

**RESOLUTION NO. 17-xx**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF DUBLIN**

---

**APPROVING SITE DEVELOPMENT REVIEW FOR 791 RESIDENTIAL UNITS IN TWELVE  
NEIGHBORHOODS WITHIN PHASES 2 AND 3 OF THE BOULEVARD (DUBLIN CROSSING)  
PROJECT AREA  
(APN 986-0001-001-20 AND A PORTION OF APN 986-0001-001-21)  
PLPA-2016-00057**

**WHEREAS**, Dublin Crossing LLC is requesting approval to construct twelve new neighborhoods in the Boulevard (Dublin Crossing Specific Plan) development area (“Project Site”), which includes the construction of 791 townhomes, condominiums, and detached small-lot single family homes, landscape improvements, and street improvements for Phases 2 and 3 (out of five phases of development); and

**WHEREAS**, the Applicant is also requesting approval of Vesting Tentative Maps 8360, 8361, 8362, 8363, 8364, 8365, 8366, 8367, and 8368 to create individual neighborhoods and parcels on approximately 54.5 acres within Phases 2 and 3 within the Boulevard (Dublin Crossing) project area, and minor modifications to the approved Landscape Master Plan for the overall Boulevard project area; and

**WHEREAS**, the project site is located within the Dublin Crossing Specific Plan and the Dublin Crossing Zoning District; and

**WHEREAS**, in accordance with the California Environmental Quality Act certain projects are required to be reviewed for environmental impacts and when applicable, environmental documents prepared; and

**WHEREAS**, the project is located within the Dublin Crossing Specific Plan area (Specific Plan), which was the subject of an Environmental Impact Report (EIR) (SCH# 2012062009) prepared in accordance with the California Environmental Quality Act (CEQA) and certified by the City Council on November 5, 2013 (Resolution 186-13). Site Development Review was included as part of the project entitlements listed in the EIR. The EIR provides the CEQA environmental review for those future entitlements to implement the Specific Plan, unless the standards for subsequent or supplemental environmental review under CEQA are met. Pursuant to CEQA, the Site Development Review approval for this project is within the scope of the project analyzed in the EIR and no further CEQA review or document is required; and

**WHEREAS**, the Site Development Review Project Plan Set, attached as Exhibit A to this Resolution, and the Boulevard Landscape Master Plan, attached as Exhibit A to the separate Vesting Tentative Map Resolution, collectively defines this “Project” and is available and on file in the Community Development Department; and

**WHEREAS**, a Staff Report was submitted recommending that the Planning Commission approve Site Development Review for Phases 2 and 3 of the Boulevard (Dublin Crossing) project; and

**WHEREAS**, the Planning Commission did hold two noticed study sessions on April 11 and April 25, 2017 and also did hold a public hearing on said application on May 9, 2017 for this project,

at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, proper notice of said public hearing was given in all respects as required by law; and

**WHEREAS**, a Staff Report was submitted recommending that the Planning Commission approve a Site Development Review Permit for Phases 2 and 3 of the Boulevard (Dublin Crossing) project; and

**WHEREAS**, the Planning Commission did hear and use independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Dublin hereby makes the following findings and determinations regarding the proposed Site Development Review for Phases 2 and 3 of the Boulevard (Dublin Crossing) project:

**Findings required by the Dublin Crossing Specific Plan in accordance with Ordinance 07-13:**

- A. The proposed development is in substantial compliance with all applicable aspects of the Dublin Crossing Specific Plan and is consistent with the applicable design guidelines and development standards contained therein because: *1) The project will not undermine the architectural character and scale of development in which the proposed project is to be located; 2) the project will provide unique, varied, and distinct housing opportunities within the Dublin Crossing Specific Plan area; 3) the project is consistent with the General Plan and Dublin Crossing Specific Plan Land Use designations of DC High Density Residential, DC Medium-High Density Residential and DC Medium Density Residential; and 4) the project includes adjustments to the development regulations which are in substantial compliance with the development standards established in the Dublin Crossing Zoning District in that the proposed building architecture and site design/layout are in keeping with the overall goals for the Specific Plan by offering a variety of product types and styles.*
- B. The proposed development is in compliance with the Dublin Crossing Infrastructure Master Plan because: *1) the sidewalks and bike lanes will eventually link up with the project common/open space areas, private pocket parks, the Community Park and Iron Horse Regional Trail; 2) all infrastructure including streets, parkways, pathways, sidewalks, and street lighting are proposed for construction in accordance with the Dublin Crossing Specific Plan and Boulevard Landscape Master Plan; and 3) development of this project will conform to the improvements standards allowing residents the safe and efficient use of these facilities.*
- C. Approval of the proposed development will not result in new, significant unmitigated environmental impacts nor a significant increase in impacts previously identified in the Dublin Crossing Specific Plan Environmental Impact Report because *the amount and intensity of development proposed is in conformance with the project analyzed in the Dublin Crossing EIR.*

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Dublin hereby approves the Site Development Review for Phases 2 and 3 of the Boulevard (Dublin Crossing) project based on findings that the proposed project is consistent with the General Plan, the Dublin Crossing Specific Plan, and the Dublin Crossing Zoning District, subject to the conditions included below.

**CONDITIONS OF APPROVAL:**

**Unless stated otherwise, all Conditions of Approval shall be complied with prior to the issuance of building permits or establishment of use, and shall be subject to Planning Department review and approval. The following codes represent those departments/agencies responsible for monitoring compliance of the conditions of approval. [PL.] Planning, [B] Building, [PO] Police, [PW] Public Works [P&CS] Parks & Community Services, [ADM] Administration/City Attorney, [FIN] Finance, [F] Alameda County Fire Department, [DSR] Dublin San Ramon Services District, [CO] Alameda County Department of Environmental Health, [Z7] Zone 7.**

