

**THIS IS TO CERTIFY** that the San Carlos Planning Commission granted Tentative Map approval to Manoochehr Javaherian of 10 Barneson LLC (hereafter "Subdivider") on May 16, 2016 for a Vesting Tentative Map at 520 El Camino Real (APN: 050-074-020). The application was approved subject to the following conditions:

1. All structures, parking areas, and landscaping shall be situated on the property in accordance with the plans prepared by Dinar & Associates, date-stamped January 8, 2016, consisting of 22 total pages, which include five (5) landscape sheets prepared by Christopher Tigh and two (2) civil sheets prepared by SMP Engineers, Inc., as reviewed and approved by the Planning Commission on May 16, 2016.

2. A Final Map shall be filed and recorded within 24 months of the effective date of 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.

3. Prior to recordation of the Final Map, the Subdivider shall submit Covenants, Conditions, and Restrictions (CC&Rs) to be reviewed and approved by the City Attorney.
4. Prior to recordation of the Final 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.

5. 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.
6. The applicant shall follow and adhere to all City Standards and Details that are current at the time of construction.

7. Applicant shall apply for all relevant Encroachment Permits with the Public Works Department prior to construction.

8. In the future, and prior to issuance of a Sewer Permit, the applicant must pay Sanitary Sewer Connection/Capacity Fee equivalent to \$4,500.00 per unit.
9. In the future, and prior to the issuance of a Building Permit, the developer must pay a Traffic Impact Mitigation Fee equivalent to \$1,587.00 per condominium unit (or the current fee in effect), and the current fee for the commercial spaces as determined by the Public Works Department.

### TENTATIVE MAP CERTIFICATE

PLANNING DIVISION  
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10. 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.

Effective Date: 5/27/2016

Lisa Porras, AICP  
Principal Planner  
City of San Carlos

