

City Council

Mayor Patrick Slayter
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Planning Director

Kari Svanstrom

City of Sebastopol Planning Department

August 11, 2022

Caleb Roope
Pacific West Communities
439 East State Street, #100
Eagle, ID 83616

Re: 7716, 7760 Bodega Ave./Permit Number 2021-010
Woodmark Apartment Project – Conditions of Approval

Dear Mr. Roope:

Consistent with the provisions of SB-35, the City hereby conditionally approves your application for the above referenced project. This approval includes the approval of the SB35 Development Approval and a requested Density Bonus Development Concession to allow for a two-foot overhang over pedestrian walkways (provided a minimum clear space of four feet is maintained) and of landscaping. This approval is in accordance with the conditions of approval that are attached to this letter.

Subsequent development permits for signs, tree removals, and a necessary voluntary parcel merger will be sent under separate cover.

Please note that compliance with the AB168 Agreement with the City of Sebastopol and the Federated Indians of Graton Rancheria is also required.

This approval is not effective until the Appeal Period has officially expired. Anyone dissatisfied with the decision of the Planning Director has the right to file an appeal to the City Council within seven calendar days of the decision. This requires the submittal of a completed City Appeal Form, written statement, and payment of the applicable fee delivered to the Planning Department at 7120 Bodega Avenue, Sebastopol, California no later than 5:00 P.M. on Thursday, August 18, 2022.

Should you have any questions please do not hesitate to contact me at 707-0823-6167 or via email at ksvanstrom@cityofsebastopol.org.

Sincerely,



Karii Svanstrom
Planning Director

Attachment:
Conditions of Approval

cc:
Lauren Alexander, laurenrhalexander@gmail.com
Building Department
Planning Department
Engineering Department
Fire Department
City Manager

CONDITIONS OF APPROVAL

Streamlined Ministerial Review for the Woodmark Affordable Housing Project

7716 and 7760 Bodega Ave, APNs: 004-211-007 and 060-230-067

File Number 2021-010

General Conditions of Approval:

1. All plans and elevations shall be in substantial conformance with plans prepared by Pacific West Architects, dated June 1, 2022, including a subsequent revision to a demolition permit exhibit dated June 24, 2022; and on file at the City of Sebastopol Planning Department.
2. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
3. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
4. Failure to comply with the conditions specified herein constitutes cause for the revocation of this permit in accordance with the procedures set forth in the Sebastopol Municipal Code.
5. Minor changes may be approved administratively by the Planning Director. Changes deemed to be major or significant in nature shall require a formal application or amendment.
6. This approval is valid for a period of three (3) years during which time the rights granted must be exercised pursuant to Government Code Section 65913.4(f)(3).
7. All plan sets shall include a brief description of the project on the cover sheet. All submitted building permit plan check sets shall include a plan sheet incorporating these conditions of approval.
8. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be in substantial conformance to those approved by the review body. If any changes are made to submitted plans which were approved by the review body the applicant shall work with the Planning Department to determine if the changes are significant enough to once again be seen by the review body, or if staff can approve the changes. Any changes that have not been approved by Planning staff are not approved. Construction or demolition work that does not conform to the Planning approval is not valid and shall be subject to stop work orders and may require removal.
9. Construction shall conform to the approved plans, unless a modification to these conditions of approval. Construction permits shall be obtained prior to the commencement of construction activities.
10. Should the project be phased, the first phase (and any subsequent phases) shall be fully compliant with all City codes and standards at the time of completion of such phase. If construction phasing is proposed, approval of a phasing plan prior to the issuance of any

development permits is required.

11. A Construction Management Plan (CMP) shall be submitted to the City as part of the Building Permit and/or Grading Permit processes, whichever occurs first, and shall be incorporated into the plans. Revisions to the CMP to increase or add on time to the construction timeline shall be coordinated with the Building Official and any additional requests will be at the applicant's responsibility.

