

RESOLUTION NO. 8341

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING VESTING TENTATIVE TRACT MAP NO. 20425 TO CONSOLIDATE AND SUBDIVIDE APPROXIMATELY 12.25 ACRES FOR THE STATE STREET VILLAGE MIXED USE PROJECT LOCATED AT THE REDLANDS MALL SITE AND THE SOUTHEAST CORNER OF EUREKA STREET AND WEST CITRUS AVENUE.

WHEREAS, Village Partners Ventures, LLC (“Applicant”) has submitted a subdivision application for Vesting Tentative Tract Map No. 20425 (the “Tentative Tract Map”) to merge and subdivide a total of approximately 12.25 acres for development purposes, plus condominium airspace units, located at the southwest corner of Orange Street and Redlands Boulevard (APNs: 0171-251-06-0000, 0171-251-07-0000, 0171-251-08-0000, 0171-251-09-0000, 0171-251-10-0000), and located at the southeast corner of West Citrus Avenue and Eureka Street (APNs: 0171-251-06-0000, 0171-251-07-0000, 0171-251-08-0000, 0171-251-09-0000, 0171-251-10-0000); and

WHEREAS, the Applicant has submitted development applications for Conditional Use Permit No. 1155 and Commission Review and Approval No. 933 to construct a mixed use project with 700 dwelling units and a total of 84,106 square-feet of commercial floor area on approximately 11.15 acres located at the southwest corner of Orange Street and Redlands Boulevard (APNs: 0171-251-06-0000, 0171-251-07-0000, 0171-251-08-0000, 0171-251-09-0000, 0171-251-10-0000); and

WHEREAS, the Applicant has submitted development applications for Conditional Use Permit No. 1156 and Commission Review and Approval No. 934 to construct a 14,500 square-foot retail building with drive-through pharmacy window located at the southeast corner of West Citrus Avenue and Eureka Street (APNs: 0171-251-06-0000, 0171-251-07-0000, 0171-251-08-0000, 0171-251-09-0000, 0171-251-10-0000); and

WHEREAS, the above-referenced applications filed with the City are referred to hereinafter as the “Project” and “Project Entitlements;” and

WHEREAS, the Planning Commission has reviewed the Tentative Tract Map, and found the Tentative Tract Map to be consistent with the 2035 General Plan as well as the applicable provisions of Redlands Municipal Code Title 17 (Subdivision Regulations) and Title 18 (Zoning Regulations); and

WHEREAS, an Initial Study was prepared for the Project and circulated for public review for a period of thirty days beginning on November 5, 2021, and ending on December 6, 2021, in accordance with all applicable provisions of the California Environmental Quality Act; and

WHEREAS, on April 12, 2022, the Planning Commission held a public hearing at the City Council Chambers on at a regularly scheduled meeting, notice of said public hearing having been duly given as required by law and in accordance with the provisions of the Government Code and

Redlands Municipal Code, considered the Project and related entitlement applications, and considered the testimony and other public comments submitted by members of the public; and,

WHEREAS, on April 29, 2022, notice of the public hearing before the City Council and the Planning Commission for the Project and related entitlement applications, and notice of said public hearing having been duly given as required by law and in accordance with the provisions of the Government Code and Redlands Municipal Code; and

WHEREAS, on May 10, 2022, the Planning Commission held a public hearing at the City Council Chambers, considered the Project and related entitlement applications, and considered the testimony and other public comments submitted by members of the public, and made a recommendation to the City Council; and

WHEREAS, on May 10, 2022, the City Council held a public hearing at the City Council Chambers, and determined that approval of the Tentative Tract Map is in the best interests of the public health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. Findings. Vesting Tentative Tract Map No. 20425 is hereby approved by the City Council based upon the following findings and subject to the Conditions of Approval from the Development Services Department (Exhibit "A"), Municipal Utilities and Engineering Department (Exhibit "B"), and Fire Department (Exhibit "C") attached hereto:

1. That the proposed map is consistent with the general plan or any applicable specific plan, or other applicable provisions of this code.

The Tentative Tract Map and 11.15 acres of the Project site is designated for Commercial land uses on the General Plan Land Use Map. The Applicant has applied for a General Plan Amendment for 1.1 acres located on the south side of West Citrus Avenue (for a CVS store and pharmacy) to be changed to Commercial. The existing zoning designation for all subject properties is currently C-3, General Commercial, and the General Plan land use designation as "Commercial" is and will be consistent. The land lot sizes will significantly exceed the minimum dimensions and required lot size for the C-3 zone. The Tentative Tract Map will also create condominium airspace units within Buildings 1, 2, 3, 4-A and 4-B, and the gross square-footage of the project at 1,073,832 square-feet (or Floor-Area Ratio of 2.85) will be less than the maximum Floor-Area Ratio of 4.0 that is allowable in the C-3, General Commercial zoning district.

2. That the site is physically suitable for the type of development.

The Project site is physically suitable for the type of development, which consists of multiple mixed use buildings (on the Mall site) plus one single-tenant retail store (on the south side of Citrus Avenue). The site has a generally flat and level topography, has been previously graded and developed for urban development, and is suitable to be developed

in accordance with the Floor-Area Ratio and other requirements of the applicable C-3, General Commercial zone. All on-site improvements and off-site improvements proposed as part of the project's design will meet all applicable City standards. The Project will provide a safe, attractive, affordable, and cost-effective environment for the future residents, workers, and visitors, in addition to many of the city's current residents, workers, and visitors.

