

CITY OF SAN CARLOS



TENTATIVE MAP CERTIFICATE

THIS IS TO CERTIFY THAT the application of Silverstone Communities on behalf of the property owner, City of San Carlos, for a Tentative Map Certificate for the subdivision of 16 parcels into one parcel for public access and 115 condominiums (109 residential condominiums, 5 retail/commercial condominiums, one City-owned condominium for two levels of public parking) at 1245 San Carlos Avenue (Assessor Parcel Numbers: 050-132-180, 050-132-170, 050-132-140 and 050-132-260) as shown on the plan prepared by BKF dated March 30, 2015 was approved by the Planning Commission on April 14, 2015.

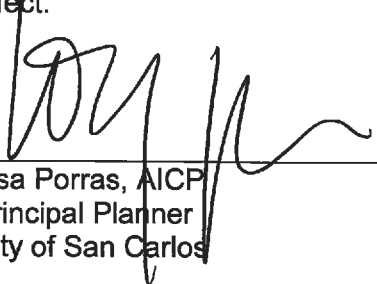
The Tentative Map creates two parcels; Parcel 1 is the development parcel containing 109 residential condominiums, five commercial/retail condominiums and one city-owned condominium for public parking on levels 1 & 2; and Parcel 2 is the City's public access parcel. A Public Access Easement is provided from Walnut Street to Parcel 2 and a Public Access Easement is provided along the new property line between Parcel 1 and Parcel 2.

The Tentative Map was approved subject to the following conditions:

1. That all conditions of the Building Division, San Carlos Fire Department, City Engineer and Department of Public Works must be met prior to the issuance of an occupancy permit.
2. A Final Subdivision map shall be prepared by a licensed professional for review and approval by the City Engineer and acceptance by the City Council.
3. Prior to review and approval of the Final Map, a subdivision improvement plan consisting of all proposed and required improvements within the public right-of-way including all utilities, along with an Engineer's estimate, shall be submitted to the Department of Public Works for review and approval.
4. A subdivision improvement agreement shall be signed by the Subdivider and all fees, bonds and insurance certificates received prior to issuance of a notice to proceed.
5. The applicant shall record CC&Rs at the time of recordation of the Final Map which shall create a property owners association for the development. The CC&Rs shall be subject

to the review and approval of the City Attorney and Planning Staff prior to recordation of the final map.

6. The property owners association shall be responsible for the maintenance of all storm water measures and the maintenance of the public access alley, all private streets, private utilities and other common areas and facilities on the site including all landscaping. All on-site storm drains must be cleaned at least twice per year; once immediately prior to the rainy season (October 1) and once in January. Additional cleaning may be required by the City Engineer.
7. The property owners association is responsible for the maintenance of the common area landscape. Landscaping shall be designed with efficient irrigation to reduce runoff and promote surface filtration and minimize the use of fertilizers and pesticides which can contribute to urban runoff pollution.
8. The property owners association shall ensure that sidewalks and parking lots are swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. No cleaning agent may be discharged to the storm drain. Discharges to the sanitary sewer are subject to the review, approval and conditions of the wastewater treatment plant receiving the discharge.
9. All easements and CC&Rs in conflict with the Tentative Map shall be adjusted, amended or quit claim prior to Final Map acceptance by the City Council.
10. The Tentative Map approval shall not be effective until the Ordinance rezoning the property to Planned Development (PD) is in effect.



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Principal Planner
City of San Carlos

Effective date: July 9, 2015