The CMP shall be a binding document. Failure to adhere to the CMP may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the City, and may be posted to the city's website. The CMP shall be updated as project conditions warrant. Updates to the CMP shall be provided to the City for review and approval. The CMP shall include but not be limited to:

- a) Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates);
 - b) Construction Hours;
 - c) Travel routes and turn-around locations, including impacts to State highways, with staff approval;
 - d) Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure);
 - e) Worker auto parking space locations/construction parking;
 - f) Phasing (if applicable);
 - g) If construction improvements are located in areas of slopes 15% or greater, the Contractor shall provide safe temporary hard surface stair access to the improvements, unless waived by the Building Official. This access shall be shown on the CMP; and,
 - h) Projects that require a grading permit shall comply with the City's grading ordinance.
12. A 24-inch by 36-inch weatherproof copy with items A - F shall be posted on site in a publicly visible location. The remaining Construction Management Plan shall be made available on site. The Construction Management Plan shall be posted on the site as part of the job site signage and should include:
 - A. Address of the project site.
 - B. Permitted hours of construction and of deliveries/off-haul.
 - C. Name, e-mail address and direct phone number of the General Contractor.
 - D. Name, e-mail address and direct phone number of the person responsible for managing the project.
 - E. Name and direct phone number of the applicant's representative to call in case of an emergency.
 - F. City of Sebastopol Building Department (707-823-8597).

13. All construction materials, debris and equipment shall be stored on site. The placing of portable restroom facilities in the City right-of-way will not be permitted.

14. All portions of the job site shall be maintained in an organized and professional condition.

15. A pre-construction meeting with City staff is required for projects that:

- a) Require a City encroachment permit, a Caltrans encroachment permit, or a City grading permit; or
- b) Have 5 dwelling units or more; or
- c) Have a total of 5,000 square feet of building or more; or

- d) Have a creek setback requirement.
16. All required construction signage and any required tree-protection measures shall be posted and available for City inspection at the time of the Pre-construction meeting or, if no pre-construction meeting is required, prior to commencing construction. If these measures are not in place at the time of the pre-construction meeting, a re- inspection fee will be required, and issuance of building permit will be delayed.
 17. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the field conditions or other previously unknown conditions require a modification or a departure from the accepted plans, the applicant shall provide the modifications or departure and specify the correction of mistakes errors, or omissions in compliance with the CBC and City Standards.
 18. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted unless otherwise stipulated by the City.

Planning Department Conditions of Approval:

19. Prior to, and during, all ground-disturbing activities, the applicant is responsible for complying with all the provisions and processes contained in the signed AB168 Agreement.
20. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the Building Permit application.
21. Required setback property lines shall be physically identified (string line or equal), and the applicant shall submit a letter or certificate from a licensed surveyor that confirms that the structure complies with the approved setbacks prior to placing the foundation.
22. For any project that includes new structures within 2 feet of the allowed height limit, a letter or certificate from a surveyor confirming that the height of the roof complies with the approved plans shall be submitted to the Planning Department at the earliest point possible (i.e. prior to completing the roof).
23. Site landscaping shall be generally consistent with the Landscape Plan on file with the Sebastopol Planning Department. The final landscape plan shall be stamped by a licensed landscape architect and filed with the Planning Department prior to occupancy. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy of the proposed project. Upon the request of an Applicant to receive a Temporary Certificate of Occupancy and at discretion of the Planning Director, landscape installation may be suitably guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements.
24. All landscape and irrigation plans must be designed in accordance with the most current City of Sebastopol landscape requirements. Prior to providing water service for new landscape areas, or improved or modified landscape areas, the Planning Department must review and approve the project's working drawings for planting and irrigation systems. Any question regarding the City of Sebastopol current water conservation and Landscape Ordinance should be directed to the Planning Department.