#	CONDITION TEXT	RESPON. AGENCY	WHEN REQ'D Prior to:
<b>PLANNING CONDITIONS</b>			
1.	<p><b>Approval.</b> This Site Development Review approval is for Phase 2/3 (Neighborhoods 7-18) of Boulevard (Dublin Crossing) This approval shall be as generally depicted and indicated on the:</p> <ol style="list-style-type: none"> <li>1. Project Plans prepared by William Hezmalhalch Architects, KTG Architecture + Planning, Bassenian Lagoni Architects, Group 4 Architects, RJA Engineers, MacKay &amp; Somps, Gates + Associates, Brookfield Residential, and CalAtlantic Homes (attached to this Resolution as <u>Exhibit A</u> (Neighborhoods 10-13, 17-18 and the Recreation Center) and <u>Exhibit B</u> (Neighborhoods 7-9, 14-16) – dated received May 3, 2017;</li> <li>2. Color and material boards prepared for each of the twelve neighborhoods and the Boulevard Recreation Center.</li> </ol> <p>The plans are on file in the Community Development Department. The approval is as further specified as the following Conditions of Approval for this project.</p>	PL	Ongoing
2.	<p><b>Effective Date.</b> This SDR approval becomes effective 10 days after action by the Planning Commission unless otherwise appealed to the City Council.</p>	PL	Ongoing
3.	<p><b>Permit Expiration.</b> Construction or use shall commence within one (1) year of Permit approval or the Site Development Review shall lapse and become null and void. If there is a dispute as to whether the Permit has expired, the City may hold a noticed public hearing to determine the matter. Such a determination may be processed concurrently with revocation proceedings in appropriate circumstances. If a Permit expires, a new application must be made and processed according to the requirements of this Ordinance.</p>	PL	One Year After Effective Date
4.	<p><b>Time Extension.</b> The original approving decision-maker may, upon the Applicant's written request for an extension of approval prior to expiration, upon the determination that all Conditions of Approval remain adequate and all applicable findings of approval will continue to be met, grant an extension of the approval for a period not to exceed six (6) months. All time extension requests shall be noticed and a public hearing shall be held before the original hearing body.</p>	PL	Prior to Expiration Date
5.	<p><b>Compliance.</b> The Applicant/Property Owner shall operate this use in compliance with the Conditions of Approval of this Site Development Review Permit, the approved plans and the regulations established in the Zoning Ordinance. Any violation of the terms or conditions specified may be subject to enforcement action.</p>	PL	On-going
6.	<p><b>Revocation of Permit.</b> The Site Development Review approval shall be revocable for cause in accordance with Section 8.96.020.1 of the Dublin Zoning Ordinance. Any violation of the terms or conditions of this permit shall be subject to citation.</p>	PL	On-going
7.	<p><b>Requirements and Standard Conditions.</b> The Applicant/ Developer shall comply with applicable City of Dublin Fire Prevention Bureau, Dublin Public Works Department, Dublin Building Department, Dublin Police Services,</p>	Various	Building Permit Issuance

	Alameda County Flood Control District Zone 7, Livermore Amador Valley Transit Authority, Alameda County Public and Environmental Health, Dublin San Ramon Services District and the California Department of Health Services requirements and standard conditions. Prior to issuance of building permits or the installation of any improvements related to this project, the Developer shall supply written statements from each such agency or department to the Planning Department, indicating that all applicable conditions required have been or will be met.		
8.	<b>Required Permits.</b> Developer shall obtain all permits required by other agencies including, but not limited to Alameda County Flood Control and Water Conservation District Zone 7, California Department of Fish and Game, Army Corps of Engineers, Regional Water Quality Control Board, Caltrans and provide copies of the permits to the Public Works Department.	PW	Building Permit Issuance
9.	<b>Fees.</b> Applicant/Developer shall pay all applicable fees in effect at the time of building permit issuance, including, but not limited to, Planning fees, Building fees, Traffic Impact Fees, TVTC fees, Dublin San Ramon Services District fees, Public Facilities fees, Dublin Unified School District School Impact fees, Fire Facilities Impact fees, Alameda County Flood and Water Conservation District (Zone 7) Drainage and Water Connection fees; or any other fee that may be adopted and applicable. Approved Development Agreement supersedes where applicable.	Various	Building Permit Issuance
10.	<b>Indemnification.</b> The Developer shall defend, indemnify, and hold harmless the City of Dublin and its agents, officers, and employees from any claim, action, or proceeding against the City of Dublin or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Dublin or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director, Zoning Administrator, or any other department, committee, or agency of the City to the extent such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however, that the Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Developer of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceedings.	ADM	On-going
11.	<b>Clarification of Conditions.</b> In the event that there needs to be clarification to the Conditions of Approval, the Director of Community Development and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Community Development and the City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.	PW	On-going
12.	<b>Modifications.</b> Modifications or changes to this Site Development Review approval may be considered by the Community Development Director if the modifications or changes proposed comply with Section 8.104.100 of the Zoning Ordinance and with the Dublin Crossing Specific Plan.	PL	On-going
13.	<b>Mailboxes.</b> Location subject to USPS review and approval.	PL	Approval of Improvement Plans
14.	<b>On-street parking spaces (public and private streets): Counted for guest parking.</b> Parking spaces on both the public and private streets throughout the project area have been counted to satisfy the guest parking requirement for each neighborhood. However, none of the parking spaces on public streets shall be assigned or reserved for use by residents or guests only. These spaces will remain open to public use and will have no restrictions other than the time limits imposed by the City of Dublin. None of the parking spaces on private streets shall be assigned or reserved to a specific unit or person and shall be open to use by any guest to the project area.	PL, PW	Ongoing

15.	<b>On-street parking spaces (public streets): Time-limited.</b> To ensure that parking on public streets within the project area is not utilized by BART patrons, the Applicant shall ensure that all on-street parking on public streets south of Central Parkway is signed as time-limited during commute hours. The Applicant shall provide a mechanism for enforcement, execute an agreement with the City, and provide a funding source for the parking enforcement to the satisfaction of the City Engineer.	PL, PW	Occupancy of first unit
16.	<b>Public Art.</b> The Applicant/Developer is intending to acquire and install public art on the project site in accordance with Chapter 8.58 of the Dublin Municipal Code and in accordance with the Boulevard Project Area Public Art Master Plan, which was required to have been approved prior to occupancy of the first unit in Phase 1A and/or 1B (Planning Commission Resolution 16-10). The value of the public art component is required to equal or exceed 0.5% of the building valuation (exclusive of land) for the project. For Phases 2 and 3, the total Public Art valuation is <b>\$1,125,178</b> . This value, combined with the public art valuation for the other phases of the Boulevard project, shall be installed throughout the Boulevard project area in accordance with the approved Public Art Master Plan. All public art installations are subject to approval of the City Council upon recommendation by the Heritage and Cultural Arts Commission.	PL	Public Art should be installed in each neighborhood per the Public Art Master Plan prior to occupancy of the first unit in each neighborhood.
17.	<b>Noise Attenuation.</b> The Applicant/Developer is required to conduct a site-specific noise study to determine if the exterior noise environment for the buildings adjacent to Dublin Boulevard is in excess of 60 dBA. If it is, the study shall include measures to be incorporated into the building construction to ensure that the interior noise environment is at or below 45dBA in any habitable room.	PL	Issuance of building permit
18.	<b>Satellite Dishes:</b> The Applicant/Developer's Architect shall prepare a plan for review and approval by the Director of Community Development and the Building Official that provides a consistent and unobtrusive location for the placement of individual satellite dishes. Individual conduit will be run on the interior of the unit to the satellite location on the exterior of the home to limit the amount of exposed cable required to activate any satellite dish. The plan shall show a common and consistent location for satellite dish placement to eliminate the over proliferation, haphazard and irregular placement.	PL	Issuance of building permit
19.	<b>Side-entry front doors.</b> Plan 1 in N11/18 has a side-entry front door. Plan 1 shall be plotted on corner lots to the greatest degree possible so that the front door is easily visible from the street. Developer shall plot at least 30% of the Plan 1s on corner lots throughout the subdivision.	PL	Approval of neighborhood-wide plotting plan or individual lot plot plans
20.	<b>Enhanced elevations.</b> Sheet C.4.1.1. (N11/12/18) shall be modified to include enhanced side elevations for Lots 8, 12, 39, and 40	PL	Issuance of building permit
21.	<b>Recreation Center.</b> Parking for the Recreation Center shall be signed so that it remains free for RC visitors and is not utilized by the residents and/or guests of Neighborhood 10.	PL	Occupancy of first unit in N10
<b>PLANNING - LANDSCAPE</b>			
22.	<b>Private Pocket Parks.</b> Several neighborhoods include a private pocket park that provides additional open space and recreational amenities for the neighborhood. Design details for each pocket park shall be reviewed and approved through the neighborhood landscape plans and site improvement plans.	P	Issuance of building permits for each neighborhood
23.	<b>Final landscape and irrigation system plans.</b> All landscape submittals shall insure: a. That plant material utilized will be capable of healthy growth within the given range of soil and climate. b. That proposed landscape screening is of a height and density so that it provides a positive visual impact within three years from the time of planting. c. All ground cover shall be a minimum of 1 gallon, shrubs shall be a mix of	P	Issuance of building permit

