

**RESOLUTION NO. 16152**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY ADOPTING STANDARD DEVELOPMENT REQUIREMENTS**

**WHEREAS**, the City of Redwood City ("City") General Plan contains goals and policies to promote balanced development within the City and provide for adequate infrastructure to meet the needs of future users; and

**WHEREAS**, the City routinely imposes conditions of approval that address the infrastructure demands created by individual development projects in connection with its actions to approve development projects proposed within the City; and

**WHEREAS**, the City wishes to provide future applicants with notice of standard development requirements ("Standard Development Requirements") that the City uniformly applies to all development project applications, regardless of any environmental determination the City makes to comply with the California Environmental Quality Act (CEQA); and

**WHEREAS**, the adoption of Standard Development Requirements is not a project under CEQA pursuant to Title 14 of the California Code of Regulations Sections 15060(c) and 15378(b) because it has no potential for resulting in reasonably foreseeable direct or indirect physical changes to the environment. The Standard Development Requirements do not authorize any particular construction or development activity, and any specific development projects that will be constructed in the future subject to the Standard Development Requirements will undergo environmental review to the extent required by CEQA prior to the City taking action to approve or conditionally approve such development projects.

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

1. The City Council finds and determines that the forgoing recitals are true and correct and hereby incorporates them into this Resolution.
2. The City of Redwood City Standard Development Requirements, attached to this Resolution as Exhibit A and incorporated by this reference, are hereby adopted.
3. This Resolution will be effective upon adoption.

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## EXHIBIT "A"

### City of Redwood City Standard Development Requirements

Adopted by City Council on June 26, 2023 (Resolution No. \_\_\_\_\_)

The City of Redwood City ("City") developed these Standard Development Requirements to: (1) implement the General Plan's policies requiring that adequate water, sewer, transportation, and other public infrastructure and facilities be provided to serve new development projects, (2) provide notice to future applicants of the City's requirements, and (3) ensure that development projects consistently contribute to their share of infrastructure and facilities demands.

The City will apply these Standard Development Requirements to all future development project applications, conducting project-specific analysis as necessary to ensure that each proposed development project contributes its fair share towards offsetting its own impacts on City facilities. To the extent that project-specific financial or technical analysis is required to determine how an individual proposed development project will comply with the Standard Development Requirements, the City may require the development project applicant to prepare such studies during the course of the City's review of the development project and prior to City action to approve, conditionally approve, or deny the proposed development project.

Development project applicants shall be required to pay a proportionate share of their proposed development project's contribution to the need for facilities; the cost of any identified facilities that the development project applicant constructs in connection with an approved development project shall be credited towards the development project's overall required contribution.

1. Sanitary Sewer Improvements. In connection with its application for development project approval, the project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval. The Sanitary Sewer Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the proposed project site. In the event that the Impact Analysis indicates a net increase in the proposed development project's wastewater flow and the existing sanitary sewer system is not sufficient to meet the development project's demand as determined by the City, in consultation with relevant utility service providers, the applicant shall construct and install or pay a fair share fee to fund the construction and installation of improvements to the sanitary sewer system prior to applying for a permit to connect to the City's sanitary sewer system.

2. Domestic Water Storage and Supply Improvements. In connection with its application for development project approval, the project applicant shall confirm existing water mains and service laterals meet the domestic and fire flow requirements of the development project. If the existing water main and service laterals are not sufficient as determined by the City, in consultation with relevant utility service providers, the applicant shall construct and install or pay a fair share fee to fund the construction and installation

of new water mains and service laterals sufficient to meet such requirements. In addition, the project applicant shall calculate, using methodology provided by the City, the development project's demand for emergency water storage and pay a fair share fee to fund the construction and installation of emergency water storage facilities to serve the development project. Any required off-site improvements or fee payment would be required to be completed prior to the granting of occupancy for the development project.

3. Stormwater Improvements. In connection with its application for development project approval, the project applicant shall submit a drainage plan to be reviewed and approved by the City. The drainage plan shall include measures to reduce the volume and velocity of post-construction stormwater runoff to the maximum extent practicable. Stormwater runoff shall not be augmented to adjacent properties, creeks, or storm drains, and the project applicant is encouraged to incorporate appropriate site design and source control measures to limit pollution in runoff. To the extent the development project results in increases to peak stormwater runoff as compared with pre-project conditions, contributions to enhance the City's storm drainage system will be required to offset the impact of any such increases. Any required fee payment would be required to be made prior to the granting of occupancy for the development project.

4. Other Utility Improvements. The project applicant shall install all new utilities serving the development project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. All utilities shall be installed in accordance with standard specifications of the serving utilities.

5. Transportation Improvements. In connection with its application for development project approval, the project applicant shall prepare a project-specific Local Transportation Assessment (LTA) for the City's review and approval. The LTA shall address intersection functionality and identify improvements to address identified deficiencies (e.g., signal timing adjustments, restriping, signalization, traffic control devices, roadway reconfigurations, railway and street crossing facilities, interchange improvements, and other project-appropriate improvements). In addition, the LTA shall address transportation demand management measures, and transit, pedestrian, and bicyclist amenities in the vicinity of the development project. Following project approval and prior to receiving the first certificate of occupancy or its equivalent for the development project, the project applicant shall construct and install or pay a fair share fee to fund the construction and installation of the recommended on- and off-site transportation-related improvements contained within the LTA. The project applicant is responsible for funding and/or installing the improvements and shall obtain all necessary permits and approvals from the City and/or other applicable regulatory agencies such as, but not limited to, Caltrans (for improvements related to Caltrans facilities) and the California Public Utilities Commission and Caltrain (for improvements related to railroad crossings), prior to installing the improvements. All elements shall be designed to applicable City standards in effect at the time of construction and all new or upgraded signals shall include these enhancements as required by the City. All other facilities supporting vehicle travel and alternative modes through the intersection shall be brought

up to both City standards and ADA standards (according to Federal and State Access Board guidelines) at the time of construction.

6. Other Infrastructure Improvements. In connection with its application for development project approval, the City may identify other public improvements and infrastructure projects that are necessary to serve the development project. The project applicant shall be required to pay a proportionate share of their project's contribution to the need for identified facilities prior to the granting of occupancy for the development project.

7. Public Improvement Implementation. The project applicant shall obtain all necessary permits/approvals, such as (and without limitation) encroachment permits, obstruction permits, curb/gutter/sidewalk permits, or public improvement permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

Passed and adopted by the Council of the City of Redwood City at a  
Joint City Council/Successor Agency Board/Public Financing Authority Meeting  
thereof held on the 26th day of June 2023 by the following votes:

AYES: Aguirre, Howard, Martinez Saballos, Sturken, Vice Mayor  
Espinoza-Garnica, and Mayor Gee

NOES: None

ABSENT: None

ABSTAINED: None

RECUSED: Eakin



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Jeff Gee  
Mayor of the City of Redwood City

Attest:



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Pamela Aguilar, CMC  
City Clerk of Redwood City

I hereby approve the foregoing resolution this  
29<sup>th</sup> day June 2023.



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Jeff Gee  
Mayor of the City of Redwood City