25. For any new housing unit development, the developer/owner shall submit the total amount of fees and exactions associated with the project prior to issuance of certificate of occupancy or final inspection.
26. A Tree Protection Plan shall be required which meets the requirements of SMC 8.12.050(C) prior to issuance of a Building or Grading Permit.
27. Prior to the removal of any heritage trees, the applicant shall receive the approval of tree removal permits (for Subsequent Development Permits) from the Planning Director pursuant to the provisions of Section 8.12.060 of Sebastopol Municipal Code (SMC). A Performance Bond is required in accordance with SMC Section 8.12.150(D).
28. Prior to submitting an application for a permit to install the project monument sign, the applicant shall obtain an approval (for a Subsequent Development Permit) from the Planning Director pursuant to the provisions of Subsection 17.120.020.A of Sebastopol Municipal Code.
29. Prior to the issuance of a building permit, the applicant shall provide evidence that a Voluntary Parcel Merger (for a Subsequent Development Permit) pursuant to SMC Section 16.48.040 has been recorded with the County of Sonoma. This condition recognizes that a future property line adjustment in the northwest corner of the site with the property owner of 7710 Washington Avenue and that this adjustment will occur at some point in the future. This future adjustment is not part of this project.
30. Five percent of the units shall be maintained as affordable to households earning fifty percent (50%) or less of Area Median Income. Except as may be otherwise provided, inclusionary units shall be required to maintain affordability in perpetuity, unless a different period is required by State law. Prior to occupancy a deed restriction shall be recorded setting forth the applicable restrictions. Monitoring and maintenance of these units shall be completed in accordance with SMC Chapter 17.250.

Engineering and Public Works Department Conditions of Approval:

31. All projects are subject to Impact Fees as adopted by the City Council.
32. An Encroachment Permit is required from the Public Works Department for any and all work within the public right-of-way. Encroachment Permit shall not be issued until the City Engineer approves the applicant's site improvement plans.
33. Construction within the public right-of-way is limited to that necessary to support the lot's use. This may include, but is not limited to: driveways, sidewalks and any utility connections. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations as necessary.
34. The applicant shall prepare and submit site improvement plans for the construction of all improvements including water, sanitary sewer, storm drain, water quality facilities, roadway improvements, curbs, gutters, sidewalks, elevated or structural pedestrian walkways, landscaping, landscape irrigation, signing, striping, joint trench and streetlights. All design and construction shall conform to the latest edition of the City of Sebastopol Design and Construction Standards and other applicable codes, standards, guidelines and specifications. Public improvement drawings shall be drafted in the City-approved sheet format.

35. The approval of the Phasing Plan is required prior to the approval of any development permits. Phasing Plans shall include the following information: Applications for grading plan and site improvements approval which propose to complete the required infrastructure improvements in phases shall include a preliminary phasing plan. A final phasing plan which incorporates all required conditions of approval and details infrastructure improvements and sequencing of the phases must be submitted before any ground disturbing activities.
- a). An illustrative map for each proposed phase which clearly mark in heavy lines the boundaries of the subject phase, label the phase numerically, and depict the limits of grading, driveways and parking, buildings, infrastructure, easements, dedications, limits of permanent landscaping, etc. which are included within the subject phase. The plan must also illustrate those proposed improvements which mitigate impacts associated with the unbuilt portions of the project which are not located within the boundaries of the subject phase. All phasing maps must be drawn at the same scale.
 - b). A narrative description (or table) which describes each phase and its associated improvements. In addition, the narrative (or table) must demonstrate that each phase would comprise a “stand-alone” development which, should no subsequent phases be constructed, would meet or exceed the standards of all conditions of approval. The narrative should also describe the proposed timeline for completion of the entire project and any proposals to bond for required unbuilt or yet-to-be-constructed improvements.
36. Once approved by the City Engineer, the applicant shall submit PDF files of the signed improvement plans. As-Built record drawings shall also be submitted as PDF files.
37. Deviations from City Standards and applicable Code requirements shall be approved by the City Engineer. The applicant’s engineer shall request all design exceptions in writing.
38. Any improvements, public or private, damaged during construction shall be replaced, by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalk, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Public Works Department prior to the first submittal of project improvement plans to identify the extents and limits of replacement.
39. An erosion and sediment control plan are required as part of the building permit application. The plan shall be prepared by a certified erosion control specialist and in full compliance with CASQA standards, The plan is subject to review and approval by the Engineering Department prior to the issuance of the building or grading permit. No modifications to the approved plans shall be made without approval of the City Engineer.
40. Mailbox plans and locations shall be approved by the Sebastopol Postmaster prior to improvement plan approval, and the approved location(s) shall be included together with approved construction details on said approved improvement plans. The developer shall provide a letter and exhibit showing mailbox locations from the Sebastopol Postmaster approving mailbox locations.
41. A public waterline easement for the 8” fire line as required by the City Engineer, and public utility required by the Public Utility Agencies, within the development shall be provided to the City. Easement locations shall be subject to review and approval by the City Engineer. All easements shall be recorded prior to occupancy.

