

**CITY OF REDDING, CALIFORNIA
COUNCIL POLICY**

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| STANDARD SUBDIVISION CONDITIONS | 89-85 | 1701 | 03/21/89 | 1 |

BACKGROUND

The City of Redding attaches conditions of approval to each subdivision. The list of conditions is generally lengthy and many of the conditions of approval apply to every subdivision. The list of conditions of approval could be shortened by identifying the conditions that are common to all subdivisions and listing them out in a resolution. Therefore, a subdivision would be approved subject to a shortened list of conditions, the first of which would read, "The standard conditions for subdivisions delineated in Resolution No. _____ shall be met." Subsequent conditions would then be tailored to suit the particular subdivision.

PURPOSE

It is the purpose of this policy to clearly identify standard subdivision conditions that apply to all subdivisions in order to achieve the following benefits:

1. The standard subdivision-conditions list would be readily available for public distribution, and developers and other interested parties would know up-front what "standard conditions" always apply. This would serve to eliminate some of the confusion and/or fear attributable to a "long" list of conditions.
2. The list of conditions would be less bulky and, therefore, at the Board of Administrative Review or Planning Commission meetings, all concerned parties would be able to focus on the project-specific conditions rather than the more generic "applicable to all."
3. Accidental deletion of appropriate standard conditions from the conditions list would be eliminated.

POLICY

The following conditions shall be considered the Standard Subdivision Conditions of the City of Redding:

1. Subdivision improvements are to conform to Title 17 of the Redding City Code.
2. A current title report is to be submitted with the final map.
3. Sewer lines, waterlines, electric-service facilities and other utilities; drainage facilities; necessary electric and

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public-service easements; and street dedications are to be provided in accordance with the Redding Municipal Code and as specified by the Public Works Department.
Amended on 1/7/92 by Resolution NO. 92-18

4. The final improvement plans are to be reviewed by the Shasta Mosquito Abatement District.
5. No construction is to occur prior to approval of improvement plans and issuance of a grading permit. Grading plans shall include, but not be limited to, all erosion-control measures, retaining walls required, slopes, and elevations.
6. The developer shall consult with the Electric Department after initial Public Works review of the subdivision improvement plans for preparation of an electric-service plan. A copy of the electric-service plan, developed by the Electric Department, shall be incorporated into the final subdivision improvement plans.
Amended on 1/7/92 by Resolution No. 92-18
7. A soils report is to be submitted to the Public Works Department at the time construction drawings are submitted.
8. The street side-yard setback for corner lots is to be ten feet and illustrated on the final map.
9. Grading is to be restricted to the period from April 15 to October 15 of any year unless a waiver is granted by the Director of Public Works. A discharge report is to be filed with the Regional Water Quality Control Board. Grading shall not occur in areas depicted as open space on the tentative map.
10. Prior to the recording of a subdivision, an application to apportion any special assessment-district lien (Improvement Bond Act of 1915), accompanied by any applicable fees, shall be on file with the City Treasurer.
11. All street names proposed within the subdivision shall be given to the Planning Department at the time of submittal of subdivision improvement plans. One alternative street name shall be supplied for every four streets. A final map may not be recorded until Planning Commission approval of all street names.
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12. A barricade shall be installed at the end of all stub streets in accordance with specifications of the Public Works Department.
13. New utilities within the project, including but not limited to, electric, cable television, and telephone, shall be installed underground.
Amended on 1/7/92 by Resolution No. 92-18
14. Electric-supply facilities shall be furnished and installed in accordance with the Electric Utility Service Policy resolution currently in effect at the time the electric-service plan for the subdivision is signed by the City Electric Department.
Amended on 1/17/92 by Resolution No. 92-18
15. A minimum five-foot-wide easement for electrical service is to be provided adjacent to all road rights-of-way.
Amended on 1/7/92 by Resolution No. 92-18
16. The developer is to note that public/municipal utility companies may have to be reimbursed for all costs associated with the relocation of their facilities necessitated by the construction of the improvements required as a condition of approval of this permit.
17. Benefit costs, as per Resolution No. 84-34, attributable to this property for improvements to the City water system, are to be paid at the time of water connection.
18. Sewer lines are to be sized and installed at grades to permit the orderly extension of service to all tributary areas.
19. All provisions of Chapter 18.65 of the Redding Municipal Code pertaining to the preservation of trees within subdivision developments shall be complied with.
Amended on 1/7/92 by Resolution No. 92-18
20. In-lieu park fees are to be paid in accordance with Chapter 17.42 of the Redding Municipal Code prior to the recording of the final map.
21. Fire hydrants are to be installed in locations(s) approved by the Fire Marshal. The main(s) shall be designed to provide adequate fire flows. In no case shall the main(s) be less than six inches in diameter.

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22. Fire-protection facilities, including all-weather access roads, shall be installed and remain serviceable prior to and during the time of construction of any structures.
23. All brush piles created by site and street improvements shall be abated prior to the next fire season. Any burning of brush shall be in compliance with the requirements of the Fire Marshal and with Air Pollution Control District regulations.
24. All real-estate signs shall conform with City Code requirements.
25. Final improvement plans shall depict locations for centralized mail-delivery units. The locations shall be approved by the Postal Service and the City Public Works Department.
26. Final improvement plan shall depict driveway location for lots with a slope greater than 15 percent within 30 feet of the street providing access.
27. All interior streets shall have curb, gutter, and four-foot-wide sidewalk; if rolled curb is utilized, the sidewalk shall be six inches thick.
Added on 1/7/92 by Resolution No. 92-18
28. The developer shall be responsible for the signing, striping, and marking of all streets.
Added on 1/7/92 by Resolution No. 92-18
29. If, in the course of development, any archaeological, historical, or paleontological resources are uncovered, construction activities in the affected area shall cease; and a qualified archaeologist shall be contacted to review the site and advise the City of the site's significance. If the findings are deemed significant, appropriate mitigations shall be required prior to any resumption of work on the project.
Added on 1/7/92 by Resolution no. 92-18