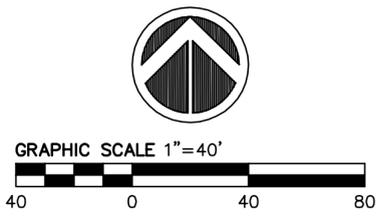
LEGEND

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MONUMENT LINE	—————
CENTER LINE	—————
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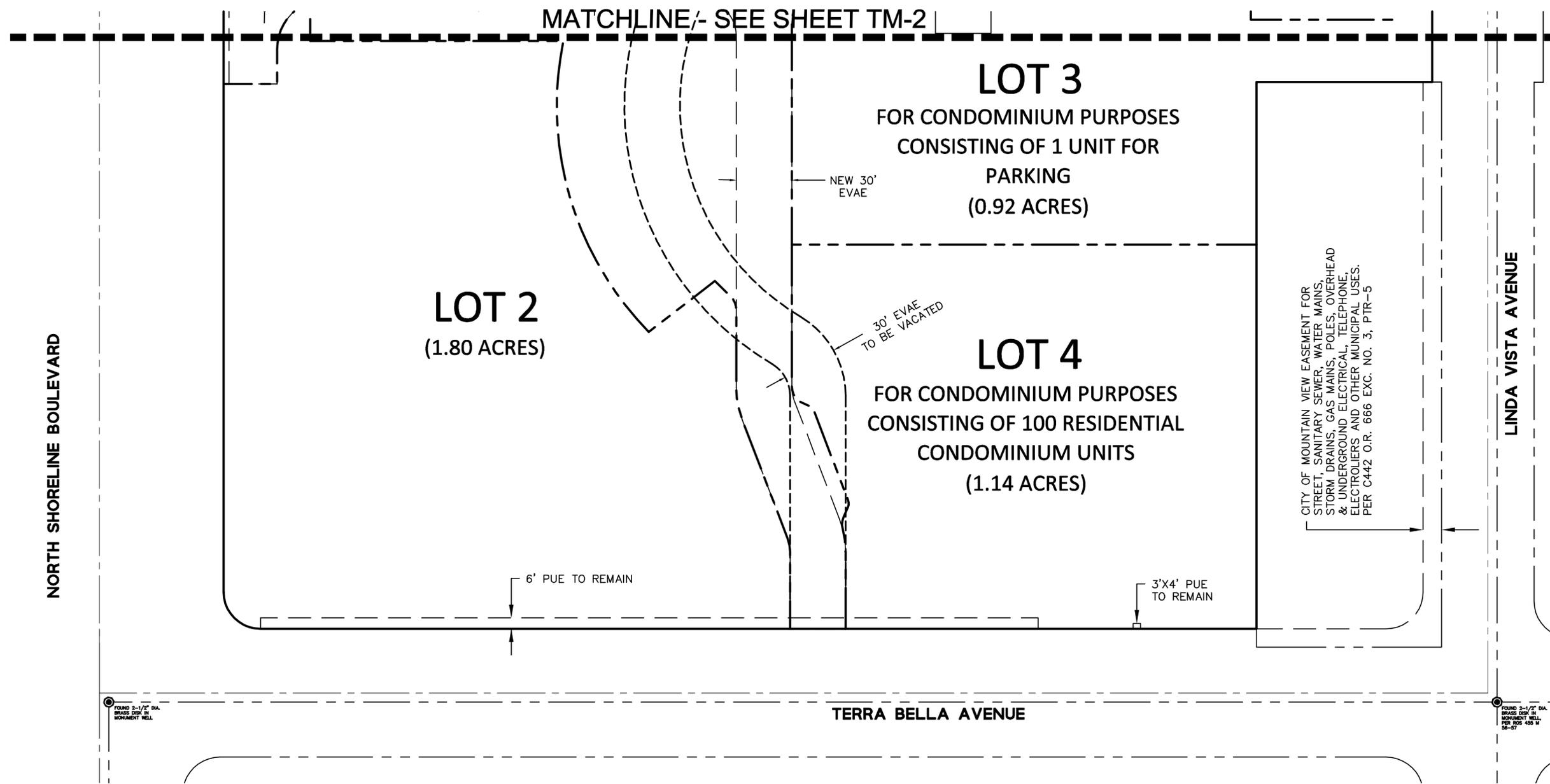
- () 1 RECORD DATA PER W MAPS 56
- () 2 RECORD DATA PER 455 ROS 56-57
- () 3 RECORD DATA PER DOC NO. 21494974
- () 4 RECORD DATA PER DOC NO. 14046575

