The City of Redwood City values high quality utilities and attractive streetscapes. To ensure continuous development and maintenance of these facilities, City Code (Sections 18.234 – 18.243) requires the following improvements in conjunction with large residential and commercial projects:

**Large Residential Additions:** (> 1000 sq. ft.)

**Sidewalks and Driveway Aprons:** Replace all sections with individual large cracks (>3/4 inch) or shattering (multiple cracks with loose pieces).

**Curbs and Gutters:** Replace all sections with cracks (>3/4 inches). Flow line shall be maintained and filled gutters are not permitted.

**Paving:** Replace asphalt (at least 12 inches out) that is above or below the new gutter.

**Water Main Upgrade:** Provide minimum eight-inch line from nearest point of connection through frontage if existing water line is less than six inches.

**New Residential Development:**

- **Sidewalk/Driveway, Curb/Gutter, Paving:** All of the above requirements for "Large Residential Additions" apply.
- **Water Main Upgrade:** Provide minimum eight-inch line from nearest point of connection through frontage if existing water line is less than six inches.
- **Sewer Line:** Provide minimum eight-inch line from nearest point of connection through frontage if no sewer line exists.
- **Underground Utilities:** Underground all services to the building.
- **Park-in-lieu fee:** Fee applicable when adding housing units, fees are used for the acquisition of new parks, land to expand existing parks, and to improve newly acquired and existing parkland.

**Large Commercial Remodels and/or Additions:** (T.I.’s > 50% of building area; additions > 500 sq. ft.; T.I.’s and additions > 50% of building area).

- **Sidewalk/Driveway, Curb/Gutter, Paving:** All of the above requirements for "Large Residential Additions" apply.
- **Street Lights:** Provide street lights as specified by Engineering and Construction when project has over 200 feet of street frontage.
- **Street Trees:** Provide at least one 24-inch box tree with tree grate for every 30 feet of frontage. (See reverse side of this form for locations and tree grate information.)
- **Underground Utilities:** Underground all services to the building.
- **Water Line:** Provide minimum eight-inch line from nearest point of connection through frontage if existing water line is less than six inches.
- **Sewer Line:** Provide minimum eight-inch from nearest point of connection through frontage if no sewer line exists. (Sewer service lateral shall be upgraded to six inches in diameter as required.)
New Commercial Development: (>1000 sq. ft. or parking facilities valued at >$50,000 – with 5 or more parking spaces)

- **Sidewalk/Driveway, Curb/Gutter, Paving:** All of the above requirements for “Large Residential Additions” apply.
- **Street Lights, Street Trees, and Underground Utilities:** All of the above requirements for “Large Commercial Remodels and/or Additions” apply.
- **Water Line:** Provide minimum eight-inch line from nearest point of connection through frontage if existing water line is less than six inches.
- **Sewer Line:** Provide minimum eight-inch from nearest point of connection through frontage if no sewer line exists. (Sewer service lateral shall be upgraded to six inches in diameter as required.)
- **Underground Utilities:** (Main or primary lines) = underground existing overhead utilities along street frontage as well as subject property.