

CITY OF SAN CARLOS

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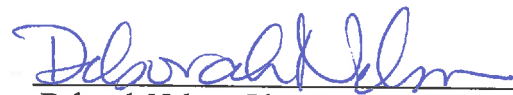
GRADING AND DIRT HAUL APPROVAL CERTIFICATE

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on September 2, 2008 did grant a **Grading and Dirt Haul Approval Certificate** to Robert Stafford per the plans dated January 23, 2006 prepared by NNR Engineering, to permit earthwork totaling 13,400 cubic yards of earthwork for the development site located at **1525 Cherry and 700 Chestnut Streets**. (APNS: 050-141-040, 050-141-370, 050-141-360) for purposes of constructing 51,092 square foot new 34-unit condominium complex within a four-story building with one level of underground parking. The application was approved subject to the following conditions:

1. All recommendations and conditions stated by the soils engineer in the approved final soils and geological report, and any recommendations and conditions by the City's Geologist and Engineer shall be complied with.
2. All site preparation, grading and site drainage shall be completed, to the satisfaction of the City Engineer.
3. All grading and retaining wall construction shall be completed to the satisfaction of the City Engineer between April 15 and October 15, to the satisfaction of the City Engineer. Any deviation from this schedule is subject to review and approval by the City Engineer in accordance with Section 12.08.165 of the Municipal Code.
4. The applicant shall provide an interim and post-construction erosion/sediment control plan with provisions for preventing erosion and trapping sediment on-site, to the satisfaction of the City Engineer.
5. Prior to the issuance of a building permit, the applicant shall post a performance bond, in the amount of \$200,000.00 to the City Clerk to insure the faithful performance and completion of grading, shoring and construction of retaining structures. Before the release of this Bond (or deposit) ensuring the full implementation of the approved Grading Plan, adequate provisions shall be made to protect the site from erosion, to the satisfaction of the City Engineer.
6. The applicant shall pay grading plan checking fee of \$470.00, grading inspection fee of \$21,815.00 and dirt haul fee of \$134,000.00, to the satisfaction of the City Engineer.
7. If at any time the City determines that construction traffic is unsatisfactory or unsafe, the Contractor shall immediately stop work until traffic control is satisfactory to the City Engineer.
8. The street shall be cleaned by sweeping daily to the satisfaction of the City Engineer.
9. The applicant shall be responsible for ensuring compliance of all contractors and subcontractors with the conditions of this approval.

10. In the event of extreme rains, filter mats shall be placed over storm drains or other methods preventing sediments from entering the storm drainage system during grading and construction activities.
11. The applicant shall conspicuously post at the job site, in a water resistant cover, the grading permit conditions, grading schedule, truck route, and phone numbers of the grading contractor.
12. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
13. Repair and maintenance of major equipment shall be conducted away from the job site.
14. Refueling of vehicle/equipment maintenance shall be done in a location away from storm drains.
15. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any nuisance from dust, or spillage upon adjoining property or streets. Equipment and materials on the site should be used in such a manner as to avoid excessive dust and noise. Roadways on the site shall be surfaced or wetted sufficiently to prevent excessive dust.
16. A contractor knowledgeable of established erosion and sediment control practices and regulations shall be present on site at all times during grading operations, to the satisfaction of the City Engineer.
17. All associated conditions listed in the subsequent Mitigation Monitoring Plan, 1525 Cherry Street/700 Chestnut Street (Assessor's Parcel Numbers: 050-141-040, 050-141-370, 050-141-360), approved March 6, 2006 shall also be met.
18. The contractor shall keep the Police, Fire and Public Works Department notified daily as to the schedules for proposed lane closures.
19. The City Engineer shall have the power to revoke any grading approval whenever he finds that the work covered by the certificate has been materially extended or altered without a permit to do so, or that any retaining walls, cribbing, drainage structures or other protective devices, or any planting, as shown on the plans and specifications submitted with the application for a permit, have not been maintained in good order and repair or condition.
20. The City Engineer or his designee is empowered to stop work at any time when in his judgment the safety of persons or property is threatened or when the work is dangerous to surrounding property or constitutes hazards to pedestrians or vehicular traffic in the vicinity or is otherwise detrimental to the health and safety of the community or when compliance with the conditions of this Permit are not being maintained.
21. The Director of Public Works established the dirt haul route for this development. Loaded trucks leaving the site shall travel north on Chestnut Street, turn Right onto San Carlos Avenue, turn Left on Laurel Street and turn Right on Holly Street to U.S. Highway 101. Empty trucks going to the site shall travel from U.S. Highway 101 to Holly Street, turn Left onto Laurel Street, turn Right onto San Carlos Avenue, turn Left onto Cedar Street and turn Left on Cherry.

22. This Grading and Dirt Haul Certificate shall not become effective until the Zoning Ordinance Amendment/Zoning Map Amendment, Development Plan, Tentative Parcel Map, Code Compliance Certificate/Conditional Use Permit and Architectural Review, governing the subject property also becomes effective.
23. The grading plan shall be revised to show the new sanitary sewer line connecting into the existing 10" line at Cherry Street, to the satisfaction of the City Engineer/Director of Public Works.



Deborah Nelson, Planning Manager
San Carlos Planning Department

Effective date: September 12, 2008