

TENTATIVE PARCEL MAP CERTIFICATE

THIS IS TO CERTIFY THAT the application of Negin Hakimian for a Tentative Parcel Map for five lots including four condominium units and open space lot at 500 Walnut Street (APN 050-064-040), San Carlos, CA 94070, as shown on the plan prepared by SMP Civil Engineers, submitted to the Planning Commission on March 28, 2006 was approved by the Planning Commission on May 1, 2006 subject to the following conditions:

1. That all conditions of the Building Division, South County Fire, City Engineer and Department of Public Works must be met prior to the issuance if any occupancy permit.
2. The applicant shall comply with the approved Code Compliance Certificate/Conditional Use Permit, which becomes effective May 11, 2006.
3. The applicant shall record CC&Rs at the time of recordation of the final map which shall create a property owners association for the development. The CC&Rs shall be subject to the review and approval of the City Attorney and Planning Staff prior to recordation of the final map. Where not covered by a landscape and lighting district, the property owners association shall be responsible for implementing all storm water measures and the maintenance of all private streets, private utilities, and other common areas and facilities on the site, including all landscaping. Landscaping shall be designed with efficient irrigation to reduce runoff and promote surface filtration and minimize the use of fertilizers and pesticides which can contribute to urban runoff pollution.
4. The Homeowners Association is responsible for the maintenance of the Common Area Landscape. Landscaping shall be designed with efficient irrigation to reduce runoff and promote surface filtration and minimize the use of fertilizers and pesticides which can contribute to urban runoff pollution.
5. The Homeowner's Association shall insure that sidewalks and parking lots are swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. No cleaning agent may be discharged to the storm drain. If any cleaning agent or degreaser is used, washwater shall not discharge to the storm drains: washwater should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval, and conditions of the wastewater treatment plant receiving the discharge.
6. The Homeowner's Association shall insure that storm drain facilities are inspected at least twice each year and cleaned immediately prior to and once during the storm season.
7. The applicant shall pay required Park in lieu fee as determined by Section 17.32.030 and Park Facility fee as determined by Section 3.34 of the Municipal Code.

8. The following conditions of approval shall be provided at the time of final project inspection. Conformance with the Uniform Fire Code, (UFC) and California Fire Code, (CFC), as relates to fire and life safety, shall be met for the aforementioned project:
 - a. The project is required to meet all South County Fire Protection Authority adopted fire protection codes, amendments, and standards at the time of construction, and completion of this project.
 - b. The new residential units including the garages shall be protected by an automatic fire sprinkler system. The system shall be designed in accordance with Ordinance #2003-01 of the South County Fire Protection District.
9. All requirements of the Building Division shall be met, including but not limited to the following:
 - a. A Soils Engineer's A property boundary survey will be required showing the proposed new building.
 - b. A site plan showing all proposed utilities, and site improvements is required report is required for the proposed new building.
 - c. Second exits are required for proposed third floors exceeding 500 square feet at units A, B, C, and D.
10. The applicant shall meet all requirements of the Public Works Department, including, but not limited to:
 - a. A subdivision improvement plan shall be submitted and approved showing all grading, retaining walls, drainage, utility connections and right-of-way improvements. The plan shall be accompanied by an Engineer's estimate of all work in the Public right-of-way or easements or as required by the City Engineer. Grading quantity calculations shall be shown on the plan or submitted separately and shall be accompanied by sufficient cross sections to be confirmed.
 - b. All existing curbs, gutters and sidewalks fronting the property on Walnut Street and Holly Street must be removed and reconstructed with a new handicap ramp at the corner in accordance with City standards and to the satisfaction of the City Engineer. All existing hardscape and vegetation within the park strip, except trees, must be removed and new landscaping, including irrigation, must be installed to the satisfaction of the Planning and Public Works Directors. All landscaping must be maintained by the Homeowners Association.
 - c. The existing sanitary sewer lateral(s) must be sealed and capped and a new lateral with standard clean out shall be installed to serve all the units to the satisfaction of the City Engineer.
 - d. All site drainage leaders and paved surfaces shall be collected and discharged according to the recommendations of the Soils Engineer to the complete satisfaction of the City Engineer according to the latest NPDES standards.

- e. Prior to designing the storm drain system, the applicant's engineer must provide storm runoff calculations of the existing conditions and for the proposed development using the 30 year storm curve.
 - f. Driveways shall not exceed 18% maximum slope at any location.
 - g. A subdivision improvement agreement shall be signed by the Subdivider. All fees shall be paid, bonds and insurance certificates received prior to the issuance of notice to proceed.
 - h. A final Subdivision Map shall be prepared for review and approval by a licensed professional according to the Subdivision Map Act and City Ordinances prior to recordation.
 - i. A final parcel map must be filed and recorded prior to issuance of any permit for either grading or construction.
 - j. All associated fees shall be paid prior to recordation of the final parcel map.
11. This Tentative Map Certificate shall not become effective until the Code Compliance Certificate governing the subject property becomes effective.

Margaret Netto
San Carlos Planning Department

Effective date: May 11, 2006