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GRADING AND DIRT HAUL CERTIFICATE

This is to certify that the San Carlos City Council at the regular meeting thereof, held on January 11, 2016, granted approval of a Grading and Dirt Haul Certificate to Ron Grove of 545 Walnut LLC (hereafter "Applicant") for proposed earthwork totaling 1,755 cubic yards of total grading for the property located at 545 Walnut Street (APN: 050-072-220), 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 SCMC Sec. 12.08.115.
2. The findings, conclusions, and recommendations contained within the Geotechnical Site Investigation prepared by J. Yang Engineers on April 12, 2014 shall be complied with at all times.
3. A full soils report shall be required upon submittal for building permits. All future recommendations and conditions stated by the Geotechnical Engineer in the soils and geological report, and any future recommendations and conditions by the City's Geologist and Engineer shall be complied with.
4. A detailed grading and drainage plan showing all existing and proposed contours, all retaining structures with wall heights and pad grades, driveway profiles and all surface and subsurface drainage with provisions for dissipating stormwater onsite as well as downstream discharge points shall be prepared by a licensed Civil Engineer and submitted to the City Engineer and Building Official for review along with detailed grading quantity calculations and sufficient cross sections such that the quantities can be easily verified. Plan shall show individual totals of cut, fill, and export. Grading, drainage, and dirt haul permit fees shall be calculated on verifiable grading quantities. Top and bottom of retaining wall elevations shall be shown.
5. To comply with the City's policy, the applicant's civil engineer must submit a drainage report, hydrologic study, hydraulic calculations, and drainage improvement plans. Drainage systems that are designed to rely on pumps are not allowed. Storm water shall, under no circumstances, be introduced into the sanitary sewage system, but shall be confined to surface and subsurface drainage facilities provided.
6. The applicant must submit final 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. Grading fees will be calculated based on verifiable grading quantities.
7. Based on the extent of the grading plan, a Grading Bond, in an amount to be determined by the City Engineer, shall be posted and remain in place until all grading is complete and approved. Subject to the opinion of the City Engineer, a portion of the bond may be released following the initial mass grading and construction of all retaining structures.

8. The engineer shall provide a list of the surface (face) area of each retaining wall from the bottom of the wall (pad elevation) to the top of wall. Each retaining wall (including basement retaining walls and retaining walls internal to the structure) shall be clearly defined and all areas shall be verifiable. The total surface area shall be calculated.
9. If shoring is required, the applicant shall submit a construction excavation, temporary support and monitoring plan developed and submitted to the City prior to the start of construction. The plan should include excavation approach, temporary support systems, if any, the type and frequency of monitoring, and an action plan if movement occurs. Monitoring can be performed using survey points and/or slope indicators. The applicant's soils consultant should observe the excavation and an Engineering Geologist should log the excavation face for potential landslide surfaces.
10. No grading of any kind will be permitted before May 1st and all grading and retaining wall construction must be completed before October 1st unless an exception is requested in writing with the applicable fee and granted by the Public Works Director. An exception to the rainy season grading moratorium must be requested on a weekly basis and is not guaranteed to be granted.
11. The streets must be kept clean and free of any dirt during the entire grading operation by sweeping.
12. Prior to the issuance of the grading permit assigned by the City Engineer and Building Official, a grading bond shall be posted and remain in place for completion of grading, retaining wall construction and for repair of any damage to streets.
13. At the time the grading permit is issued by the City Engineer and Building Official, the applicant must pay the Grading Plan Check Fee, the Grading Inspection Fee, and the Dirt Haul Fee in effect at time of issuance.
14. Two trained flag persons shall be present for traffic control during the entire grading and hauling operation.
15. The dirt haul route shall be the following for empty trucks going to the site: Exit Whipple Road off U.S. Highway 101, right on El Camino Real, left onto San Carlos Avenue, right on Walnut Street to the project site.
16. The dirt haul route shall be the following for trucks leaving the site: left on Walnut Street, left on San Carlos Avenue, right onto El Camino Real, left onto Brittan Avenue, onto the Highway 101 South ramp toward San Jose. The anticipated haul route will terminate in Palo Alto.
17. The developer shall provide contact information for responsible persons on site during earthwork in writing to City Staff and other interested parties.
18. 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.
19. All truck loads shall be sprinkled to keep dust down as necessary.

20. The project shall demonstrate compliance with all applicable regulations and operating procedures prior to issuance of demolition, building, or grading permits, including implementation of BAAQMD "Basic Construction Mitigation Measures.
21. To reduce noise levels generated by construction, the following standard construction noise control measures shall be included in the construction plans for the project:
- a. Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - b. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - c. Locate stationary noise generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise generating equipment when located near adjoining sensitive receptors. Temporary noise barriers could reduce construction noise levels by 5 dBA.
 - d. Utilize "quiet" air compressors and other stationary noise sources where technology exists.
 - e. Route all construction traffic to and from the project area via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible.
 - f. Control noise from construction workers' radios to a point that they are not audible at existing residences bordering the project area to the extent feasible.
 - g. The contractor shall prepare and submit to the City for approval a detailed construction plan identifying the schedule for major noise-generating construction activities. The applicant shall provide notice to neighbors of adjacent buildings, including notice prior to demolition at least one week in advance.
 - h. Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.
22. Trucks used to haul dirt are limited to the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. No trucks shall line up prior to 9:00 a.m.



Lisa Porras, AICP
Principal Planner
City of San Carlos

Effective date: January 12, 2016