

CITY OF MOUNTAIN VIEW
RESOLUTION NO. 18477
SERIES 2020

A RESOLUTION APPROVING A VESTING PRELIMINARY PARCEL MAP
TO DEDICATE EASEMENTS AND AREA FOR CITY RIGHT-OF-WAY
AT 1860-2159 LANDINGS DRIVE

WHEREAS, an application was received from Google for a Vesting Preliminary Parcel Map to dedicate easements and area for City right-of-way at 1860-2159 Landings Drive, as more particularly described in Exhibit A, attached hereto; and

WHEREAS, the Environmental Planning Commission held a public hearing on June 3, 2020 for a Vesting Preliminary Parcel Map and recommended approval to the City Council subject to the required findings and attached conditions of approval; and

WHEREAS, the City Council held a public hearing on June 23, 2020 for a Vesting Preliminary Parcel Map and received and considered all evidence presented at said hearing, including the Environmental Planning Commission recommendation and City Council report and materials; and

WHEREAS, the Vesting Preliminary Parcel 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 office 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 that the City Council of the City of Mountain View finds:

1. That pursuant to Section 66473.5, 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 because the subdivision complies with the General Plan goals and policies of the North Bayshore Change Area and the High-Intensity Office Land Use Designation.

2. That pursuant to Subsections (c) and (d) of Government Code Section 66474, the proposed subdivision is physically suitable for the proposed office development and improvements with a Floor Area Ratio (FAR) of 1.0 and the site

adequately accommodates vehicle, pedestrian, and bicycle circulation to meet requirements for life safety, City services, and occupants of the project. Additionally, the proposed Vesting Preliminary Parcel Map facilitates the construction of a new office development that can be fully served by the physical infrastructure and services provided within the City of Mountain View.

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. The design of the subdivision or the 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 pursuant to subsection (g) of Government Code Section 66474. There are public utility easements located on the subject site, but they are located outside the building footprint areas and are not affected by the proposed subdivision.

5. An Initial Study of Environmental Significance was prepared for the project pursuant to Section 15168 of the California Environmental Quality Act Guidelines and found that with implementation of the North Bayshore Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the North Bayshore Precise Plan EIR, Subsequent EIR, and 2030 General Plan and Greenhouse Gas Reduction Program EIR, the proposed construction of a 799,482 square foot office building above one level of podium parking, a four-level parking structure, and site improvements associated with the development would not result in any new environmental impacts beyond those evaluated in these environmental documents. 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.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Mountain View the Vesting Preliminary Parcel Map is approved subject to the applicant's fulfillment of all of the conditions of approval which are attached hereto in Exhibit B and incorporated herein by reference.

The foregoing Resolution was regularly introduced and adopted at a Regular Meeting of the City Council of the City of Mountain View, duly held on the 23rd day of June 2020, by the following vote:

AYES: Councilmembers Clark, Hicks, Matichak, McAlister, Ramirez, Vice Mayor Kamei, and Mayor Abe-Koga

NOES: None

ABSENT: None

ATTEST:

APPROVED:



