

ORDINANCE NO. 2172

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING THE UNIFORM BUILDING CODE, 1988 EDITION, APPENDIX CHAPTER 70, INVOLVING EXCAVATION AND GRADING, AS ADOPTED BY REFERENCE IN THE REDLANDS MUNICIPAL CODE.

WHEREAS, Government Code Sections 50022 et seq. empower the City to adopt by reference various uniform codes, including the Uniform Building Code; and

WHEREAS, pursuant to Redlands Municipal Code Section 15.04.010, the City has adopted by reference various sections of the Uniform Building Code, 1988 Edition, including Appendix Chapter 70; and

WHEREAS, City Council of the City of Redlands ("this City Council") finds that amendments to various sections of the Uniform Building Code, 1988 Edition, Appendix Chapter 70, are reasonably necessary because of climatic, geological and topographical conditions existing in the City; and

WHEREAS, this City Council further finds that these climatic, geological and topographical conditions include, but are not limited to the following conditions:

1. Redlands is subject to relatively low amounts of precipitation, very low humidity levels and extremely high temperatures. These climatic conditions are conducive to the spread of fires and drought conditions. For example, during July, August and September, temperatures often exceed 100 degrees fahrenheit. During the same months humidity is usually less than 40%, and

measurements less than 10% are not uncommon. These recordings have been documented by the San Bernardino County Flood Control District and the National Climatic Data Center.

WHEREAS, this City Council further finds that facilities for the purposes of generation, storage, and transmission of water are essential to combat the spread of fires and the effects of drought conditions; and

WHEREAS, a grading permit requirement for public agencies to accomplish such purposes results in a greater delay than if no grading permit were required and it is within the interests of the health, safety and welfare of the citizens of Redlands that any such delays be avoided; and

WHEREAS, the City further finds that severe weather conditions may adversely affect agricultural uses in connection with crops and animals and such agricultural areas may require grading for the purpose of combating the effects of drought conditions; and

WHEREAS, a grading permit requirement for conducting agricultural uses results in a greater delay than if no grading permit were required to accomplish such purposes, and it is within the interest of the health, safety and welfare of the citizens of Redlands that any such delays be avoided; and

WHEREAS, pursuant to Redlands Municipal Code Section 15.04.010, the City has adopted by reference Uniform Building Code, 1988 Edition, Chapter 3, and Section 304 of that Chapter authorizes the City to set grading permit fees; and

WHEREAS, Uniform Building Code, 1988 Edition, Chapter 70, Section 7008, authorizes the City to require bonds in such amounts as may be deemed necessary to assure that work related to grading permit issuance, if not completed in accordance with approved plans and specifications, will be corrected to eliminate hazardous conditions; and

WHEREAS, pursuant to Government Code Section 50022.7 the City is authorized to amend any code adopted by reference, at any time, by ordinance;

NOW, THEREFORE, be it ordained by the City Council of the City of Redlands as follows:

Section 1. Chapter 15.04 of the Redlands Municipal Code is hereby amended by adding Section 15.04.102 which reads as follows:

"15.04.102 Uniform Building Code Appendix Chapter 70 amended--Section 7003 Permits Required.

Chapter 70, Section 7003 of the Appendix to the Uniform Building Code is amended by adding paragraphs 10 and 11.

10. Grading by public agencies or their agents, in connection with construction or maintenance of roads or facilities for the generation, storage, or transmission of water including floodwaters or water for the purpose of producing electrical energy, shall be exempt from Section 7003.

11. Grading performed by disking or plowing for agricultural purposes in connection with the preparation of soil for crop or animal use shall be exempt from Section 7003."

Section 2. Chapter 15.04 of the Redlands Municipal Code is hereby amended by adding Section 15.04.104 which reads as follows:

"15.04.104 Uniform Building Code Appendix Chapter 70 amended--Section 7007 Grading Fees.

Chapter 70, Section 7007 of the Appendix to the Uniform Building Code is amended by adding paragraph (d).

(d). Grading Permit Fees. Table No. 3-G, and 3-H of the Uniform Administrative Code shall be deleted and grading permit fees shall be as determined by the City Council by executive order. The minimum grading plan check fee shall be \$30.00 and the minimum grading permit fee shall be \$60.00."

Section 3. Chapter 15.04 of the Redlands Municipal Code is hereby amended by adding Section 15.04.106 which reads as follows:

"Section 15.04.106 Uniform Building Code Appendix Chapter 70 amended--Section 7008 Bonds.

Chapter 70, Section 7008 of the Appendix to the Uniform Building Code is amended by adding the following bond or bond equivalent amount schedule:

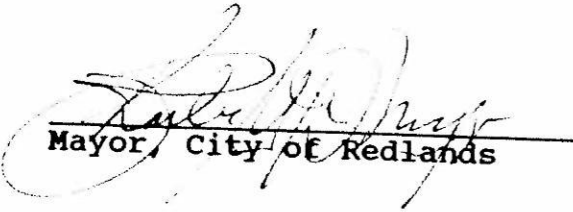
The bond or bond equivalent amount schedule shall be as follows:

Area	Required Cash Value
50 cubic yards or less	\$ 300.00
51 to 100 cubic yards	600.00
101 to 1000 cubic yards	1,000.00
1001 to 10,000 cubic yards	2,000.00
10,001 to 100,000 cubic yards	3,000.00
100,001 cubic yards or more	4,000.00

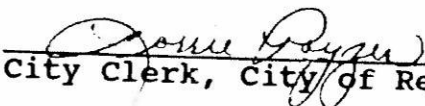
The bond or bond equivalent shall be released after full compliance with all applicable City requirements, including but not limited to City approved grading plans, grading inspections and erosion control measures. Such erosion control

measures shall include but not be limited to the planting of slopes as approved by the City or alternate slope designs by a licensed engineer using City approved erosion control matting for temporary erosion control and procedures as set forth in the Redlands Municipal Code, as applicable."

Section 4. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in the City; and thereafter, this ordinance shall take effect in accordance with law.


Mayor, City of Redlands

ATTEST:


City Clerk, City of Redlands

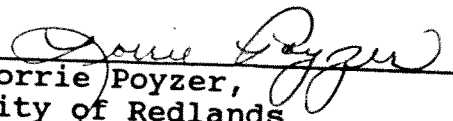
I, Lorrie Poyzer, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at a regular meeting thereof held on the 5th day of Nov., 1991.

AYES: Councilmembers Beswick, Cunningham, Larson, Milson;
Mayor DeMirjyn

NOES: None

ABSENT: None

ABSTAINED: None



Lorrie Poyzer,
City of Redlands