NOTES

1. BEARINGS AND DISTANCES OF EXISTING PARCEL ARE SHOWN ON SHEET TM-4.



DRAWING NAME: 1001 N SHORELINE BLVD MAP PLAN NORTH
 PROJECT NO: 20126019
 DATE: 01/22/2020



LOT 2
(1.80 ACRES)

LOT 3
FOR CONDOMINIUM PURPOSES
CONSISTING OF 1 UNIT FOR
PARKING
(0.92 ACRES)

LOT 4
FOR CONDOMINIUM PURPOSES
CONSISTING OF 100 RESIDENTIAL
CONDOMINIUM UNITS
(1.14 ACRES)

CITY OF MOUNTAIN VIEW EASEMENT FOR
STREET, SANITARY SEWER, WATER MAINS,
STORM DRAINS, GAS MAINS, POLES, OVERHEAD
& UNDERGROUND ELECTRICAL, TELEPHONE,
ELECTROLIERS AND OTHER MUNICIPAL USES.
PER C442 O.R. 666 EXC. NO. 3, PTR-5

NORTH SHORELINE BOULEVARD

TERRA BELLA AVENUE

LINDA VISTA AVENUE

MATCHLINE/- SEE SHEET TM-2

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PUE	PUBLIC UTILITY EASEMENT

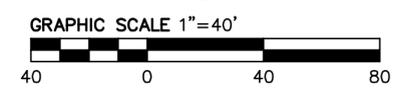
LEGEND

EXISTING BOUNDARY LINE	
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VESTING TENTATIVE MAP
1001 N. SHORELINE BLVD.
MAP PLAN SOUTH

MOUNTAIN VIEW SANTA CLARA CALIFORNIA

BKF100
YEARS
ENGINEERS · SURVEYORS · PLANNERS

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

Revisions	No.	Date	Scale	Design	Drawn	Approved	Job No.
	1	01/22/2020	1" = 40'	FCG	FCG	FCG	20126019

Drawing Number:
TM-3
3 OF 4

PLOT DATE: 03/24/2020
 PLOT NAME: 1001 N. SHORELINE BLVD. MAP PLAN SOUTH
 PLOT DATE: 03/24/2020

**SUBDIVISION CONDITIONS
1001 NORTH SHORELINE BOULEVARD
(APPLICATION NO. PL-2017-184)**

1. **PHASED FINAL MAPS:** Multiple final maps may be filed prior to the expiration of the tentative map. Subdivision Conditions of Approval must be satisfied prior to acceptance of the First Final Map except where noted in specific conditions or otherwise approved by the Public Works Director.
2. **MAP SUBMITTAL:** File a final map, which may be a phased final map, for approval and recordation in accordance with the City Code and the California Subdivision Map Act prior to the issuance of each building permit for residential buildings on the property within the subdivision. All existing and proposed easements are to be shown on the map. Submit two black-line copies of the map to the Public Works Department for review together with all items on the Map Checklist concurrent with the Off-Site Improvement Plans.
3. **MAP DOCUMENTS:** Prior to the approval and recordation of the map, submit a subdivision guarantee, County Tax Collector's letter regarding unpaid taxes or assessments, and subdivision security if there are unpaid taxes or special assessments.
4. **SOILS REPORT:** Soils and geotechnical reports prepared for the subdivision shall be indicated on the final map. Submit a copy of the report with the first submittal of the final map.
 - a. As required by the State Seismic Hazards Mapping Act, a project site-specific geotechnical investigation shall be conducted by a registered soils/geologist identifying any seismic hazards and recommending mitigation measures to be taken by the project. The applicant, through its registered soils engineer/geologist, shall certify the project complies with the requirements of the State Seismic Hazards Mapping Act. Indicate the location (page number) within the geotechnical report of where this certification is located, or provide a separate letter stating such.
5. **FINAL MAP APPROVAL:** The final map shall be signed and notarized by the owner and engineer/surveyor and submitted to the Public Works Department with an 8.5"x11" reduction of the map. In order to place the approval of the final map on the agenda for the City Council, all related materials and agreements must be completed, signed, and received by the Public Works Department 40 calendar days prior to the Council meeting. After City Council approval, the City will sign the map and provide a Xerox Mylar copy. The applicant's title company shall have the County Recorder's Office record the original and endorse the Xerox Mylar copy. The endorsed Xerox Mylar copy and PDF shall be returned to the Public Works Department within one week after recording the map.
6. **SUBDIVISION FEES:** Pay all subdivision fees due in accordance with the rates in effect at the time of payment prior to the approval of the final map or the phased final map.
7. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the final map (or phased final map), as applicable, the applicant shall pay the map plan check fee in accordance with Sections 28.27.b and 28.19.b of the City Code per the rates in effect at time of payment.