	<p>1 and 5 gallon (at least 50% 5 gallon), and trees shall be a mix of 15 gallon and 24" box size. 36" box trees (or larger) shall be installed at key locations throughout each neighborhood. Public street trees shall be 24" box.</p> <p>d. That a plan for an automatic irrigation system be provided which assures that all plants get adequate water.</p> <p>e. That concrete curbing is to be used at the edges of all planters and paving surfaces unless otherwise designed.</p> <p>f. That all cut and fill slopes conform to the master vesting tentative map and conditions detailed in the Site Development Review packet.</p> <p>g. That all cut and fill slopes graded and not constructed by September 1, of any given year, are hydroseeded with perennial or native grasses and flowers, and that stockpiles of loose soil existing on that date are hydroseeded in a similar manner.</p> <p>h. Cut and/or fill slopes exceeding a 3:1 grade shall be stabilized with jute netting or approved equal to control erosion. Trees planted on slopes that exceed a 3:1 grade shall be installed with approved rock slope protection above and below the tree pit to catch grade.</p> <p>i. That the area under the drip line of all existing oaks, walnuts, etc., which are to be saved are fenced during construction and grading operations and no activity is permitted under them that will cause soil compaction or damage to the tree, if applicable.</p> <p>j. That a warranty from the owners or contractors shall be required to warranty all shrubs and ground cover, all trees, and the irrigation system for one year.</p> <p>A permanent maintenance agreement on all landscaping will be required from the owner insuring regular irrigation, fertilization and weed abatement, if applicable.</p>		
24.	<b>Water Efficient Landscaping Regulations.</b> The Applicant shall meet all requirements of the City of Dublin's Water-Efficient Landscaping Regulations, Section 8.88 of the Dublin Municipal Code.	P	Issuance of the building permit
25.	<b>Open Space Areas.</b> Private open space areas shall be planted and irrigated to create landscape that is attractive, conserves water, and requires minimal maintenance.	P	Issuance of the building permit
26.	<b>Stub street landscaping.</b> Many private streets/courts in this SDR approval are stub streets that provide access to a few units and whose terminus abuts a public right of way. The depth of the landscape areas at the terminus shall be no narrower than 3 feet of planting area. Design landscaping at the terminus of these private streets/courts shall include trees and shrubs (as well as groundcover) that will grow to a height and width to provide a visual screen and adequate buffer to the private streets and parking areas.	P	Issuance of building permits for each neighborhood
27.	<p><b>Interim condition landscaping.</b> The following streets are being designed with interim conditions that will change once future phases are built.</p> <ul style="list-style-type: none"> <li>• Horizon Parkway (Interim condition at Phase 2 as well as Phase 3)</li> <li>• Iron Horse Parkway (Interim condition at Phase 2, final connection made at Phase 3)</li> <li>• Central Parkway (Interim condition at Phase 2, final connection made at Phase 3)</li> <li>• Nugget Way (interim at Phase 2, final connection made at Phase 3)</li> <li>• Galena Street (Interim condition at Phase 2, final connection made at Phase 3)</li> <li>• Internal street within Neighborhoods 9/16 (Interim condition at Phase 2, final connection made at Phase 3)</li> </ul> <p>All streets with interim conditions shall install interim hardscape and landscape at their edge and/or terminus that has an appearance of intention and permanence. The interim improvements, while provisional in nature, may be in place for some time and should not appear obviously temporary.</p>	P	Issuance of Sitework Permits or approval of Final Landscape Plans, whichever comes first
28.	<p><b>Plant Clearances.</b> All trees planted shall meet the following clearances:</p> <p>a. 6' from the face of building walls or roof eaves</p>	P	Approval of Final

	<p>b. 7' from fire hydrants, storm drains, sanitary sewers and/or gas lines</p> <p>c. 5' from top of wing of driveways, mailboxes, water, telephone and/or electrical mains.</p> <p>d. 15' from stop signs, street or curb sign returns</p> <p>e. 20' from either side of a streetlight</p> <p>f. Plant clearances may be modified with approval from the Community Development Director on a case by case basis.</p>		Landscape Plans
29.	<b>Irrigation System Warranty.</b> The applicant shall warranty the irrigation system and planting for a period of one year from the date of installation. The applicant shall submit for the Dublin Community Development Department approval a landscape maintenance plan for the Common Area landscape including a reasonable estimate of expenses for the first five years	P	Final sign-off on Sitework Permit
30.	<b>Walls, Fences and Mailboxes.</b> Walls and fences installed within the neighborhoods shall be in accordance with this SDR approval. Final details of the walls and fences shall be reviewed and approved by Planning through neighborhood-specific Improvement Plans and/or Master Building Plan checks. Mailbox locations shall be integrated within the landscape and shall comply with USPS requirements.	P	Issuance of Sitework Permits or approval of Final Landscape Plans, whichever comes first
31.	<b>Sustainable Landscape Practices.</b> The landscape design shall demonstrate compliance with sustainable landscape practices as detailed in the <i>Bay-Friendly Landscape Guidelines</i> by earning a minimum of 60 points or more on the Bay-Friendly scorecard, meeting 9 of the 9 required practices and specifying that 75% of the non-turf planting only requires occasional, little or no shearing or summer water once established. Final selection and placement of trees, shrubs and ground cover plants shall ensure compliance with this requirement. Herbaceous plants shall be used along walks to reduce maintenance and the visibility of the sheared branches of woody ground cover plants. Planters for medium sized trees shall be a minimum of six feet wide. Small trees or shrubs shall be selected for planting areas less than six feet wide.	P	Approval of Final Landscape Plans
32.	<b>Copies of Approved Plans.</b> The Applicant shall provide the City with one full size copy, one reduced (1/2 sized) copy and one electronic copy of the approved landscape plans prior to construction.	P	Issuance of any building permit
33.	<b>Plan Coordination.</b> Civil Improvement Plans, Joint Trench Plans, Street Lighting Plans and Landscape Improvement Plans shall be submitted on the same size sheet and plotted at the same drawing scale for consistency, improved legibility and interdisciplinary coordination.	P	Approval of Final Landscape Plans
34.	<b>Utility Placement and Coordination:</b> Utilities shall be coordinated with proposed tree locations to eliminate conflicts between trees and utilities. Submit typical utility plans for each house type to serve as a guide during the preparation of final grading, planting and utility plans. Utilities may have to be relocated in order to provide the required separation between the trees and utilities. The applicant shall submit a final tree/utility coordination plan as part of the construction document review process to demonstrate that this condition has been satisfied.	P	Approval of Final Landscape Plans
<b>BUILDING CONDITIONS</b>			
35.	<b>Building Codes and Ordinances.</b> All project construction shall conform to all building codes and ordinances in effect at the time of building permit.	B	Through Completion
36.	<b>Phased Occupancy Plan.</b> If any building occupancy is requested to occur in phases, then all physical improvements serving that building shall be required to be completed prior to occupancy except for items specifically excluded in an approved Phased Occupancy Plan, or minor handwork items, approved by the Department of Community Development. The Phased Occupancy Plan shall be submitted to the Directors of Community Development and Public Works for review and approval a minimum of 45	B	Occupancy of any affected building