42. Applicant shall provide copy of the State of California Storm Water Pollution Prevention Plan (SWPPP) prior to grading activities.

Roadway Improvements:

43. The improvement plans for the first phase of development shall include and provide for the construction of all off-site improvements as required to support full project build-out. Each subsequent phase of development shall construct sufficient onsite roadway and utility improvements to support the cumulative development proposed to be constructed as approved by the City Engineer.
44. Road closures are not allowed. Temporary lane or shoulder closure may be allowed if approved by the City Engineer as part of the Encroachment Permit application. Traffic control plans shall be provided with the application.
45. An emergency vehicle access, meeting the requirements of the Sebastopol Fire Department, shall be constructed and privately maintained in accordance with the Fire Code.
46. All private driveway areas less than 24-foot wide shall require the approval of the Sebastopol Fire Department.
47. Sidewalk warps shall be provided to allow a clear five-foot walkway at all locations, including areas where mailboxes, street furniture, streetlights, street signs and fire hydrants are to be installed, or as otherwise approved by the City Engineer.
48. The structural section of all public road improvements shall be designed using a soil investigation which provides the basement soils R-value and expansion pressure test results. A copy of Geotechnical report and structural section calculations shall be submitted with the first improvement plan check.
49. The structural section of the private on-site drive aisles and parking areas shall meet the requirements and recommendations of the geotechnical report for the project.
50. Retaining walls and retaining curbs may be required to protect damage to trees as determined by a licensed Arborist. All retaining structures shall be designed and constructed to minimize damage to trees.
51. Pedestrian curb ramps, meeting City standards and current accessibility requirements, shall be provided at all intersections and crosswalks where sidewalks are proposed.
52. The project as proposed by the applicant will have two access points, one on the east side aligned with Robinson Road and a western access which would be midblock between Robinson Road and Nelson Way-Gold Ridge Farm. The western access will need to be restricted to right-turn movements in and out, with no left-turn access due to proximity to the Nelson/Bodega intersection, as well as an existing concrete median preventing left turns at this location. Prior to the approval of the first building permit, the applicant shall provide an updated traffic analysis to address the following:
 - a) Due to the concerns of traffic safety at the intersection of Bodega Avenue/Robinson Road which serves the project's main access, the intersection needs be evaluated to determine if a traffic signal were warranted with the addition of project. It should be noted that the estimated traffic volumes for the project in the previous traffic study were incorrect (as

previously noted). These traffic volumes, which should include all of the project's left-turn in and left-turn out traffic, shall be updated. These volumes shall then be used to calculate traffic signal warrants for the Robinson Road intersection.

- b) The existing townhome development to the east (Bear Meadows) gains access directly to the Bodega Avenue/Robinson Road intersection. The current design plans for the project access will likely cause delay to this existing traffic. This issue shall be examined further using a queuing analysis to determine if the design of the access needs to change so as not to cause significant delay to the existing townhome traffic. This analysis shall be submitted to the City for review and approval, and any potential additional conditions. These conditions/modifications shall be incorporated into the building permit submittal.
- c) If project construction is phased, both access points will be required to be completed in the first phase of construction prior to occupancy. The project shall provide an interim plan to provide the access needed to serve truck traffic during construction as part of any Construction Management Plan.

Any needed traffic improvements identified in these analyses shall be required prior to final occupancy and shall be incorporated into the Improvement Plans.