LISA NATUSCH
CITY CLERK



MARGARET ABE-KOGA
MAYOR

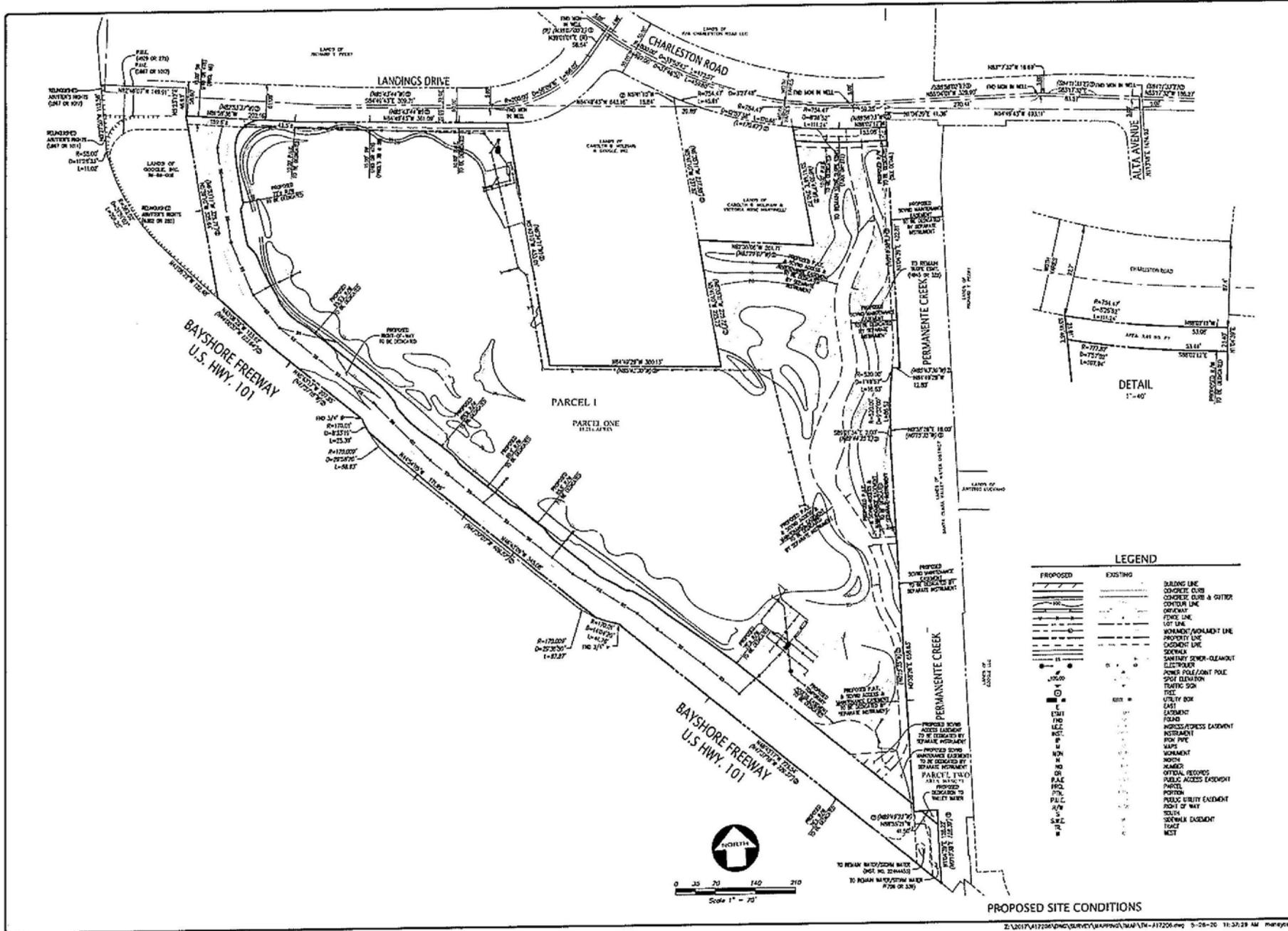
I do hereby certify that the foregoing Resolution was passed and adopted by the City Council of the City of Mountain View at a Regular Meeting held on the 23rd day of June 2020, by the foregoing vote.



City Clerk
City of Mountain View

SW/2/RESO
818-06-23-20r-1

Exhibits: A. Vesting Preliminary Parcel Map
B. Conditions of Approval



LEGEND

PROPOSED	EXISTING	DESCRIPTION
(Symbol)	(Symbol)	BUILDING LINE
(Symbol)	(Symbol)	CONCRETE CURB & GUTTER
(Symbol)	(Symbol)	CONTIGUOUS LINE
(Symbol)	(Symbol)	ORWAY
(Symbol)	(Symbol)	FINISH LINE
(Symbol)	(Symbol)	LOT LINE
(Symbol)	(Symbol)	MONUMENT ADJACENT LINE
(Symbol)	(Symbol)	PROPERTY LINE
(Symbol)	(Symbol)	CUSTOMER LINE
(Symbol)	(Symbol)	SEWER
(Symbol)	(Symbol)	SANITARY SEWER-CLEANOUT
(Symbol)	(Symbol)	ELECTRIC
(Symbol)	(Symbol)	POWER POLE/JOINT POLE
(Symbol)	(Symbol)	SPOT ELEVATION
(Symbol)	(Symbol)	TRUSS SIGN
(Symbol)	(Symbol)	TRUCK
(Symbol)	(Symbol)	UTILITY BOX
(Symbol)	(Symbol)	CAST
(Symbol)	(Symbol)	EXHIBIT
(Symbol)	(Symbol)	ROAD
(Symbol)	(Symbol)	INGRESS/EGRESS EASEMENT
(Symbol)	(Symbol)	INSTRUMENT
(Symbol)	(Symbol)	POW LINE
(Symbol)	(Symbol)	WALL
(Symbol)	(Symbol)	MONUMENT
(Symbol)	(Symbol)	NOISE
(Symbol)	(Symbol)	OFFICIAL RECORDS
(Symbol)	(Symbol)	PUBLIC ACCESS EASEMENT
(Symbol)	(Symbol)	PROX.
(Symbol)	(Symbol)	PORTION
(Symbol)	(Symbol)	PUBLIC UTILITY EASEMENT
(Symbol)	(Symbol)	POINT OF VIEW
(Symbol)	(Symbol)	TRAIL
(Symbol)	(Symbol)	TRUCK
(Symbol)	(Symbol)	TRUCK