	days prior to the request for occupancy of any building covered by said Phased Occupancy Plan. Any phasing shall provide for adequate vehicular access to all parcels in each phase, and shall substantially conform to the intent and purpose of the subdivision approval. No individual building shall be occupied until the improvements intended to serve the building are finished, safe, accessible, and provided with all reasonable expected services and amenities, and separated from remaining additional construction activity. Subject to approval of the Director of Community Development, the completion of landscaping may be deferred due to inclement weather with the posting of a bond for the value of the deferred landscaping and associated improvements.		
37.	<b>Building Permits.</b> To apply for building permits, Applicant/Developer shall submit five (5) sets of construction plans to the Building & Safety Division for plan check. Each set of plans shall have attached an annotated copy of these Conditions of Approval. The notations shall clearly indicate how all Conditions of Approval will or have been complied with. Construction plans will not be accepted without the annotated resolutions attached to each set of plans. Applicant/Developer will be responsible for obtaining the approvals of all participation non-City agencies prior to the issuance of building permits.	B	Issuance of Building Permits
38.	<b>Construction Drawings.</b> Construction plans shall be fully dimensioned (including building elevations) accurately drawn (depicting all existing and proposed conditions on site), and prepared and signed by a California licensed Architect or Engineer. All structural calculations shall be prepared and signed by a California licensed Architect or Engineer. The site plan, landscape plan and details shall be consistent with each other.	B	Issuance of building permits
39.	<b>60-Foot No Build Covenant.</b> Pursuant to Dublin Municipal Code Section 7.32.130, the owner shall file with the Chief Building Official a Covenant and Agreement Regarding Maintenance of Yards for an Oversized Building binding such owner, his heirs, and assignees, to set aside a 60-foot required yard as unobstructed space having no improvements. After execution by the owner and Chief Building Official, such covenant shall be recorded in the Alameda County Recorder's Office, and shall continue in effect so long as an oversized building remains or unless otherwise released by authority of the Chief Building Official. <i>(As it applies to certain buildings and when side yards are being used for area increases)</i>	B	Issuance of building permits of affected buildings
40.	<b>Separate Permits.</b> Site accessory structures (entry portals, trellises, sound walls, etc.) will require a separate building permit. Please indicate this on the cover sheet of plans.	B	Issuance of building permits
41.	<b>Air Conditioning Units.</b> Units shall be permanently installed on concrete pads or other non-movable materials approved by the Chief Building Official and Director of Community Development. Air conditioning units shall be located such that each dwelling unit has one side yard with an unobstructed width of not less than 36 inches and the units shall be screened with aesthetically-complementary materials. Air conditioning units shall be located in accordance with approved plot plans.	B	Occupancy of Unit
42.	<b>Temporary Fencing.</b> Temporary Construction fencing shall be installed along the perimeter of all work under construction.	B	Through Completion
43.	<b>Addressing.</b> Site address signage shall be reviewed by the Chief Building Official for each neighborhood. a) Provide a site plan with the City of Dublin's address grid overlaid on the plans (1 to 30 scale). Highlight all exterior door openings on plans (front, rear, garage, etc.). The site plan shall include a single large format page showing the entire project and individual sheets for each neighborhood. Three copies on full size sheets and five copies reduced sheets. b) Provide plan for display of addresses. The Chief Building Official shall approve plan prior to issuance of the first building permit. (Prior to permitting) c) Addresses will be required on the front of the dwellings. Addresses are also required above the garage door opening if the opening is not on the same side of the dwelling as the front door.	B	a. Prior to release of addresses b. Prior to permitting c. Prior to permitting d. Occupancy of any Unit e. Occupancy of any Unit f. Prior to permit