3. That the site is physically suitable for the density of development.

The Tentative Tract Map will combine a total of eleven lots and subdivide into eight new parcels for development purposes, plus create condominium dwelling units. The proposed project's gross square-footage of 1,073,832 square-feet (or Floor-Area Ratio of 2.85) will be less than the total maximum Floor-Area Ratio permitted in the C-3, General Commercial zoning district. Due to the mixed use design and operational character of the proposed project, Floor-Area Ratio is the appropriate index to measure the proposed density/intensity of use(s). The project site's topography is predominantly flat and level, and the design of the map will generally follow with the existing grade of the project site and will not require an excessive amount of grading or ground contouring. In addition to the multiple mixed use structures, the site is large enough to accommodate the proposed perimeter improvements, open space areas, landscape areas, public roads and walkways, pedestrian improvements and amenities, and other site design features.

4. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The City retained an environmental consultant to fully analyze the Project, prepare an Initial Study, and review technical reports provided by the applicant. An Initial Study/Sustainable Communities Environmental Assessment document has been prepared in accordance with current State law, and is recommended for the Project. There are no environmental effects or impacts that cannot be mitigated to a level of less than significant, and there is no information or evidence of any potentially significant environmental impacts. Mitigation measures are included with the environmental documents, and will be included as Conditions of Approval for the Project.

5. That the design of the subdivision or type of improvements are not likely to cause serious public health problems.

The Tentative Tract Map will combine a total of eleven lots and then subdivide into eight lots for development purposes, plus additional condominium airspace dwelling units, and is designed to accommodate the mixed use project and CVS retail store. The Tentative Tract Map is not likely to cause any serious public health problems, as the Project is designed with public and private improvements that comply all applicable City and State building and fire codes. The Project's operational activities are not expected to generate any significant detrimental emissions or odors, dust, vibration, or hazardous conditions. Construction noise during various phases will not significantly affect nearby commercial,

residential, or City properties because noise will be mitigated to a level that is less than significant.

6. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

The Project requires merging of lots and will improve access within the project site by requiring the construction of West State Street and Third Street to their ultimate right-of-way widths and will include appropriate public sidewalks and rights-of-way. The Project will also widen certain public rights-of-way abutting the project site including Eureka Street, West Citrus Avenue, and Orange Street (Redlands Boulevard right-of-way does not require widening). Pedestrian access will be provided around and through the Project site on all interior streets and other walkways, and will connect to off-site pedestrian sidewalks providing direct access to the Santa Fe Depot train station (fully improved sidewalks within public rights-of-way along Third Street, Eureka Street, and Orange Street) and surrounding areas. The Project will not conflict with any easements for the public at large, including the existing storm drain and associated easement through the northwest corner of the project site.

7. Subject to Section 66474.4 of the Subdivision Map Act, that the land is not subject to a contract entered into pursuant to the California land conservation act of 1965 (commencing with section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use.

The Project site and all properties are not subject to a Williamson Act Contract. The proposed development of the Project was analyzed by the Initial Study, there will be no impacts to agricultural land, and no mitigation measures are required.

Section 2. Effective Date. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 10th day of May, 2022.



Paul T. Barich, Mayor

ATTEST:



Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a special meeting thereof held on the 10th day of May, 2022.

AYES: Councilmembers Tejada, Davis, Guzman-Lowery, Gallagher; Mayor Barich
NOES: None
ABSENT: None
ABSTAIN: None



Jeanne Donaldson, City Clerk

EXHIBIT A
CONDITIONS OF APPROVAL
DEVELOPMENT SERVICES DEPARTMENT
Vesting Tentative Tract Map No. 20425

1. This approval is for Vesting Tentative Tract Map No. 20425 submitted by Village Partners Ventures, LLC (“Applicant”), to merge and subdivide a total of approximately 12.25 acres for development purposes, plus condominium airspace units, located at the southwest corner of Orange Street and West Redlands Boulevard (APNs: 0171-251-06-0000, 0171-251-07-0000, 0171-251-08-0000, 0171-251-09-0000, 0171-251-10-0000), and located at the southeast corner of West Citrus Avenue and Eureka Street (APNs: 0171-251-06-0000, 0171-251-07-0000, 0171-251-08-0000, 0171-251-09-0000, 0171-251-10-0000).
2. This Vesting Tentative Subdivision Map shall automatically expire twenty four (24) months after the approval date for the project, unless Developer has diligently developed the proposed project, as shown by the recordation of a Final Map with the San Bernardino County Recorder’s Office. An extension to the expiration date may also be approved as provided in Redlands Municipal Code Section 17.07.120. This Vesting Tentative Subdivision Map is approved for phases, and filing of multiple Final Maps may extend the expiration in accordance with the applicable provisions of the Subdivision Map Act and/or Redlands Municipal Code Section 17.07.110.
3. This permit/approval is granted for the plans dated May 4, 2022 (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions.
4. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant’s project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys’ fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant’s project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the “Security”) in a form satisfactory to the City and in the amount of Three Hundred Thousand Dollars (\$300,000), to ensure applicant’s performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City’s right to revoke this permit.

