




CODE COMPLIANCE CERTIFICATE GRADING AND DIRT HAUL

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on June 15, 2016, granted approval of a Request for a Grading and Dirt Haul Certificate to Windy Hill Property Ventures, (hereafter "Applicant") to allow for the construction of a new office complex called Meridian 25 at 887 Industrial Road and current adjacent addresses including 821, 837, 853, and 871 Industrial Road and 831 Bransten Road (APNs: 046-140-090, -100, -110, -120, -130, and -140). The application was approved subject to the following conditions:

1. This Certificate authorizes the applicant to apply for a Grading Permit to be assigned by the City Engineer and Building Official pursuant to section 12.08.115 of the Municipal Code.
2. All recommendations and conditions stated by the soils engineer in the soils and geological report, and any future recommendations and conditions by the City's Geologist and Engineer shall be complied with.
3. The Applicant shall be allowed to haul dirt according to the following limitations:
 - a. Trucks using the Brittan Avenue ramps to/from US-101 shall use the following routes:
 - For trucks entering the site (empty): Exit US-101 on Brittan Avenue, turn right on Industrial Road, right on Bransten Road to the site.
 - For trucks leaving the site: Exit the site on Bransten Road, turn left on Industrial Road, turn left on Brittan Avenue to U.S. Highway 101.
 - b. Trucks using the Brittan Avenue ramps to/from US-101 shall be subject to the following hours:
 - 7:00 a.m. to 4:00 p.m., Monday through Friday and 9:00 a.m. to 4:00 pm Saturday and Sunday.
 - c. Hauling on Holly Street is allowed according to the following:
 - Hours shall be limited to 9:00 am to 4:00 pm Monday through Friday. No weekend or Holiday hauling is allowed.
 - d. No trucks shall line up prior to the start of work. No dirt hauling shall be allowed on Holidays.
 - e. Trucks hauling contaminated soil should exit the site to the south and use the Brittan Avenue on-ramp to US-101 to the extent feasible.
4. Trucks used for dirt hauling shall line up on site, not on Bransten Road, to limit disturbances to neighboring properties and businesses.
5. The developer shall provide contact information for responsible persons on site during earthwork in writing to City Staff and other interested parties.
6. A sign shall be posted at the construction site entrance that identifies the permitted grading hours and provides a telephone number to call and receive information about the construction project or to report complaints about the grading.

7. The applicant shall notify neighboring property owners prior to the start of grading activities to the satisfaction of the Community Development Director.
8. If parking spaces on the public street must be used, the Applicant must obtain "No Parking" signs from the Public Works Department and post them on barricades at least 48 hours in advance.
9. Applicant must submit a Traffic Control Plan prior to the issuance of a Grading Permit and obtain the approval of the Public Works Department.
10. Applicant must comply with the San Mateo County Stormwater Pollution Prevent Program guidelines to prevent contaminates from entering the storm drain system.
11. The Project shall comply with all mitigation measures in the Mitigation Monitoring and Reporting Program.
12. Dust control measures shall be required for all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) to the satisfaction of the City.
13. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
14. Streets shall be kept clean and free of mud and construction debris to the satisfaction of the City.
15. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
16. The applicant shall submit prior to Grading Permit Issuance, detailed earthwork quantity calculations that include total cut, fill and import or export quantities. The calculations shall include cross sections or other evidence of how the quantities were obtained such that the quantities can be easily verified. As cut + fill quantities exceed 50 cubic yards, a grading permit will be required from Public Works. Grading fees will be calculated based on verifiable grading quantities. Also include the Total Hauling Quantities, including import and off-haul. Also provide table on Grading plan sheet with the following:
 - Total area inside the property of the project
 - Total displaced quantities, including cut and fill amounts
 - Total hauling quantities, including import and off-haul
 - Total area of impervious surfaces before and after the project
 - Total surface area of each retaining wall.
17. Prior to issuance of a Grading Permit, the applicant shall submit a proposed haul route plan and obtain approval from Public Works.
18. Shoring shall not encroach into the Public Right of Way unless authorized by the City Engineer or his/her designee.
19. The Grading and Dirt Haul approval shall not be effective until the Ordinance rezoning the property to Planned Development (PD) is in effect.



Lisa Porras, AICP
Principal Planner
City of San Carlos

Effective Date: August 10, 2016