	<p>d) Townhomes / Condos are required to have address ranges posted on street side of the buildings.</p> <p>e) Address signage shall be provided as per the Dublin Residential Security Code.</p> <p>f) Exterior address numbers shall be backlight and be posted in such a way that they may be seen from the street.</p> <p>g) Driveways servicing more than one (1) individual dwelling unit shall have a minimum of 4 inch high identification numbers, noting the range of unit numbers placed at the entrance to each driveway at a height between 36 and 42 inches above grade. The light source shall be provided with an uninterruptible AC power source or controlled only by photoelectric device.</p>		<p>issuance, and through completion</p> <p>g. Prior to permit issuance, and through completion</p>
44.	<b>Engineer Observation.</b> The Engineer of record shall be retained to provide observation services for all components of the lateral and vertical design of the building, including nailing, hold-downs, straps, shear, roof diaphragm and structural frame of building. A <u>written report</u> shall be submitted to the City Inspector <u>prior</u> to scheduling the final frame inspection.	B	Scheduling the final frame inspection
45.	<b>Recreation Center.</b> Building permits are required for all recreation center buildings, swimming pools, spas, and associated amenities and are required to meet accessibility and building codes. Design of pool and deck areas included in this SDR shall be considered conceptual in nature only; items such as exiting and permit requirements shall be reviewed during the code compliance and plan check process.		
46.	<b>Foundation.</b> Geotechnical Engineer for the soils report shall review and approve the foundation design. A letter shall be submitted to the Building Division on the approval.	B	Permit issuance
47.	<p><b>CAL Green Building Standards Code</b></p> <p>a. Green Building measures as detailed in the SDR package may be adjusted prior to master plan check application submittal with prior approval from the City's Green Building Official provided the design of the project complies with the City of Dublin's Green Building Ordinance and State Law as applicable. In addition, all changes shall be reflected in the Master Plans. (Through Completion)</p> <p>b. The Green Building checklist shall be included in the master plans. The checklist shall detail what Green Points are being obtained and where the information is found within the master plans. (Prior to first permit).</p> <p>c. Prior to each unit final, the project shall submit a completed checklist with appropriate verification that all Green Points required by 7.94 of the Dublin Municipal Code have been incorporated. (Through Completion)</p> <p>d. Homeowner Manual – if Applicant takes advantage of this point the Manual shall be submitted to the Green Building Official for review or a third party reviewer with the results submitted to the City. (Project)</p> <p>e. Landscape plans shall be submitted to the Green Building Official for review. (Prior to approval of the landscape plans by the City of Dublin)</p> <p>f. Developer may choose self-certification or certification by a third party as permitted by the Dublin Municipal Code. Applicant shall inform the Green Building Official of method of certification prior to release of the first permit in each subdivision / neighborhood.</p>	B	<p>a. Through Completion</p> <p>b. Prior to first permit</p> <p>c. Through Completion</p> <p>d. Project</p> <p>e. Prior to approval of the landscape plans by the City of Dublin</p> <p>f. Prior to approval of the landscape plans by the City of Dublin</p>
48.	<b>Cool Roofs.</b> Flat roof areas shall have their roofing material coated with light colored gravel or painted with light colored or reflective material designed for Cool Roofs.	B	Through Completion
49.	<b>Electric Vehicle Charging Stations.</b> Show the location of Electric Vehicle Charging Stations mandated for new residential construction (multifamily dwellings) effective July 1, 2015. Include the number and location of EV charging stations on plans.	B	Through Completion
50.	<b>Solar Zone – CA Energy Code.</b> Show the location of the Solar Zone on the site plan. Detail the orientation of the Solar Zone. This information shall be shown in the master plan check on the overall site plan, the individual roof plans and the plot plans. For the Recreation Center, this information shall be shown in the plan check and overall site plan as well as the individual roof	B	Through Completion

	plan(s). This condition of approval will be waived if the project meets the exceptions provided in the CA Energy Code.		
51.	<b>Accessible Parking.</b> The required number of parking stalls, the design and location of the accessible parking stalls shall be as required by the CA Building Code.	B	Through Completion
52.	<b>Options.</b> Selected options that affect the square footage of the dwellings shall be listed on the building permit application. Selected options that affect the footprint of the dwelling shall be shown on the plot plan.	B	Through Completion
53.	<b>Accessible units under CBC 11A.</b> For multi-family product types, a minimum of 10% of the units shall meet the requirements of chapter 11A of the CBC. The ten percent (10%) accessible units shall be constructed concurrently with the project. Certificate of Occupancies may be withheld by the Chief Building Official's determination at any time that the 10% requirements are not being met.	B	Through Completion
54.	<b>Mailbox Lighting.</b> Mailboxes shall be provided with lighting meeting the requirements of the City's Residential building security requirements.	B	Through Completion
55.	<b>Copies of Approved Plans.</b> Applicant shall provide City with two (2) reduced (1/2 size) copies of the City of Dublin Building Plans stamped "approved".	B	30 days after permit and each revision issuance
56.	<b>Electronic File:</b> The applicant/developer shall submit all building drawings and specifications for this project in an electronic format to the satisfaction of the Chief Building Official prior to the issuance of building permits. Additionally, all revisions made to the building plans during the project shall be incorporated into an "As Built" electronic file and submitted prior to the issuance of the final occupancy.	B	Issuance of the final occupancy
<b>FIRE PREVENTION</b>			
57.	No fire service lines shall pass beneath buildings.	F	Approval of Improvement Plans
58.	Fire apparatus roadways shall have a minimum unobstructed width of 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Roadways under 36 feet wide shall be posted with signs or shall have red curbs painted with labels on one side; roadways under 28 feet wide shall be posted with signs or shall have red curbs painted with labels on both sides of the street as follows: "NO STOPPING FIRE LANE - CVC 22500.1". Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater or as approved by Fire Department. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.	F	Approval of Improvement Plans
59.	<b>New Fire Sprinkler System &amp; Monitoring Requirements.</b> In accordance with The Dublin Fire Code, fire sprinklers shall be installed in the building. The system shall be in accordance with the NFPA 13, 13R, or 13D, the CA Fire Code and CA Building Code. Plans and specifications showing detailed mechanical design, cut sheets, listing sheets and hydraulic calculations shall be submitted to the Fire Department for approval and permit prior to installation. This may be a deferred submittal	F	Permit issuance
60.	<b>FIRE SPRINKLER MONITORING SYSTEM (NOT FIRE ALARM SYSTEM).</b> Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station. <u>One EXTERIOR approved audible device, located on the exterior of the building in an approved location shall be connected to each automatic sprinkler system.</u> Such sprinkler water-flow devices shall be activated by water flow	F	Permit issuance

	equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. <u>Visible alarm notification appliances shall not be required except when required by California Fire Code section 907.</u>		
61.	<b>Allowable Area-Building Setbacks.</b> Buildings on the same property must be included in the allowable area calculations or setback from assumed property lines in accordance with Table 503 of the Building Code. Either provide an allowable area calculation/analysis for the aggregate total for all buildings on the property or show assumed property lines between the buildings that will be in compliance with the setback requirements of Table 503. The construction classification, occupancy classification, and building use shall be provided for each building. In addition, if the setback of buildings from the property line or assumed property line is such that a fire rated wall or opening protection would be required, the plans shall note the location and rating of openings, the rating of the exterior wall and if the wall has a parapet.	F	Permit issuance
62.	<b>Site Plan.</b> The site plan needs to show sufficient detail to reflect an accurate and detailed layout of the site for review and record purposes. The site plan will need a scale that will allow sufficient details for review purposes and include, but not be limited to the following: A. The site parking and circulation layout including fences, gates, fire lane locations and turnarounds. B. Location of all fire appliances including fire hydrants, fire connections, fire sprinkler risers, and fire control valves. C. The location of all building openings including the exit discharge pathway for building exits. Note the location of exit lighting for these pathways as well. D. The location of any overhead obstructions and their clearances. E. The location of property lines and assumed property lines between buildings on the same property as well as any easements. The site plan will also need to note the location and distance of fire hydrants that are along the property frontage as well as the closest hydrants to each side of the property that are located along the access roads that serves the property. In addition, the improved face of curb to face of curb or edge of pavement width of the access road that serves the property will need to be noted.	F	Permit issuance
63.	<b>Fire Access.</b> Fire access is required to be approved all-weather access. Show on the plans the location of the all-weather access and a description of the construction. Access road must be designed to support the imposed loads of fire apparatus.	F	Construction commencing
64.	<b>Hydrants &amp; Fire Flows.</b> Show the location of any on-site fire hydrants and any fire hydrants that are along the property frontage as well as the closest hydrants to each side of the property that are located along the access roads that serves this property. Provide a letter from DSRSD indicating what the available fire flow is to this property.	F	Occupancy of any building
65.	<b>FD Building Key Box.</b> Building Access. A Fire Department Key Box shall be installed at the main entrance to the Building. Note these locations on the plans. The key box should be installed approximately 5 1/2 feet above grade. The box shall be sized to hold the master key to the facility as well as keys for rooms not accessible by the master key. Specialty keys, such as the fire alarm control box key and elevator control keys shall also be installed in the box.	F	Occupancy of any building
66.	<b>Gate Approvals.</b> Fencing and gates that cross pedestrian access and exit paths as well as vehicle entrance and exit roads need to be approved for fire department access and egress as well as exiting provisions where such is applicable. Plans need to be submitted that clearly show the fencing and gates and details of such. This should be clearly incorporated as part of the site plan with details provided as necessary.	F	Details to be shown on building and/or sitework permit; installation to be complete prior to occupancy of any building