5. Pursuant to Government Code Section 66020(d), certain fees, dedications, reservations or exactions imposed by the City as a condition of approval of this project are subject to a statutory ninety (90) day protest period. Please be advised that the ninety (90) day protest period for those fees, dedications, reservations and exactions which are subject to Government Code Section 66020(a) has commenced to run on the date this project was approved by the City.
6. Any conditions of approval determined by the City to not be completed prior to Final Map approval shall be included within the Subdivision Improvement Agreement (if applicable) entered into by the Applicant/Developer with the City.
7. The Final Tract Map(s) shall comply with the Subdivision Map Act and the Redlands Municipal Code (RMC).
8. The Final Tract Map(s) shall be in substantial conformance with the Vesting Tentative Tract Map and plans submitted by the applicant and placed on file in the office of the Planning Division.
9. This permit or approval may be modified or revoked by the City should it be determined that the proposed use as permitted by this approval or conditions under which they were permitted are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the use is maintained so as to constitute a public nuisance.
10. By signing and/or using this permit, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the provisions of Redlands Municipal Code Title 15 (Buildings and Construction), Title 16 (General Plan), Title 17 (Subdivision Regulations), and Title 18 (Zoning Regulations). Failure of the permittee to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.
11. Residential condominium construction or future condominium conversions shall comply with the requirements of Chapter 18.156, Article IV (Condominiums and Condominium Conversions), of the Redlands Municipal Code. Such requirements include but are not limited to:
 - a. Wall and floor-ceiling assemblies shall conform to the sound insulation performance criteria promulgated in title 25, California Administrative Code, section 1092, or its successor.
 - b. The consumption of gas and electricity within each dwelling unit shall be separately metered so that the unit owner can be separately billed for each utility. A water shutoff valve shall be provided for each unit.
 - c. All permanent mechanical equipment, including domestic appliances, which is determined by the building official to be a source or potential source of vibration

or noise, shall be shock mounted, isolated from the floor and ceiling, or otherwise installed in a manner approved by the building official to lessen the transmission of vibration and noise.

- d. The anchorages of the permanent mechanical equipment are to be designed to resist the lateral seismic forces, as required by the current edition of the uniform building code. Failure of the city to identify potential sources of vibration on the approval of a specific vibration system does not prevent the city from subsequently requiring additional modification to the mechanical equipment to prevent vibration or noise from being detected in other condominium dwelling units.
 - e. The proposed condominium project shall comply with all requirements of building, fire and housing codes, zoning provisions, and other applicable regulations in effect at the time of the application.
12. Noise Notification and Signage and Marketing Requirements: As a required element of disclosure to potential condominium purchasers, potential buyers within the mixed use development project shall be notified in writing that they will be living in an urban area and within a commercial land use district (i.e., a downtown business district and/or near a train station), and that the intermittent and ambient noise levels may be higher than a purely residential neighborhood due to nearby business activities, pedestrian activities, special events, motor vehicle traffic, Metrolink and Arrow trains operating at the nearby train station, public services (by City of Redlands or others), and various other noise sources that may not be known at the present time. The commercial noise-generating sources and activities shall have the right to continue operating in accordance with the City's Noise Ordinance regulations applicable in a commercial zone (see RMC Chapter 8.06, including Sections 8.06.070 and 8.06.080). Signage and Marketing Requirements shall be performed consistent with the regulations contained in RMC Chapter 17.28 (specifically, Sections 17.28.030 and 17.28.050) to advise buyers of the existing commercial zoning and noise environment.
13. Any application(s) for an extension of time of the above expiration date shall be filed with the Planning Division not less than 90 days prior to the expiration date and shall comply with Title 17 (Subdivision Regulations) of the Redlands Municipal Code. Upon application by the subdivider prior to the expiration of the approved or conditionally approved tentative map, the tentative map shall be automatically extended in accordance with the Subdivision Map Act.
14. Prior to Final Tract Map clearance, the applicant shall submit one (1) copy of each of the final Articles of Incorporation, Bylaws of the Homeowners' Association, and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) to the Planning Division for review and approval. After recordation of the final CC&Rs, two (2) copies of said recorded CC&Rs shall be submitted to the Planning Division.
15. The applicant shall include the following within the CC&Rs:

- a. The CC&Rs shall identify that all sewer lines connecting each unit to the existing public sewers are privately owned, maintained, and operated by the Homeowners' Association.
 - b. The CC&Rs shall designate that it is the responsibility of the Homeowners' Association to obtain appropriate waste containers to facilitate recycling and to instruct tenants and owners on how to participate in the City's recycling program.
 - c. The establishment of reserves for common area maintenance and repairs shall be provided.
 - d. Each condominium dwelling unit shall be provided a minimum of one (1) parking space for units up to 999 square-feet, one and one-half (1.5) parking spaces for units between 1,000 to 1,499 square-feet, and two (2) parking spaces for each unit of 1,500 square-feet or greater. Each parking space shall be located in a fully enclosed garage or parking structure. These residential tenant parking spaces shall be permanently and irrevocably assigned to particular units within the project. In addition, one-half (0.5) open guest parking spaces for each condominium dwelling unit shall be provided (and shall be located either on-site in the parking garage for the same building within which the dwelling unit is located, or within the Building 2 parking structure at the southwest corner of Redlands Boulevard and Orange Street).
 - e. The CC&Rs shall prohibit the storage or parking of trailers, boats, mobile homes, recreational vehicles, and inoperable vehicles.
 - f. Any amendments to the CC&Rs, which would affect the parking facilities, common areas, waste recycling, or which would alter the description of land and improvements or maintenance reserve accounts governed by said CC&Rs shall first require the written approval of the City of Redlands.
 - g. The condominium units shall be constructed and maintained in accordance with the development standards contained in Chapter 18.156 of the Redlands Municipal Code, Article IV (Condominiums and Condominium Conversions), if applicable.
 - h. The CC&Rs shall designate that any required guest parking spaces shall be owned, maintained, and operated by the Homeowners' Association.
16. Prior to Tract Map clearance, the applicant must obtain a building permit showing occupancy to be condominiums for the applicable dwelling units.
 17. Prior to recordation of a Final Map, the Developer shall dedicate to the City a non-exclusive easement(s) for the benefit of the City for purposes of public access across private streets, sidewalks, and paseos to provide access for pedestrians, bicycles, and vehicles (such as commercial customers and employees as well as residential guests). Developer shall be responsible for the maintenance, repair, and replacement of private streets, sidewalks, and paseos within the development.

18. All mitigation measures identified in the Mitigation Monitoring/Reporting Program adopted with the Sustainable Communities Environmental Assessment (SCEA) adopted for this project are hereby incorporated by reference as Conditions of Approval.

Other Departments

19. Conditions of Approval from the following City Departments/Divisions are applicable to the project, and are hereby incorporated by reference:
 - a. Municipal Utilities & Engineering Department (Exhibit B)

End of Conditions of Approval



Brian Desatnik
Development Services Director

EXHIBIT B
CONDITIONS OF APPROVAL
MUNICIPAL UTILITIES & ENGINEERING DEPARTMENT

[Attached.]

**REDLANDS MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT
DEVELOPMENT REQUIREMENTS
TENTATIVE TRACT NO. 20425
CONDITION USE PERMIT NO.S 1155 AND 1156
COMMISSION REVIEW AND APPROVAL NO.S 933 AND 934
Joint Meeting – Planning Commission and City Council**

Date of P.C. Meeting: May 10, 2022
Applicant: Village Partners Ventures, LLC
Location: Southwest Corner of Redlands Boulevard and Orange Street
and the Southeast Corner of Citrus Avenue and Eureka Street
Project Description: Redevelop Redlands Mall with a Transit-Oriented
Development with Mixed Uses and Construct a New Single-
Tenant Retail Building

The applicant shall comply with the following engineering requirements to allow for the orderly development of the surrounding area and for public health and safety.

All requirements for development shall be consistent with requirements set forth in the General Plan; applicable sections of Redlands Municipal Code; latest edition of “Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements”; latest edition of American Public Works Association “Standard Plans for Public Works” and “Standard Specifications for Public Works Construction – Greenbook”; latest edition of “Redlands Water Systems Standard Specifications”; latest edition of “Redlands Sanitary Sewer Systems Standard Specifications”; and current Redlands policies and guidelines relative to development projects.

A. The following items are required prior to issuance of the GRADING PERMIT.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.
2. Plans required to be submitted include:
 - a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
 - b. SWPPP/Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. A copy of the project’s Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review. SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)

- c. Water Quality Management Plan. Submit final Water Quality Management Plan (WQMP) for review and approval. WQMP shall consist of post construction Best Management Practices (BMPs) prepared in accordance with the requirements and guidelines of the San Bernardino County Stormwater Program. The requirements of the WQMP shall remain in effect throughout the life of the project. (California State Order No. R8-2010-0036)

All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Six (6) copies of each are required. After final review, grading and SWPPP plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
 - a. Hydrology Report and Hydrologic Calculations; (RMC 17.07.030)
 - b. Geotechnical Report; (RMC 17.07.040)
 - c. Easement Documents. (RMC 17.09.050)
5. The post-construction stormwater discharge rate (Q) from a 100 year storm event shall not be greater than the pre-construction stormwater discharge rate (Q).
6. A final WQMP that is in substantial conformance with the preliminary WQMP and in full conformance with the WQMP Guidance Document shall be submitted and approved prior to the approval of precise grading plans.
7. Cash cleanup deposit shall be submitted (\$3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (RMC 12.16.290)
8. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

NOTE: Cash cleanup deposit and truck route permit submitted during the grading process could be transferred to be used during building construction or off-site improvement construction if it is within the time limit specified in the truck route permit, otherwise a new truck route permit must be issued.

9. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107. (RMC 13.54)
10. The Final WQMP shall also include a site trash plan detailing the installation, operation, and maintenance of a Full Capture System (FCS) for loose trash. The intent of the FCS is to capture loose trash preventing the trash from entering the site storm drains and basins. BMPs or devices used as FCS devices shall require acceptance by the City Engineer. Full Capture Systems are defined as treatment controls (either a single device or a series of devices) capable of trapping all particles 5 mm or greater. In addition, the FCS shall trap trash from the greater of:
 - a. A flow not less than the peak flow rate, Q, resulting from a one-year, one-hour, storm. Precipitation intensity shall be determined using the NOAA ATLAS 14 Point Precipitation Frequency Estimates web site; or
 - b. A flow rate equal to the on-site storm water conveyance system including pipes, channels, and swales.
11. FEMA Elevation Certificate (Pre-Construction). All new construction or substantial improvements within a Special Flood Hazard Area (designated floodplain) shown on the FEMA flood map (FIRM) shall comply with the City's floodplain management regulations (Chapter 15.32, Redlands Municipal Code). For proposed developments within a floodplain, the applicant must submit a FEMA Elevation Certificate (EC) for review and acceptance by the Municipal Utilities and Engineering Department prior to issuance of the grading permit. This certification shall be made by a registered professional engineer or land surveyor in the State of California. The latest EC form and instructions can be downloaded from the FEMA website at www.fema.gov.

B. The following items are required prior to RECORDATION OF TRACT MAP.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal. (City Resolution No. 7671)
2. Plans required to be submitted shall include (RMC 17.17.060):
 - a. Tract Map;
 - b. Street Improvement;
 - c. Storm Drain Construction;
 - d. Pavement Striping and Signage Plans (including reflectorized pavement markers);
 - e. Street Tree Installation – Street trees shall be provided as per the approved Street Tree List;
 - f. Traffic Signal Modification;

- g. Street Light Installation – Provide street lighting plan which show approved locations of service pedestal(s), conduits, street lights, appurtenances, and any necessary detail by Southern California Edison Company;
- h. Potable Water Main Installation;
- i. Recycled Water Main Installation;
- j. Sewer Main Installation; and
- k. Approved Onsite Potable and Irrigation Water Line Installation.

All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Three (3) copies of each are required. After final review, plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include (RMC 17.09.060):
 - a. Title Reports and backup documents for the property;
 - b. All record maps and deeds referenced on the Tract/Parcel Map;
 - c. Easement Documents;
 - d. Boundary and Lot Closure Calculations; and
 - e. Record plans, maps and documents.
5. Pay the required development impact fees per ordinance in effect at time of approval of Final Tract Map. The exact amount will be determined based upon the review of the final building plans and project information. Development Impact Fees shall include;
 - Water Source Acquisition Charge (RMC 13.40);
 - Sewer Frontage Charges; (RMC 13.44 and 13.12) and
 - Remaining Development Impact Fees will be due at time of building permit issuance or water meter installation (RMC 13.48.030 and Redlands Ordinance No. 2830).
6. All off-site improvements shall be designed by a Civil Engineer licensed in the State of California. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is available. Field notes will be submitted at time of submitting the plan for review and plan checking (RMC 17.17.060).
7. The approximate locations of existing underground utilities shall be shown on the improvement/site/grading plans. The utilities shall be plotted from record and field data. The City of Redlands and the design Engineer assume no liability as to the exact location of said lines where locations are not shown.

8. Submission of approved onsite potable and irrigations plans is required prior to connection to recycled water system. All onsite improvements shall be done in accordance with the Water Resources Control Board, Division of Drinking Water requirements for recycled water. City shall submit plans to Division of Drinking Water for approval prior to final approval and installation of irrigation meters.
9. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.
- 10a. Requirements for Redlands Boulevard, Eureka Street to 3rd Street (RMC 17.15 and 17.17):
 - a. Dedicate to provide for a minimum 49 foot half street right-of-way width including a corner cutoff/radius at the property line return to accommodate all pedestrian ramps and a 25 foot radius curb return at Eureka Street;
 - b. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary;
 - c. Construct standard curb and gutter 39 feet south side of monumented centerline;
 - d. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
 - e. Apply thermoplastic striping and markings to provide for 2 traveled lanes, class II bike lane and a bus lane as accepted by the City Engineer;
 - f. Provide a bus pad(s) and shelter(s) as accepted by Omnitrans and the City Engineer;
 - g. Construct standard curb adjacent sidewalk along the entire street frontage and ramps at all curb returns as shown on approved tentative tract map and as accepted by the City Engineer;
 - h. Provide street trees avoiding sewer and water laterals as shown on approved tentative tract map and as accepted by the Facilities and Community Development Department. Prepare and submit a separate street tree plan for City approval;
 - i. Use traffic index of 9.0; and
 - j. Install commercial fire hydrants as required by the Redlands Fire Department.
- 10b. Requirements for Redlands Boulevard, 3rd Street to Orange Street (RMC 17.15 and 17.17):
 - a. Dedicate to provide for a minimum 49 foot half street right-of-way width including a corner cutoff/radius at the property line return to accommodate all pedestrian ramps and;
 - b. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary;

- c. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the curb and gutter to the street centerline verified through a geotechnical report;
- d. Apply thermoplastic striping and markings to provide for 2 traveled lanes and class II bike lane as accepted by the City Engineer;
- e. Construct standard curb adjacent sidewalk along the entire street frontage and ramps at all curb returns as shown on approved tentative tract map and as accepted by the City Engineer;
- h. Provide street trees avoiding sewer and water laterals as shown on approved tentative tract map and as accepted by the Facilities and Community Development Department. Prepare and submit a separate street tree plan for City approval;
- i. Use traffic index of 9.0; and
- j. Install commercial fire hydrants as required by the Redlands Fire Department.