- 53. Developer shall be responsible for the installation of pedestrian crossing improvements at the Bodega Avenue/Robinson Road intersection on the westerly side of Bodega Avenue. Said crossing improvement shall consist of Bodega Avenue crosswalk markings and signage, ADA curb ramps, and new pedestrian-activated flashing Rapid Rectangular Flashing Beacon (RRFB) or other pedestrian safety requirements as needed based on the required Traffic Analysis.
- 54. Applicant shall be responsible for installing frontage improvements to City Standards including but not limited to curb, gutter, sidewalk, ramps, etc. Applicant shall coordinate with the City to ensure that Applicant's plans match the City's planned alignment consistent with the Bodega Avenue Bike Lanes and Rehab project on file at the office of the City Engineer. Currently the City is applying for grant funding for improvements along Bodega Avenue and may start its project before Applicant completes its required frontage improvements. In the event that the City proceeds, with implementing the Applicant's required frontage improvements in order to ensure completion and utility of the planned improvements, prior to the issuance of a building permit for the multi-family project the Applicant shall pay to the City its proportional share towards the planned improvements, including the pedestrian crossing improvements described above.
- 55. The easterly access into the project is a common driveway which also provides access to the existing adjacent residential development. In order to provide for, and maintain, safe and orderly ingress-egress circulation between both adjacent residential developments the easterly driveway design shall include appropriate measures, such as, but not limited to additional stop sign(s), "KEEP CLEAR" pavement markings, or other such improvements based on the required Traffic Analysis as necessary to minimize conflicts with other traffic..

Drainage Improvements:

- 56. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed by a Civil Engineer registered in the State of California in accordance with the Sonoma County Water Agency's Flood Management Design Manual (FMDM). Public and private drainage improvements shall be shown on the improvement plans

and the City Engineer may require the applicant to acquire the review and recommendations by the Sonoma County Water Agency (Sonoma Water) prior to approval by the City Engineer. Private storm drain easements will be required for any portions of the private storm drain not entirely located with the lot being served or for any portion of a private utility located on an adjacent parcel.

57. No lot-to-lot drainage will be allowed between the project site and any adjacent parcels. No concentrated drainage may discharge across sidewalks. All site drains must be connected to the public storm drain system or discharged through the face of curb or to an established waterway.

Stormwater Quality:

58. Projects that create or replace 10,000 square feet or more of impervious surface area are subject to design and construction requirements of the most recent edition of City of Sebastopol Low Impact Development (LID) Technical Design Manual. Improvement plans with required LID design features shall be approved by the City Engineer.
59. Projects that will disturb 1.0 acre or more of developed or undeveloped land shall provide evidence that a Notice of Intent (NOI) has been submitted by the applicant and received by the State Water Resources Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Protection Plan (SWPPP) shall be provided to the City prior to issuing a grading permit, encroachment permit, or building permit.
60. For required LID features constructed on private property or on street frontage, the owner shall provide a Declaration Letter to the City Manager regarding the owner's commitment to ongoing maintenance of said LID features (LID Declaration) prior to occupancy.

Grading:

61. The improvement plans shall include a site-grading plan prepared by a Civil Engineer registered in the State of California as part of the required improvement drawings. Lots shall be generally designed to drain to public and private streets or parking areas, unless otherwise approved in the interest of tree preservation or other unusual circumstances.
62. The improvement plans shall include a trucking routing plan for off haul of excavated material from the project site to the proposed fill site. Truck routing shall be restricted to the arterial routes and avoid conveyance through local residential streets. The truck routing plan shall also indicate the estimated quantity of material to be off hauled, an estimate of the number of trucks leaving the site per hour and the projected duration of off haul operations.
63. The City of Sebastopol shall require a grading permit for projects that meet these requirements.
- a) Cut or fill exceeding 50 cubic yards;
 - b) Cut or fill greater than 3 feet in depth;
 - c) Cut creating a cut slope greater than 5 feet in height and steeper than 2 units horizontal to 1 unit vertical; or
 - d) Fill intended to support a structure or surcharge greater than 1 foot in depth or placed on terrain with a natural slope steeper than 15 percent.