67.	<p><b>Addressing.</b> Addressing shall be illuminated or in an illuminated area. The address characters shall be contrasting to their background. If address is placed on glass, the numbers shall be on the exterior of the glass and a contrasting background placed behind the numbers.</p> <p>Building Address. The building shall be provided with all addresses or the assigned address range so as to be clearly visible from either direction of travel on the street the address references. The address characters shall not be less than 5 inches in height by 1-inch stroke. Larger sizes may be necessary depending on the setbacks and visibility.</p> <p>Multi-Tenants. Where a building has multiple tenants, address shall also be provided near the main entrance door of each tenant space. The address shall be high enough on the building to be clearly visible from the driveway, street or parking area it faces even when vehicles are parked in front of the tenant space. The address shall not be less than 5-inches in height with a ½-inch stroke.</p>	F	Occupancy of any building
68.	<p><b>FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION</b></p> <p>A. Clearance to combustibles from temporary heating devices shall be maintained. Devices shall be fixed in place and protected from damage, dislodgement or overturning in accordance with the manufacturer's instructions.</p> <p>B. Smoking shall be prohibited except in approved areas. Signs shall be posted "NO SMOKING" in a conspicuous location in each structure or location in which smoking is prohibited.</p> <p>C. Combustible debris, rubbish and waste material shall be removed from buildings at the end of each shift of work.</p> <p>Flammable and combustible liquid storage areas shall be maintained clear of combustible vegetation and waste materials.</p>	F	Ongoing during construction and demolition
<b>DUBLIN SAN RAMON SERVICES DISTRICT</b>			
69.	Complete improvement plans shall be submitted to DSRSD that conform to the requirements of the Dublin San Ramon Services District Code, the DSRSD "Standard Procedures, Specifications and Drawings for Design and Installation of Water and Wastewater Facilities", all applicable DSRSD Master Plans and all DSRSD policies.	DSRSD	Issuance of any building permit
70.	All mains shall be sized to provide sufficient capacity to accommodate future flow demands in addition to each development project's demand. Layout and sizing of mains shall be in conformance with DSRSD utility master planning.	DSRSD	Issuance of any building permit
71.	Sewers shall be designed to operate by gravity flow to DSRSD's existing sanitary sewer system. Pumping of sewage is discouraged and may only be allowed under extreme circumstances following a case by case review with DSRSD staff. Any pumping station will require specific review and approval by DSRSD of preliminary design reports, design criteria, and final plans and specifications. The DSRSD reserves the right to require payment of present worth 20 year maintenance costs as well as other conditions within a separate agreement with the applicant for any project that requires a pumping station.	DSRSD	Issuance of any building permit
72.	Domestic and fire protection waterline systems for Tracts or Commercial Developments shall be designed to be looped or interconnected to avoid dead end sections in accordance with requirements of the DSRSD Standard Specifications and sound engineering practice.	DSRSD	Issuance of any building permit
73.	DSRSD policy requires public water and sewer lines to be located in public streets rather than in off-street locations to the fullest extent possible. If unavoidable, then public sewer or water easements must be established over the alignment of each public sewer or water line in an off-street or private street location to provide access for future maintenance and/or replacement.	DSRSD	Issuance of any building permit
74.	Prior to approval by the City of a grading permit or a building permit, the locations and widths of all proposed easement dedications for water and sewer lines shall be submitted to and approved by DSRSD.	DSRSD	Issuance of any grading permit or a site

			development permit
75.	Prior to issuance by the City of any Building Permit or Construction Permit by the Dublin San Ramon Services District, whichever comes first, all utility connection fees including DSRSD and Zone 7, plan checking fees, inspection fees, connection fees, and fees associated with a wastewater discharge permit shall be paid to DSRSD in accordance with the rates and schedules established in the DSRSD Code.	DSRSD	Issuance of any building permit
76.	Prior to issuance by the City of any Building Permit or Construction Permit by the Dublin San Ramon Services District, whichever comes first, all improvement plans for DSRSD facilities shall be signed by the District Engineer. Each drawing of improvement plans shall contain a signature block for the District Engineer indicating approval of the sanitary sewer or water facilities shown. Prior to approval by the District Engineer, the applicant shall pay all required DSRSD fees, and provide an engineer's estimate of construction costs for the sewer and water systems, a performance bond, a one-year maintenance bond, and a comprehensive general liability insurance policy in the amounts and forms that are acceptable to DSRSD. The applicant shall allow at least 15 working days for final improvement drawing review by DSRSD before signature by the District Engineer.	DSRSD	Issuance of any building permit
77.	No sewer line or waterline construction shall be permitted unless the proper utility construction permit has been issued by DSRSD. A construction permit will only be issued after all of the items in Condition No. 66 have been satisfied.	DSRSD	Issuance of any building permit
78.	The applicant shall hold DSRSD, its Board of Directors, commissions, employees, and agents of DSRSD harmless and indemnify and defend the same from any litigation, claims, or fines resulting from the construction and completion of the project.	DSRSD	Ongoing
79.	Improvement plans shall include recycled water improvements as required by DSRSD. Services for landscape irrigation shall connect to recycled water mains. Applicant must obtain a copy of the DSRSD <i>Recycled Water Use Guidelines</i> and conform to the requirements therein.	DSRSD	Issuance of any building permit
80.	Above-ground backflow prevention devices/double detector check valves shall be installed on fire protection systems connected to the DSRSD water main. The Applicant shall collaborate with the Fire Department and DSRSD to size and configure the fire system. The Applicant shall minimize the number of backflow prevention devices/double-detector check valve through strategic placement and landscaping.	DSRSD	Issuance of any building permit and ongoing
81.	Development plans will not be approved until landscape plans are submitted for DSRSD review and approval.	DSRSD	Approval of Final Landscape Plans
82.	Grading for construction shall be done with recycled water.	DSRSD	Ongoing
83.	Temporary potable irrigation meters in areas with recycled water service shall only be allowed for cross-connection and coverage testing for a maximum of 14 days.	DSRSD	Ongoing
84.	All easement dedications for DSRSD facilities shall be by separate instrument irrevocably offered to DSRSD or by offer of dedication on the Final Map.	DSRSD	Acceptance of Final Map
85.	Prior to approval by the City for recordation, the Final Map shall be submitted to and approved by DSRSD for easement locations, widths, and restrictions.	DSRSD	Acceptance of Final Map
86.	Several sections of this project are shown to be high density development with narrow streets, motorcourts, short stub-streets, and cul-de-sacs. These features can cause special problems with access to DSRSD easements and facilities for future maintenance. The Developer shall pay particular attention to DSRSD's standard specifications regarding water and sewer line easements and spacing. No water meters or other DSRSD facilities shall be under building overhangs and not DSRSD water mains can be located within	DSRSD	Issuance of any building permit and ongoing

