

CITY OF SAN CARLOS



GRADING AND DIRT HAUL APPROVAL CERTIFICATE

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on April 14, 2015 did grant a **Grading and Dirt Haul Approval Certificate** to Silverstone Communities per the plans dated March 30, 2015 prepared by BKF to permit earthwork totaling 28,000 cubic yards for the development of the site located at 1245 San Carlos Avenue (Assessor Parcel Numbers: 050-132-180, 050-132-170, 050-132-140 and 050-132-260) for the purpose of constructing 109 residential units with below grade parking, two levels of public parking and commercial space. 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 May and October. Any deviation from this schedule is subject to review and approval by the City Engineer in accordance with Section 12.08.165 of the San Carlos 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 issuance of a building permit, the applicant shall post a performance bond, to the City Clerk to ensure the faithful performance and completion of grading, shoring and construction of retaining structures. Before the release of this Bond (or deposit) adequate provisions shall be made to protect the site from erosion, to the satisfaction of the City Engineer.
6. The applicant shall pay the grading plan check fee, grading inspection fee and dirt haul fee to the satisfaction of the City Engineer.
7. If shoring is required, the applicant shall submit a construction excavation, temporary support and monitoring plan to the City prior to the start of construction. The plan shall 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 shall observe the

excavation and an Engineering Geologist shall log the excavation face for potential landslide surfaces.

8. 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.
9. The street shall be cleaned by sweeping daily to the satisfaction of the City Engineer.
10. The applicant shall be responsible for ensuring compliance of all contractors and subcontractors with the conditions of this approval.
11. 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.
12. 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.
13. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
14. Repair and maintenance of major equipment shall be conducted away from the job site.
15. Refueling of vehicle/equipment maintenance shall be done in a location away from storm drains.
16. 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 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.
17. 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.
18. All associated conditions listed in the Environmental Impact Report Mitigation Monitoring Plan shall also be met.
19. The contractor shall keep the Police, Fire and Public Works Departments notified daily as to the schedules for proposed land closures.
20. The City Engineer shall have the power to revoke any grading approval whenever she 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.

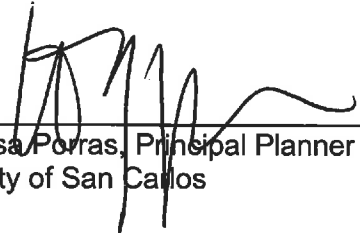
21. The City Engineer or her designee is empowered to stop work at any time when in their judgment the safety of persons or property is threatened or when the work is dangerous to surrounding property or constitutes hazards to pedestrians or vehicular traffic in the vicinity or is otherwise detrimental to the health and safety of the community or when compliance with the conditions of this Permit are not being maintained.

22. The Director of Public Works established the dirt haul route for this development as follows:

- US 101 - Walnut Street, north to San Carlos Avenue, east to El Camino Real, south to Brittan Avenue, east to US 101.
- Highway 280 – Walnut Street north to San Carlos Avenue, west to Alameda de las Pulgas, south to Edgewood Drive, west to Highway 280.

Holly Street west of Industrial Road shall not be used under any circumstances.

23. This Grading and Dirt Haul Certificate shall not become effective until the Ordinance rezoning the property to Planned Development (PD) is in effect.



Lisa Porras, Principal Planner
City of San Carlos

Effective Date: July 9, 2015