



TENTATIVE PARCEL MAP CERTIFICATE

THIS IS TO CERTIFY that the San Carlos Planning Commission granted Tentative Parcel Map approval to Robert Stafford on behalf of Community United Church of Christ (hereafter "Subdivider") on August 3, 2015 for a four-lot subdivision at 1336 Arroyo Avenue (APN 050-163-430) in the City of San Carlos). The application was approved subject to the following conditions:

1. A Parcel Map shall be filed and recorded within 24 months of the effective date of this approval. A time extension of up to 12 months may be approved by the Planning Commission provided the request for extension is submitted in writing prior to the end of the 24-month period.
2. Based on the proposed and required improvements, the City will prepare a Subdivision Improvement Agreement with all fees and bonds due. The performance bond will consist of 100 percent of the final Engineer's estimate of construction and a materials and subcontractors' bond equal to one-half of the final Engineer's estimate.
3. Prior to recordation of the Parcel Map, the Subdivider shall pay all required subdivision improvement plan check and construction inspection fees, as well as the park in-lieu dedication fees in effect at time of recordation, which are based on the total number of dwelling units and the fair market value per acre of land in the subdivision.
4. Three copies of a Subdivision Improvement Plan, prepared by a Licensed Civil Engineer, consisting of all proposed and required improvements and utility connections within the public right-of-way, along with an Engineer's estimate of the cost of this work, shall be submitted to the Public Works Department for review and approval.
5. The location of existing street improvements shall be shown along the property frontage upon submittal of the Parcel Map, including, but not limited to, sanitary sewer lines and manholes, sidewalks, storm drain lines, storm drain inlets, curb, gutter, and driveway cut. All streets, sewage, drainage systems, police, and fire protection shall meet City standards. Public services and utilities shall be provided to the satisfaction of the City Engineer.
6. All easements shall be shown on the Parcel Map. Easements that will need to be abandoned shall require the submission of an abandonment application along with required fees. New easements are required to be created and shall be shown on the Parcel Map, including, but not limited to, driveway access and utilities.
7. The applicant shall follow and adhere to all City Standards and Details that are current at the time of construction.

8. Applicant shall apply for a Grading and Hauling Permit with the Public Works Department prior to construction.
9. Applicant shall apply for all relevant Encroachment Permits with the Public Works Department prior to construction.
10. Applicant shall apply for a Public Works Sewer Permit prior to the construction of any sewer facility (sewer main and private laterals).
11. In the future, and prior to issuance of a Sewer Permit, the applicant must pay Sanitary Sewer Connection/Capacity Fee per lot that shall be calculated by the Public Works Department and provided to applicant.
12. In the future, and prior to issuance of a Building Permit, the applicant must pay a Traffic Impact Mitigation Fee per residential unit over the number of previously existing units prior to Building Permit issuance. Fee shall be calculated by the Public Works Department and provided to applicant.
13. All future conditions pertaining to construction of the new residences as dictated by the Building Division, San Carlos Fire Department, and Department of Public Works shall be met prior to the issuance of any occupancy permit.



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City of San Carlos

Effective Date: August 14, 2015