VESTING PRELIMINARY PARCEL MAP
OF
LANDINGS DRIVE
FOR
GOOGLE LLC

MOUNTAIN VIEW, CALIFORNIA

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2335 South Redwood, Redding 22
Santa Clara, California 95064
Phone (408) 727-5465
Fax (408) 727-7481
www.kierwright.com

DATE	NOV, 2019
BY	JW
SCALE	1" = 20'
REVISION	BAW
THEATER	015
PRINTED	11/27/19
SHEET	MAP002
OF	0015

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SUBDIVISION CONDITIONS
APPLICATION NO.: PL-2019-296
1860-2159 LANDINGS DRIVE

As used in these Conditions of Approval: (1) fees, improvements, and related requirements shall be apportioned to the Landings office building or Huff garage as appropriate to that particular building; and (2) references to items that must be completed prior to submittal or issuance of a "building permit" shall not apply to any building permit required for: (i) the joint trench which must be relocated prior to the commencement of construction of the Landings office building; or (ii) demolition of the existing buildings on the Landings office building or 1851 Charleston Road sites. The Landings office building and Huff garage are each components of the project. Submittal for permits, commencement or completion of construction, or occupancy of the Huff garage may occur in advance, and independent of, submittal of permits, commencement or completion of construction, or occupancy of the Landings office building.

1. **MAP SUBMITTAL:** Prior to issuance of any building permits for the Landings office building, file a parcel map for approval and recordation in accordance with the City Code and the California Subdivision Map Act for 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.
2. **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.
3. **SOILS REPORT:** Soils and geotechnical reports prepared for the subdivision shall be indicated on the parcel map. Submit a copy of the report with the first submittal of the parcel 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.
4. **PARCEL MAP APPROVAL:** When all subdivision-related materials and agreements have been completed, the original parcel map shall be signed and notarized by the owners and engineer/surveyors and submitted to the Public Works Department. 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.
5. **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 parcel map.
6. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the parcel 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.

7. **PLAN CHECK AND INSPECTION FEE:** Prior to issuance of any building permits and prior to approval of the parcel 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, including public and private utilities and structures located within the public right-of-way.

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.

8. **TRANSPORTATION IMPACT FEE:** Prior to issuance of any building permits and prior to approval of the parcel map, as applicable, the applicant shall pay the transportation impact fee for that portion of the development. 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.
9. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building permits and prior to approval of the parcel map, the applicant shall pay the water and sewer capacity fees for that portion of the development. 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 existing site use(s) and meter size(s), as applicable.
10. **STORM DRAINAGE FEE:** Prior to issuance of any building permits and prior to approval of the parcel map, the applicant shall pay the off-site storm drainage fee per Section 28.51(b) and with the rates in effect at time of payment.
11. **STREET DEDICATION (FRONTAGE ROAD):** Applicant shall dedicate a public street in fee/easement, as required by the Public Works Director, on the face of the map, with a minimum width of 60.5' to a maximum width of 76' for the new street to accommodate bidirectional vehicular lanes, Class I multi-use path, landscaping areas, sidewalk areas, and bioretention facilities for the frontage road as identified within the North Bayshore Precise Plan to be created and recorded for public use by the City. In addition, the frontage road shall have the minimum widths from Landings Drive to the proposed cul-de-sac as shown on Sheet L301 of Volume 1 of the project drawings prepared by Google, dated May 26, 2020.

The street dedication shall be submitted with the first building permit submittal per the map conditions of approval. The dedication shall be perpetual and free and clear of any and all easements (except Valley Water easements required for maintenance), encumbrances, or third-party rights that would inhibit or preclude free and complete public use and access. The dedication shall be reviewed and approved to the satisfaction of the City prior to issuance of a building permit for the Landings Office Building. This condition of approval governs over the proposed design and dedication shown on the Planning application.