11. Requirements for Orange Street (RMC 17.15 and 17.17):

- a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary;
- b. Install curb pop-outs to shorten the east/west pedestrian crosswalk length at State Street. Modify traffic signal for ADA compliance, if necessary;
- c. For the portion of Orange Street between State Street and Redlands Boulevard, apply thermoplastic striping and markings to provide for one traveled lane and a class II bike lane in the southbound direction, and two traveled lanes and a class II bike lane in the northbound direction. Include left turn pockets at each intersection. Appropriate transitions for the bike lanes shall be included in the final design documents. All striping design shall be as accepted by the City Engineer;
- d. For the portion of Orange Street between Citrus Avenue and State Street, apply thermoplastic striping and markings to provide for 1 traveled lane and a class II bike lane in each direction with a left turn pockets at each intersection along with a south bound right turn lane at Citrus Avenue, all as accepted by the City Engineer;
- e. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the curb and gutter to the street centerline verified through a geotechnical report;
- f. Reconstruct decorative sidewalk to accommodate the proposed stairways and ADA ramps to the site as accepted by the City Engineer and the Director of Development Services. All excess decorative bricks shall be delivered to the City yard;
- g. Provide street trees avoiding sewer and water laterals as shown on approved tentative tract map and as accepted by the Facilities and Community Development Department. Prepare and submit a separate street tree plan for City approval;

- h. Use traffic index of 9.0;
- i. Install a minimum 8 inch diameter non-potable/recycled water main including necessary valves and appurtenances from the existing non-potable main to Citrus Avenue; and
- j. Install commercial fire hydrants as required by the Redlands Fire Department;
- k. Street layout prepared for entitlement shall be considered as diagrammatic with final design to be approved by the City Engineer.

12. Requirements for Citrus Avenue (RMC 17.15 and 17.17):

- a. Dedicate to provide for a 44 foot half street right-of-way width including a corner cutoff/radius at the property line return to accommodate all pedestrian ramps;
- b. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary;
- c. Construct standard curb and gutter 27 feet north side of monumented centerline;
- d. Construct full width median curb at 11 feet south and 1 foot north of monumented street centerline with transition for left turns as accepted by the City Engineer.
- e. Provide detail on the design of the loading space popouts for acceptance by the City Engineer.
- f. Apply thermoplastic striping and markings to provide for 1 traveled lane, class II bike lane, loading/parking lane and left turn lanes at 4th Street and Eureka Street for the west bound barrel as accepted by the City Engineer. Apply thermoplastic striping and markings to provide for 1 traveled lane, class II bike lane, and left turn lane at Orange Street for the east bound barrel as accepted by the City Engineer;
- g. Reconstruct the raised center median to accommodate the striping called out in Section 12c above;
- h. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the north and south curb and gutter verified through a geotechnical report;
- i. Construct minimum 6 foot wide curb adjacent sidewalk along the entire street frontage and ramps at all curb returns as shown on approved tentative tract map and as accepted by the City Engineer;
- j. Install a dual LED ornamental street light [LEOTEK (GCJ1-20H-MV-WW-2-GY-580-WL-PCR7) or approved equal], with the equivalent illumination of a 150 watt sodium vapor street light at the wide point of the raised center median. Location of the light will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;

- k. Provide street trees avoiding sewer and water laterals as shown on approved tentative tract map and as accepted by the Facilities and Community Development Department. Prepare and submit a separate street tree plan for City approval;
 - l. Install an ADA ramp, solar powered pedestrian activated crosswalk with beacons and in-pavement crosswalk lighting at the west side of 4th Street.
 - m. Use traffic index of 9.0;
 - n. Install a minimum 8 inch diameter recycled/non-potable water main including necessary valves and appurtenances from Orange Street to the Eureka Street centerline; and
 - o. Install commercial fire hydrants as required by the Redlands Fire Department.
13. Requirements for Eureka Street North of Citrus Avenue (RMC 17.15 and 17.17):
- a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary;
 - b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the curb and gutter to the street centerline verified through a geotechnical report;
 - c. Apply thermoplastic striping and markings to provide for a class II bike lane by the City Engineer;
 - d. Use traffic index of 9.0;
 - e. Construct standard 6' wide curb adjacent sidewalk not including the top of curb along the entire street frontage and ramps at all curb returns. Provide roadway dedication as needed; and
 - f. Install commercial fire hydrants as required by the Redlands Fire Department.
14. Requirements for Eureka Street South of Citrus Avenue (RMC 17.15 and 17.17):
- a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. This should include, but not limited to, the installation of an ADA compliant ramp at Citrus Avenue. Provide roadway dedication as needed;
 - b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the curb and gutter to the street centerline verified through a geotechnical report;
 - c. Construct standard 6' wide curb adjacent sidewalk not including the top of curb along the entire street frontage and ramps at all curb returns. Provide roadway dedication as needed;
 - d. Use traffic index of 5.0; and
 - e. Install commercial fire hydrants as required by the Redlands Fire Department.

15. Requirements for West State Street (Private Street):
 - a. Any proposed City owned potable water mains with necessary valves and appurtenances shall be a minimum of 8 inches in diameter;
 - b. Any proposed City owned non-potable/recycled water mains with necessary valves and appurtenances shall be a minimum of 8 inches in diameter;
 - c. Any proposed City owned sewer mains with manholes and appurtenances shall be a minimum of 8 inches in diameter; and
 - d. Dedicate any necessary easement(s) to the City of Redlands for Public Utility purposes as accepted by the City Engineer.