An initial map plan check fee based on the Public Works adopted fee schedule shall be paid at the time of initial map plan check submittal.

8. **PLAN CHECK AND INSPECTION FEE:** Prior to issuance of any building permits and prior to approval of the final map, the applicant shall pay the plan check and inspection fee in accordance with Sections 27.60 and 28.36 of the City Code per the adopted rates in effect at time of payment.

An initial plan check fee based on the Public Works adopted fee schedule shall be paid at the time of initial improvement plan check submittal based on the initial cost estimate for constructing street improvements and other public facilities; public and private utilities and structures located within the public right-of-way; and utility, grading, and driveway improvements for common green and townhouse-type condominiums.

Once the plans have been approved, the approved cost estimate will be used to determine the final bond amounts, plan check fees, and inspection fees. Any paid initial plan check fee will be deducted from the approved final plan check fee.

9. **TRANSPORTATION IMPACT FEE:** Prior to issuance of any residential building permits and prior to approval of the final map that creates a parcel for a residential building, as applicable, the applicant shall pay the transportation impact fee for the development. Residential category fees are based on the number of units. Retail, Service, Office, R&D, and Industrial category fees are based on the square footage of the development. Credit is given for the existing site use(s), as applicable.
10. **WATER AND SEWER CAPACITY CHARGES:** The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. There are separate charges for different types of residential categories so that the capacity charges reasonably reflect the estimated demand of each type of connection. The water and sewer capacity charges for nonresidential connections are based on the water meter size, and the building area and building use, respectively. Credit is given for the demand of the improvements that previously existed on the site. Fees need to be paid per the Public Works Fee Schedule prior to Public Works approving the final map, or each final map if there are phased final maps, that creates parcels for residential buildings.
11. **PARK LAND DEDICATION FEE:** Prior to issuance of any residential building permits and prior to approval of the final map, or each final map if there are phased final maps, that creates parcels for residential buildings, as applicable, the applicant shall pay the Park Land Dedication Fee (approximately \$20,000 to \$40,000 per unit) for each new residential unit in accordance with Chapter 41 of the City Code prior to the issuance of the building permit. No credits against the Park Land Dedication Fee will be allowed for the private open space and recreational facilities. Provide the most current appraisal or escrow closing statement of the property with the following information to assist the City in determining the current market value of the land: (1) a brief description of the existing use of the property; (2) square footage of the lot; and (3) size and type of each building located on the property at the time the property was acquired.
12. **FRONTAGE PUBLIC UTILITY EASEMENT DEDICATION:** Dedicate a 10' wide public utility easement (PUE) along project street frontage(s) on the face of the map for such use as sanitary sewer, water, storm drains, and other public utilities, including gas, electric, communication, and cable television facilities, as required by the Public Works Director. The property owner or homeowners association shall maintain the surface improvements over the easement and must not modify or obstruct the easement area in a manner contrary to the intent of the easement. The dedication statement shall specify the PUE shall be kept free and clear of buildings and other permanent structures/facilities, including, but not limited to, the following:
 - Garages, sheds, carports, and storage structures;
 - Balconies and porches;
 - Retaining walls;
 - C.3 bioretention systems; and
 - Private utility lines running longitudinally within the PUE.

Exceptions to these PUE requirements may be considered by the Public Works Director in conjunction with the review and approval of the off-site improvement plans and building permit plans for the project.