12. **STREET DEDICATION (FRONTAGE ROAD CUL-DE-SAC):** Applicant shall dedicate a temporary public street cul-de-sac easement, as required by the Public Works Director, on the face of the map, with a minimum radius of 60' (minimum diameter of 70') for the new street to accommodate bidirectional vehicular lanes, landscaping areas, sidewalk areas, and bioretention facilities for the frontage road as identified within the North Bayshore Precise Plan to be created and recorded for public use by the City. The street dedication shall be submitted with the Landings Office Building first building permit submittal per the map conditions of approval and will be reviewed and approved to the satisfaction of the City prior to issuance of a building permit. This condition of approval governs over the proposed design and dedication shown on the Planning application. This temporary public street cul-de-

sac easement shall expire on the day the City opens the Frontage Road, Permanente Creek Crossing Bridge for public access, and the City agrees to file a quitclaim to memorialize this abandonment.

13. **STREET DEDICATION (CHARLESTON ROAD):** Applicant shall dedicate a public street in fee/easement, as required by the Public Works Director, on the face of the map, to widen Charleston Road, a minimum 67' from the centerline of the street to create a minimum width of 133' to accommodate cycle tracks and sidewalks in the right-of-way as required in the North Bayshore Precise Plan to be created and recorded for public use by the City. The street dedication shall be submitted with the first building permit submittal per the map conditions of approval and will be reviewed and approved to the satisfaction of the City prior to issuance of a building permit. This condition of approval governs over the proposed design and dedication shown on the Planning application.
14. **STREET CORNER DEDICATION (LANDINGS DRIVE/FRONTAGE ROAD):** Dedicate a 20' radius public street corner return in fee/easement, as required by the Public Works Director, on the face of the map, at the southeast corner of Landings Drive and Frontage Road. The street dedication shall be submitted with the first building permit submittal per the map conditions of approval and will be reviewed and approved to the satisfaction of the City prior to issuance of a building permit. This condition of approval governs over the proposed design and dedication shown on the Planning application.
15. **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH LANDINGS SITE, 1875 CHARLESTON ROAD, 900 ALTA AVENUE, AND HUFF GARAGE):** Prior to issuance of any building permits and prior to approval of the parcel map, the owner shall dedicate a 26' wide (12' minimum for pedestrian/bicycle paths) public access easement (PAE), covenants, agreements, and deed restrictions on private property. The dedication shall indicate that:
 - a. Public access shall be granted for nonautomotive use;
 - b. Owner shall maintain, inspect, and monitor the PAE improvements in good order, condition, and repair and in compliance with the Americans with Disabilities Act (ADA);
 - c. The PAE shall run with the land and be binding upon any successors;
 - d. If Owner shall fail to abide by PAE, Owner agrees to pay all reasonable costs and expenses incurred by City in enforcing the performance of such obligations; and
 - e. Owner agrees to defend, and hold City, its officers, employees, agents, and volunteers harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage caused by negligent acts, errors, or omissions in performance of services or operations under the Dedication, including maintenance operations performed on the PAE by Owner or Owner's contractors, subcontractors, agents, or employees.

A legal description (metes and bounds) and plat map (drawing) of: (1) the owner's property; and (2) the PAE area shall be prepared by the owner in accordance with the City's Legal Description and Plat Requirements and submitted to the Public Works Department for review and approval. The legal description and plat must be prepared and stamped by a California-registered civil engineer or land surveyor.

Associated improvements within the PAE (PAE Improvements) shall be constructed by the owner, shall comply with North Bayshore Precise Plan Standards for Green Ways, and approved by the City.

16. **FRONTAGE PUBLIC UTILITY EASEMENT DEDICATION:** Dedicate a 10' wide public utility easement (PUE) on the face of the map, along project street frontage(s) for such use as sanitary sewer, water, storm drains, and other public utilities, including gas, electric, and telecommunication 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.

This condition of approval governs over the proposed design and dedication shown on the Planning application.

17. **PUBLIC ACCESS THROUGH GROUND-LEASED SPACE AT 1875 CHARLESTON ROAD:** Developer shall enter into a Public Access Agreement to provide public access over greenways that traverse the site between the proposed public access easement near the future Permanente Creek bridge and Landings Drive. The agreement will ensure: (1) public access across the site as shown on planning documents during the term of the existing ground lease and any lease extensions; and (2) public access across the site upon the expiration of said lease, by which the developer shall either: (a) dedicate public access on developer-owned land south of the ground-leased space; or (b) in the event developer obtains ownership of the property at 1875 Charleston Road, the developer shall grant the same public access as shown on Planning documents. Public access shall be consistent with the dedication requirements set forth in Condition of Approval No. 15, **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH LANDINGS SITE, 1875 CHARLESTON ROAD, 900 ALTA AVENUE, AND HUFF GARAGE)**. The developer shall assume the responsibility for the maintenance and operation of all proposed gateway facilities, and the agreement shall be in a form approved by the City Attorney's Office.
18. **SCVWD EASEMENTS:** Dedicate nonexclusive Santa Clara Valley Water District access and maintenance easements, on the face of the map or through other separate approved document, for access and maintenance purposes. The dedication shall not inhibit or preclude any rights or conditions provided by the proposed public access easement dedications consistent with Condition of Approval No. 15, **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH LANDINGS SITE, 1875 CHARLESTON ROAD, 900 ALTA AVENUE, AND HUFF GARAGE)**, shown above. The dedication shall be submitted with the first building permit submittal per the map conditions of approval and will be reviewed and approved by the City and the Santa Clara Valley Water District prior to issuance of a building permit.
19. **EASEMENT VACATIONS AND QUITCLAIMS:** All existing easements that are or will no longer be needed or conflict with the proposed buildings and structures shall be vacated by the City or quitclaimed. The following easements shall be vacated from this site for the proposed development:

Vacations:

- 15' Public Utility Easement (F65 OR 478)
- 60' Public Utility Easement (E901 OR 267)
- Public Utility Easement—adjacent to U.S. 101 (C394 OR 155)
- Public Utility Easement—Common Area (478 M 3-6)

Quitclaims:

- 10' Gas and Telephone Easement (F509 OR 5, G269 OR 230)
- Portion of SCVWD easement for ingress and egress and incidental purposes (F706 OR 539) within proposed frontage road right-of-way
- Remainder of 20' Access Easement (967 OR 72)

All vacations and quitclaims shall be recorded prior to the issuance of a building permit.

20. **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 parcel 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 parcel map.
21. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the subdivision along the existing Landings Drive and Charleston Road frontages per the North Bayshore Precise Plan and as required by Chapters 27 and 28 of the City Code. These improvements include, but are not limited to: new bicycle and pedestrian bridge over Permanente Creek; curbs, gutters, driveways, curb ramps, sidewalks, and crosswalks; AC pavement overlay improvements; streetlights and appurtenances; fire hydrants; utility mains, services, meters, and appurtenances; bioretention facilities, striping, signage, and markings; raised crosswalk improvements on Alta Avenue.
- 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 parcel 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 and endorsements for Commercial General Liability and Automobile Liability naming the City as an additional insured from the entity that will sign the improvement agreement prior to the approval of the parcel 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, between Two Million Dollars (\$2,000,000) and Five Million Dollars (\$5,000,000) Pollution Insurance as determined by the Risk Manager, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department. [NOTE: *If risk potential is major (known hazardous materials and/or transporting), the Pollution Liability Insurance limits to be used may be from Two Million Dollars (\$2,000,000) to Five Million Dollars (\$5,000,000).*]
22. **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"x36" 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 two half-size black-line sets, one 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 parcel map. CAD files shall meet the City's Digital Data Submission Standards.

23. **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.
24. **UNDERGROUNDING OF OVERHEAD SERVICES:** All new and existing (excluding electrical facilities over U.S. 101 and related guy wires) electric and telecommunication facilities serving the subdivision are to be placed underground (including transformers). The undergrounding of the new and existing (excluding electrical facilities over U.S. 101 and related guy wires) 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.)
25. **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 parcel map.
26. **UNDERGROUNDING OF OVERHEAD LINES (WAIVED):** The requirement to underground existing overhead electric and telecommunication facilities within the property and/or fronting the property along U.S. 101 is waived in accordance with City Code Section 28.52. This waiver shall not apply to new and existing electric and telecommunication services serving the property, which shall be placed underground. The undergrounding work shall be constructed in conjunction with any applicable improvements and completed prior to issuance of a Certificate of Occupancy for any new unit.
27. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained.
28. **STORM DRAIN HOLD HARMLESS AGREEMENT:** As portions of the site are or will be lower than the adjacent public street or the surface grade over the City's storm mains, the owner shall sign an agreement to hold the City harmless against storm surcharges or blockages that may result in on-site flooding or damage prior to approval of the parcel map.

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29. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** If the sanitary sewer connection(s) inside the structure(s) is/are less than 1' above the rim elevation of the upstream sanitary sewer manhole, before approval of the building permit, the owner shall sign an agreement to hold the City harmless against sewer surcharges or blockages that may result in on-site damage prior to approval of the parcel map.
 30. **SUBDIVISION AND DESIGN CRITERIA PROVISIONS:** It is the applicant's responsibility to comply with relevant provisions of Chapter 28 of the City Code and with the City's Design Criteria.
 31. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Development Review and Planned Community Permits, Application No. PL-2018-346. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of the parcel map.
 32. **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.
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