	motorcourts. DSRSD recommends that the Developer use “master” water meters for motorcourt and condominium style products.		
87.	The project is located within DSRSD’s recycled water use service area. Section 3.20.110 of the District Code describes the Developer’s duty to connect for recycled water service and the applicable procedures. Developer shall submit landscape irrigation plans to DSRSD for review and approval. All irrigation facilities shall be in compliance with the District’s “Recycled Water Use Guidelines” and Department of Health Services requirements for recycled water irrigation design.	DSRSD	Approval of Final Landscape Plans
88.	Neighborhoods 10, 7/8, 14/15, and 9/16 will require the use of data transponders for the supervisory control and data acquisition (SCADA) from DSRSD’s Advanced Metering Infrastructure (AMI) water meters. DSRSD will require and produce a propagation study using submitted plans to locate and design the appropriate pole-mounted AMI transponders. Cost of the propagation study, poles, and transponders will be borne by the Developer. Designs of the poles and transponders will need to meet City of Dublin approval and should be included in the landscape plans.	DSRSD	Approval of Final Landscape Plans
<b>PUBLIC WORKS GENERAL CONDITIONS</b>			
89.	<b>General Conditions of Approval.</b> Developer shall comply with the following General Conditions of Approval for the Neighborhood Vesting Tentative Tract Maps 8360, 8361, 8362, 8363, 8364, 8365, 8366, 8367, and 8368 (Boulevard Phases 2 and 3).	PW	On going
90.	<b>VTM 8150.</b> All Conditions of Approval in PC Resolution 14-14 that do not relate to the Landscape Master Plan remain in full force and effect.	PW	On going
91.	<b>Requirements and Standard Conditions.</b> The Applicant/Developer shall comply with applicable City of Dublin Fire Prevention Bureau, Dublin Public Works Department, Dublin Building Department, Dublin Police Services, Alameda County Flood Control District Zone 7, Livermore Amador Valley Transit Authority, Alameda Health Services requirements and standard conditions. Prior to issuance of building permits or the installation of any improvements related to this project, the Developer shall supply written statements from each such agency or department to the Planning Department, indicating that all applicable conditions required have been or will be met.	PW	On going
92.	<b>Required Permits.</b> Developer shall obtain all permits required by other agencies including, but not limited to Zone 7 Water Agency, California Department of Fish and Wildlife, US Fish and Wildlife Service, Army Corps of Engineers, Regional Water Quality Control Board, Caltrans and provide copies of the permits to the Public Works Department. The project shall be modified as needed to respond to the conditions of the permits.	PW	Issuance of Grading Permit and On going
93.	<b>Ownership and Maintenance of Improvements.</b> Ownership and maintenance of street right-of-ways, common area parcels and open space areas and improvements shall be by the City of Dublin, the Boulevard Master Homeowner’s Association or Zone 7 as shown on the Boulevard Phases 2 and 3 Site Development Review Maintenance Responsibility Plans, except as modified by these Conditions of Approval.	PW	On going
94.	<b>Transportation Fees.</b> The Developer shall be responsible for payment of Transportation Fees as outlined in Section 10 of the Dublin Crossings Development Agreement. Fees will be payable at issuance of building permits.	PW	Issuance of Building Permits
95.	<b>Phased Improvements.</b> Right-of-way dedication and installation of tract improvements may be done in phases as indicated on the Tentative Map subject to the review and approval of the City Engineer. With each phased Final Map, the City Engineer shall identify all improvements necessary to serve and access the phased lots created. All rights-of-way and improvements identified by the City Engineer for construction within the boundaries of each phase of the development shall be required with the Final Map for that phase. In addition, the City Engineer may require the Developer to perform off-site grading in order to conform site grading to the	PW	Ongoing

	adjacent grade outside of the phase proposed for development.		
96.	<b>Pedestrian Access and Sidewalk Easements.</b> Five foot by five foot (5'x5') "turnaround" areas shall be provided at intervals of no less than two hundred feet (200') along sidewalks with a width of less than five feet to meet current accessibility requirements. Pedestrian Access and Sidewalk Easements shall be dedicated over those areas of sidewalk located outside of the common area lots needed to provide the required "turnaround" areas.	PW	Approval of Improvement Plans
97.	<b>Pedestrian Ramps.</b> All pedestrian ramps shall be designed and constructed to provide direct access to marked or unmarked crosswalks. Each pedestrian ramp shall be oriented such that it is aligned and parallel to the marked or unmarked crosswalk it is intended to serve. Pedestrian ramps serving more than one marked or unmarked crosswalk shall not be provided, unless specifically approved by the City Engineer. All pedestrian curb ramps serving Class I bikeway open to both bicycle and pedestrians shall be ADA compliant directional ramps and designed to provide a wider ramp width of at least 7 feet, unless otherwise approved by the City Engineer.	PW	Approval of Improvement Plans
98.	<b>Bike Lanes.</b> Bike Lanes on project frontage streets (Dublin Boulevard, Arnold Road, Horizon Parkway, and other Backbone Streets) shall be designed and constructed to provide a continuous bike lane facility. Dropping of bike lanes at or near the intersections or along street segments shall not be allowed unless specifically approved by the City Engineer.	PW	Approval of Improvement Plans
99.	<b>Sight Distance.</b> All landscaping and any architectural features or monuments shall be limited to 30 inch height inside the sight triangles shown on the Sight Distance Exhibits of the Vesting Tentative Maps. Any deviations from this rule shall be approved by the Traffic Engineer.	PW	Approval Improvement Plans
100.	<b>Rolled Curb.</b> Prior to the approval of any Improvement Plans which include the use of the proposed 3-inch Rolled Curb, the Developer shall submit gutter capacity calculations, signed and stamped by the Engineer of Record, demonstrating that accumulated stormwater runoff will not overtop the 3-inch curb under the design storm.	PW	Approval Improvement Plans
101.	<b>Stormwater Management.</b> The provided Stormwater Treatment Plans are approved in concept only. The final Stormwater Management Plan for each neighborhood is subject to City Engineer approval prior to approval of the Improvement Plans for said neighborhood. Approval is subject to the developer providing the necessary plans, details, and calculations that demonstrate the plan complies with the standards established by the San Francisco Bay Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP 2.0).	PW	Approval of Improvement Plans and Ongoing
102.	<b>Stormwater Management.</b> If the neighborhood tracts are developed in phases, suitable stormwater treatment and hydromodification measures shall be installed with each phase such that the stormwater runoff from the impervious areas created or replaced within the boundaries of each phase shall be property treated and metered with stormwater treatment and hydromodification measures constructed with that phase or in previous phases.	PW	Ongoing
103.	<b>Stormwater Management.</b> The curb openings for bio-retention areas shall not be less than 18" wide unless otherwise demonstrated by sizing calculations that a 12" wide curb opening will be adequate to convey the required treatment volume.	PW	Approval of Improvement Plans
104.	<b>Stormwater Management.</b> Planting used within the bio-retention areas shall be consistent with the approved list found in the Clean Water Program Technical Guidance and a 3" layer of pea gravel or an approved non-floating mulch shall be applied within the bio-retention areas.	PW	Approval of Improvement Plans
105.	<b>Hydromodification Measures.</b> Hydromodification measures shall be completed and operational prior to the creation or replacement of impervious improvements on the subject parcel.	PW	Approval of Improvement Plans
106.	<b>Hydromodification Vaults.</b> The hydromodification vaults to be located in the future Community Park shall be designed and constructed concurrent	PW	Prior to Approval of