64. The applicant shall submit to the City for review and approval, a detailed Geotechnical Report prepared by a Geotechnical Engineer registered in the State of California. The grading plan shall incorporate the recommendations of the approved Geotechnical Report. It shall also be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
65. Existing wells, septic tanks and/or underground fuel storage tanks that are defective or will no longer be in use shall be permanently destroyed or removed under permit and inspection by the Sonoma County Permit and Resource Management Department, Well and Septic Division and/or Sonoma County Environmental Health, or other designated agency. Underground fuel storage tanks are subject to the regulations of the State Water Resources Control Board.
66. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved. Should monuments be damaged or destroyed during construction, they shall be replaced by the developer.
67. Improvements plans shall include an erosion control (winterization) plan. The plan shall include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed.
68. Existing utilities (sewer and water) shall be removed at the service main in Bodega Avenue with a full circle stainless steel band.
69. Trees and vegetation shall be trimmed according to Chapter 8.12 of the Sebastopol Municipal Code. Trees and shrubs shall be kept trimmed so that the lowest branches projecting over public properties and emergency vehicle access lanes provide a clearance of not less than eight (8) feet over sidewalks and not less than twelve (12) feet over streets.

Fire Department Conditions of Approval:

70. The site address shall be posted in accordance with requirements of the California Building Code and California Fire Code. The Fire Chief shall review and approve all requests for new addresses. Inspection and signoff of address posting shall be coordinated through Building Department.
71. Smoke and Carbon Monoxide (CO) detectors shall be installed in accordance with the California Building Code. Final inspection and signoff of smoke detectors shall be coordinated through Building Department.
72. Automatic Fire Sprinklers Suppression System shall be required, including, but not limited to, an audible fire bell and Sprinkler Backflow Preventer
73. New Fire Hydrants shall be required as shown on plans.
74. The shared access easement which provides access to the Bear Meadows townhome project shall not be closed during project construction.

Building Department Conditions of Approval:

75. All construction and construction related activities shall be in conformance with the 2019 California Building, Residential, Electrical, Mechanical, Plumbing, Fire, Energy and Green Building Codes, and the City of Sebastopol Municipal Code.
76. For the building permit submittal, 5 sets of plans are required along with 2 sets of calculations and reports.
77. The Authorized Construction Hours for construction activity shall be limited to those specified in Subsection 8.25.060.B.6 of the Sebastopol Municipal Code,
 - Monday through Friday – 7:00 a.m. to 6:00 p.m.
 - Saturday and Sunday– 8:00 a.m. to 5:00 p.m.
 - Includes warm-up or servicing of equipment and any preparation for construction.
78. A complete set of the conditions of approval shall be printed on plan sheets in the plan set.
79. A project specific geotechnical report is required with the building permit submittal.
80. The project is required to comply with CalGreen at the Tier I level excluding Division A4.2 Energy Efficiency, as adopted and amended by the City. The worksheets can be located on the City's website on the building department page. The worksheets are to be printed on plan sheets in the plan set.
81. The project is required to comply with the City's mandatory Photovoltaic System Requirements.
82. Before approval of any foundation inspections: A licensed Land Surveyor or Civil Engineer with proper certification shall conduct a survey of all property lines and install property line markers that can be readily verified by Building Inspection staff to verify setbacks and submit a written (stamped) confirmation to the Building Department that the staking of the property lines has been completed.
83. Before approval of foundation inspections: The project Geotechnical Engineer shall inspect all foundation excavations and submit a written (stamped) verification that all is in conformance with the approved Construction Documents.
84. Before approval of foundation inspections: The project Structural Engineer, Architect, or Special Inspector shall inspect all foundation reinforcing and related hardware and submit a written (stamped) verification that all is in conformance with the approved Construction Documents.
85. Before approval of framing inspections: The project Structural Engineer, Architect, or Special Inspector shall inspect all lateral force resisting elements of all structures and submit a written (stamped) verification that all is in conformance with the approved Construction Documents.

[END]