

Exhibit C

**RECOMMENDED CONDITIONS OF APPROVAL
PLN22-0009**

Vesting Tentative Tract Map 8633

**Alameda County Assessor's Parcels Number: 079A 0590 001 07, 079A 0475 009
04, 079A 0590 006 00, 079A 0590 005 00, 079A 0590 002 00, 080G 0900 004 01,
080G 0900 001 08, 079A 0590 004 00, 079A 0590 002 00**

**Cal Coast Companies LLC, Inc. (Applicant)
City of San Leandro (Property Owner)**

1. The Conditions of Approval herein contained shall run with the property and shall be binding on the Applicant/Developer and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.
2. The Applicant/Developer shall note minor lot line adjustments may be made to the map based on final construction plans, subject to approval by the City and Developer.
3. The Final Map shall be in substantial conformance with the Vesting Tentative Tract Map prepared by BKF Engineers. The Final Map shall be prepared by a qualified Registered Civil Engineer or Licensed Land Surveyor and shall be subject to review and approval by the Engineering & Transportation Department.
4. Open space parcels shall not be used as borrow or disposal areas for any material unless pre-approval has been granted by the Engineering & Transportation Department pursuant to Sections 1.4.17 and 2.7 of the Disposition and Development Agreement, and any applicable sections of the Development Agreement. No grading shall take place on these parcels unless specifically approved by the City Engineer.
5. The Final Map will subdivide the property into seven parcels as shown on the Vesting Tentative Map as follows: Parcel F (Commercial), Parcel G (Commercial), Parcel H (Residential), Parcel I (Commercial), Parcel J (Commercial), Parcel K (Commercial), and Parcel L (Recreation).
6. All existing utilities shall be protected in place and shall remain in service to provide for its intended purpose. Existing easements in place to serve said existing utilities shall remain and not be impeded unless otherwise approved by the City Engineer.
7. This Final Map approval does not vest any entitlement or development rights to the Property. The Applicant/Developer shall be required to submit separate entitlements applications for review and approval by the City.
8. The Final Map shall include provision of common area, access, parking, utility, drainage, emergency vehicle access, and other easements as needed, prior to approval of the Final Map for that phase.