16. Requirements for 3rd Street (Private Street) (RMC 17.15 and 17.17):
 - a. Any proposed City owned potable water mains with necessary valves and appurtenances shall be a minimum of 8 inches in diameter;
 - b. Any proposed City owned non-potable/recycled water mains with necessary valves and appurtenances shall be a minimum of 8 inches in diameter;
 - c. Any proposed City owned sewer mains with manholes and appurtenances shall be a minimum of 8 inches in diameter; and
 - d. Dedicate any necessary easement(s) to the City of Redlands for Public Utility purposes as accepted by the City Engineer.

17. Requirements for 4th Street South of Citrus Avenue (RMC 17.15 and 17.17):
 - a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. This should include, but not limited to, the installation of an ADA compliant ramp at Citrus Avenue. Provide roadway dedication as needed;
 - b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the curb and gutter to the street centerline verified through a geotechnical report;
 - c. Use traffic index of 5.0; and
 - d. Install commercial fire hydrants as required by the Redlands Fire Department.

18. Requirements for Alley between 4th street and Eureka Street (RMC 17.15 and 17.17):
 - a. Provide a minimum 16 foot wide full depth portland cement concrete pavement construction/reconstruction as accepted by the City Engineer and verified through a geotechnical report;
 - b. Use traffic index of 7.0 or accepted by the City engineer.
 - c. Provide all signage for one way traffic only as accepted by the City Engineer.

18. Provide for adequate drainage facilities as shown on the approved tentative tract map and as accepted by the City Engineer. The applicant shall provide and submit all necessary hydrology/hydraulic studies and calculations in accordance with the San Bernardino County Hydrology Manual (RMC 17.17).
19. Provide a structural analysis of the existing storm drain crossing the northwest corner of the site from the Eureka Street centerline to the Redlands Boulevard centerline. (RMC 17.17). The purpose of the analysis is to verify integrity of the facility, the ability of the facility to withstand any loading resulting from the proposed buildings, verification that the storm drain will not negatively impact the proposed buildings and also to identify any necessary repairs to the existing structure that may be needed because of the proposed project. The overall intent of the analysis is to determine that the storm drain and the buildings will function without negatively impacting each other during construction (near term) and over time with operation and maintenance (long term). This analysis shall be subject to review and approval of the City Engineer.
20. Conditions, Covenants and Restrictions ("CC&Rs") shall be prepared by the applicant and approved by the City for the project which address cross lot drainage, Water Quality Management Plan requirements, sewer usage, water service, and solid waste disposal, which are shared by the property and condominium owners. The CC&Rs shall contain the following:
 - a. A provision which reads substantially as follows: "The City shall have the right to review and approve any proposed amendment or termination of [the CC&Rs] when such termination or amendment would alter, amend, terminate or otherwise impair the rights of the City under those provisions of [the CC&Rs] which satisfy the conditions of approval imposed by the City for the project. All proposed amendments shall be submitted to the City's Development Services Director and shall be approved in writing by the City Attorney as a precondition of and prior to the recordation of such amendment."
 - b. A provision which reads substantially as follows: "[The CC&Rs] shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and the favor of, and enforceable by the City of Redlands. Although the City of Redlands shall be a beneficiary of [the CC&Rs], and shall have a right to enforce [them], the City of Redlands shall not be obligated hereunder to exercise such rights of enforcement."
21. The CC&Rs shall be subject to a joint review by the all affected City Department Directors and the City Attorney's Office. The applicant shall be required to pay for the review of the CC&Rs by the affected Department Directors and the City Attorney's Office at such persons' hourly billing rates.

22. The CC&Rs shall be submitted to the City at least thirty (30) days prior to the submission of any request for approval of the final map. The CC&Rs shall subsequently be recorded, in the form approved by the City, prior to or at the same time as the final map.
23. As a condition of and prior to the final tract map approval, the applicant shall (1) petition the City for annexation of the property comprising Tentative Tract Map No. 20425 to the City's Community Facilities District No. 2004-1, or a similar City community facilities district, as designed by the City; (2) take actions reasonable or necessary to annex such property to community facilities district; and (3) pay the reasonable and actual costs incurred by the City in annexing the property to the community facilities district; all for the purpose of maintenance of landscaping, trails, street lights, commonly-owned areas and public right-of-ways. (California Community Facilities Act)
24. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)
25. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)
26. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows (RMC 17.17.080):

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)
- Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.
27. Survey and Monumentation cash bond must be posted.
28. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.
29. Execute Subdivision Improvement Agreement (RMC 17.17.070).
30. A development agreement shall be approved by separate City Council action. All development requirements and conditions within the agreement shall be incorporated into and considered as a part of these Conditions of Approval.