13. **PUBLIC SANITARY SEWER AND WATER EASEMENT:** Dedicate a Public Sanitary Sewer Easement and Public Water Easement as required by the Public Works Director. The easement shall have a minimum width of 20' and shall have a hard, drivable surface such as asphalt concrete. The dedication statement shall specify that the easement shall be kept clear of trees, shrubs, and structures and that the property owner shall maintain the vehicle surfacing over the easement.
14. **UTILITY EASEMENT AND APPROVALS:** Dedicate utility easements, as required by the utility companies and as approved by the Public Works Director. All street and public service easement dedications are to be shown on the final map. The subdivider shall submit two copies of the map to PG&E, AT&T (SBC), and Comcast for their review and determination of easement needs. The public service easement dedications must be approved by the utility companies prior to the approval of the final map.
15. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the subdivision and as required by Chapters 27 and 28 of the City Code. These improvements include, but are not limited to, water meter for each residential building, retail space and garage; sewer connection; fire water connections; new driveways; 16" water and 21" sewer main.
 - a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the approval of the final map.
 - b. **BONDS/SECURITIES:** Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a letter of credit (150 percent) or cash security (100 percent) securing the installation and warranty of the off-site improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at: www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security are available at the Public Works Department.
 - c. **INSURANCE:** Provide a Certificate of Insurance, Commercial General Liability endorsement, and Automobile Liability endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to the approval of the final map. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.
16. **WATER AND SEWER MAIN REIMBURSEMENT:** The City will enter into a reimbursement agreement with the developer to reimburse the developer for the construction cost of the 16" water main and 21" sewer mains through the project. The developer shall provide documentation of cost in a form acceptable to the City.
17. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24" x 36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a California-registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. Traffic control plans for each phase of construction shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and shall show, at a minimum, work areas, delineators, signs, and other traffic control measures required for work that impacts traffic on existing streets. Locations of on-site parking for construction equipment and construction workers and on-site material storage areas must be submitted for review and approval. Off-site improvement plans (10 sets), an initial plan check fee and map plan check fee based on the Public Works fee

schedule, Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. The off-site plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 full-size and 2 half-size black-line sets, 1 Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the approval of the final map. CAD files shall meet the City's Digital Data Submission Standards.

18. **INFRASTRUCTURE QUANTITIES:** Upon submittal of the initial building permit and improvement plans, submit a completed construction cost estimate form indicating the quantities of the street and utility improvements with the submittal of the improvement plans. The construction cost estimate is used to estimate the cost of improvements and to determine the Public Works plan check and inspection fees. The construction cost estimate is to be prepared by the civil engineer preparing the improvement plans.
19. **UNDERGROUNDING OF OVERHEAD SERVICES:** All new and existing electric and telecommunication facilities serving the subdivision are to be placed underground (including transformers). The undergrounding of the new and existing overhead electric and telecommunication lines is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the subdivision. (If allowed by the City, aboveground transformers shall be located so they are screened or not visible from the street or to the general public, as approved by the Community Development and Public Works Departments.)
20. **JOINT UTILITY PLANS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit joint utility plans showing the location of the proposed electric, gas, and telecommunication conduits and associated facilities, including, but not limited to, vaults, manholes, cabinets, pedestals, etc. These plans shall be combined with and made part of the improvement plans. Joint trench intent drawings will be accepted at first improvement plan submittal. All subsequent improvement plan submittals shall include joint trench design plans. Dedicate public utility easements that are necessary for the common utility on the final map.
21. **UNDERGROUNDING OF OVERHEAD LINES:** Underground existing overhead electric and telecommunication facilities fronting the property along Linda Vista Avenue, unless waived by the City Council after consideration of the recommendation of the Public Works Director due to unusual or impractical circumstances. The undergrounding work shall be constructed in conjunction with any applicable off-site improvements and completed prior to issuance of a Certificate of Occupancy for any new unit. All poles fronting the property shall be removed. If the undergrounding requirement is waived, subdivider shall fulfill whatever substitute conditions the City shall impose prior to final map approval.
22. **UTILITY PAYMENT AGREEMENT:** Prior to the approval of the final map, sign a utility payment agreement and post a security deposit made payable to the City as security if each unit or building does not have separate sewer connections and water meters in accordance with Section 35.38 of the City Code. The utility payment agreement shall include provisions to have the security transferred from the applicant to the homeowners association (but still made payable to the City) when the HOA is formed for the subdivision.
23. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained.
24. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the residential buildings from being flooded in the event the storm drainage system becomes blocked or obstructed. Show and identify path of surface water release on the improvement plans.
25. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Planned Community Permit and Development Review Permit, Application No. PL-2017-183. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of the final map.

26. **APPROVAL EXPIRATION:** If the map is not completed within twenty-four (24) months from the date of this approval, this map shall expire. The map is eligible for an extension of an additional twelve (12) months, provided the request for extension is filed by the applicant prior to the expiration of the original map. Upon filing a timely application for extension, the map shall automatically be extended for sixty (60) days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.