C. The following items are required prior to issuance of the BUILDING PERMIT

1. Pay plan check fee as established per resolution. The amount is to be determined at plan check submittal. (City Resolution No. 7671)
2. Provide pad certification and compaction report to the Building and Safety Department.
3. Pay the required development impact fees per ordinance in effect at time of issuing the building permit. The exact amount will be determined based upon the review of the final building plan or project information. Development Impact Fees shall include:
 - Transportation Facilities; (RMC 3.54)
 - Fire Facilities; (RMC 3.60)
 - General Government Facilities; (RMC 3.60)
 - Library Facilities; (RMC 3.60)
 - Open Space/Park; (RMC 3.32)
 - Police Facilities; (RMC 3.60)
 - Storm Drain Facilities; (RMC 3.56)
 - Water Capital Improvement Charge; (RMC 3.48)
 - Recycled Water Capital Improvement Charge; (RMC 3.53)
 - Water Source Acquisition Charge *; (RMC 13.40)
 - Sewer Capital Improvement Charge; (RMC 3.44)
 - Solid Waste Capital Improvement Charge; (RMC 3.70) and
 - Sewer Frontage Charges *. (RMC 13.44)

* These charges are required for building permit issuance if Final Tract Map was not required for the project or charges were not paid with the Final Tract Map approval.
4. Although this project will have an on-going inspection throughout construction, a final inspection for all off-site improvements must be scheduled by developer to certify that these improvements comply with City specifications. (RMC 12.16.090)
5. Provide for adequate drainage facilities, including any necessary under sidewalk drains. (RMC 17.17)
6. Comply with the Solid Waste Recycling Access Act of 1991 (AB 1327) and install double solid waste bin enclosure(s). Submit a plan prepared by a licensed engineer showing bin enclosure(s) location on the site plan with solid waste truck turning and/or turnaround track template superimposed.
7. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.

8. FEMA Elevation Certificate (Pre-Construction). All new construction or substantial improvements within a Special Flood Hazard Area (designated floodplain) shown on the FEMA flood map (FIRM) shall comply with the City's floodplain management regulations (Chapter 15.32, Redlands Municipal Code). For proposed developments within a floodplain, the applicant must submit a FEMA Elevation Certificate (EC) for review and acceptance by the Municipal Utilities and Engineering Department prior to issuance of the building permit. This certification shall be made by a registered professional engineer or land surveyor in the State of California. The latest EC form and instructions can be downloaded from the FEMA website at www.fema.gov.
9. Tract map shall be recorded and proof of recordation provided.

D. The following items are required prior to approval of APPLICATION FOR WATER SERVICE CONNECTION and prior to WATER METER INSTALLATION.

1. Pay the Water Capital Improvement Charge; (RMC 3.48.030)
2. Water Source Acquisition Charge; (RMC 13.40)
3. Pay the Recycled Water Capital Improvement Charge; (RMC 3.53.050) and
4. Pay the Water Meter Charge. (Redlands Ordinance No. 2830)

E. The following items are required prior to issuance of the ENCROACHMENT PERMIT.

1. Cash cleanup deposit shall be submitted (\$3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)
2. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)
3. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)
4. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)

5. A California OSHA Permit Number for all work that is 5 feet deep or deeper shall be provided. Call (909)383-4321. (RMC 12.16.040)
6. A copy of soils report is required with recommendation for the final pavement structural section to be submitted prior to placing of the street pavement. The report shall include test results and boring/sampling locations.
7. A traffic control plan shall be prepared in accordance with the latest revision of CA MUTCD or W.A.T.C.H. manual, submitted and accepted by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours, delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.
8. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows:

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

9. Execute Subdivision Improvement Agreement. (RMC 17.17.070).
 10. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.
- F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.**

1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.
2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.
3. The Engineer of Record shall file a Final Certification for all grading and improvements relating to the project development.

4. Owner's Licensed Land Surveyor shall reset survey points, monuments, record corners, and centerline ties that were destroyed during construction and shall file Corner Records for those points prior to completion of the project with San Bernardino County Surveyor. Copies of information shall be furnished to the Municipal Utilities and Engineering Department. [California B&P Code 8762, 8767, 8768, 8771, and 8773(b)]
5. FEMA Elevation Certificate (Finished Construction). A post-construction Elevation Certificate (EC) shall be submitted for all new construction or substantial improvements within a Special Flood Hazard Area (designated floodplain) shown on the FEMA flood map (FIRM). This certification shall provide as-built survey elevations to verify compliance with the City's floodplain management regulations (Chapter 15.32, Redlands Municipal Code). This certification shall be made by a registered professional engineer or land surveyor in the State of California and submitted to the Municipal Utilities and Engineering Department for review and acceptance prior to issuance of the Certificate of Occupancy. The latest EC form and instructions can be downloaded from the FEMA website at www.fema.gov.
6. One mylar copy of recorded tract map shall be furnished to the Municipal Utilities and Engineering Department.
7. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)
8. Streets may be required to have a seal coat applied at the option of the City Engineer. Type of seal coat is to be determined by the City Engineer.
9. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.
10. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.
11. Contractors will be required to pave new streets in two (2) phases with last phase being delayed until 95 percent of construction has been completed, or on approval of the City Engineer.
12. Owner/Developer shall provide recycling receipts as required by the recycling plan.

G. The following items are required prior to release of SECURITIES/WARRANTIES/DEPOSITS.

1. Prior to the release of the securities for the project, all improvements shall be reviewed and accepted by the City Engineer.
2. Tie sheets shall be submitted for all monuments found and/or set in the public right-of-way.
3. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.


DONALD YOUNG, P.E., P.M.P.
One Stop Permit Center Manager

Initial