	with the neighborhoods that it will serve. The Developer shall coordinate design of these vaults with the approved Park Master Plan to ensure that there will be no conflict with any proposed future structures.		Improvement Plans of the first neighborhood that will be served
107.	<b>Stormwater Management Measures, on-lot bioretention areas.</b> All on-lot stormwater management measures must be bounded by a design element approved by the City Engineer to delineate the stormwater management measures from the rest of the landscaping in order to provide visual delineation for maintenance purposes.	PW	Approval of Improvement Plans
108.	<b>Trash Capture.</b> The project Stormwater Management Plan for each neighborhood shall incorporate trash capture measures such as screens, filters or CDS/Vortex units to address the requirements of Provision C.10 of the Regional Water Quality Control Board (RWQCB) Municipal Regional Permit (MRP). Storm drain inlet trash capture devices shall meet both the full trash capture requirements of the Regional Water Control Board and allow for maintenance access as required by the Mosquito Abatement District. To the extent possible, trash capture devices shall be located such that long-term maintenance will be the responsibility of the Developer/Property Owner.	PW	Approval of Improvement Plans
109.	<b>Stormwater Management Measures and Trash Capture Devices Geospatial Information.</b> Prior to project acceptance, the developer must provide the City with a geospatial layer compatible with the City's GIS system locating each stormwater management measure and trash capture device.	PW	Project Acceptance
110.	<b>Storm Water Treatment Measures Maintenance Agreement.</b> Developer shall enter into an Agreement with the City of Dublin that guarantees the property owner's perpetual maintenance obligation for all stormwater treatment measures and trash capture devices installed as part of the project. Said Agreement is required pursuant to the Municipal Regional Stormwater NPDES Permit, Order No. R2-20015-0049. Said permit requires the City to provide verification and assurance that all treatment devices will be properly operated and maintained. The Agreement shall be recorded against the property and shall run with the land. Said agreement shall include an additional exhibit detailing that certain private lots include stormwater treatment measures and purchasers of those lots or purchasers of condominium units on those lots must sign the acknowledgement during escrow.	PW	Final Map
111.	<b>Stormwater Source Control. All stormwater source controls required under MRP 2.0, including but not limited to the following must be implemented:</b> 1. "No Dumping Drains to Bay" storm drain medallions per City Standard Detail CD-704 shall be placed on all public and private storm drain inlets. 2. Air Conditioning Condensate: Condensate from air conditioning units shall be directed to appropriately-sized landscaped areas or the ground. Rooftop Equipment (examples include but are not limited to exhaust hoods, motors, and pumps): Roof top equipment, other than that producing air conditioning condensate, must drain to the sanitary sewer, or be covered and have no discharge to the storm drain system. The applicant must contact Dublin San Ramon Services District for specific connection and discharge requirements.	PW	Acceptance of storm drain improvements
112.	<b>Geotechnical Investigation.</b> The Developer shall submit a design level geotechnical investigation report for each phase defining and delineating any seismic hazard. The report shall be prepared in accordance with guidelines published by the State of California. The report is subject to review and approval by a City selected peer review consultant prior to the acceptance of the first Final map for each phase. The applicant shall pay all costs related to the required peer review. The recommendations of those geotechnical reports shall be incorporated into the project phases subject to the approval	PW	Issuance of Grading Permits



	of the City Engineer.		
113.	<b>Soils Report.</b> The Developer shall submit a detailed soils report prepared by a qualified engineer, registered with the State of California. The required report shall include recommendations regarding pavement sections for all project streets including Horizon Parkway and all internal streets. Grading operations shall be in accordance with recommendations contained in the required soils report and grading shall be supervised by an engineer registered in the State of California to do such work.	PW	Prior to Approval of Improvement Plans
114.	<b>Geotechnical Engineer Review and Approval.</b> The Project Geotechnical Engineer shall be retained to review all final grading plans and specifications. The Project Geotechnical Engineer shall approve all grading plans prior to City approval and issuance of grading permits.	PW	Approval of Grading Plans
115.	<b>Building Setback to Top of Bank.</b> The Developer shall provide documentation confirming the review and approval of the designed building setbacks with existing creeks from Zone 7, the Geotechnical Engineer of Record, and other approving agencies.	PW	Issuance of Grading Permit
116.	<b>Demolition and Removal of Existing Underground Utilities.</b> A building demolition permit from the Building Department will be required for the demolition and/or removal of underground utilities within 2' from the building footprint. For the demolition or removal of underground utilities beyond 2' of the building, the Developer shall obtain a letter from the responsible Utility agency with original signature on company letterhead signifying that the underground facilities can be or have been removed.	PW	Issuance of Grading Permit
117.	<b>Groundwater Wells.</b> Any groundwater wells found on the project site that are not needed for the project or groundwater basin management shall be properly sealed and/or destroyed under a Zone 7 permit. The Developer shall provide the City with a copy of this permit prior to grading permit issuance or approval of the first small lot final map, whichever comes first.	PW	Issuance of Grading Permit
118.	<b>Grading.</b> The disposal site and haul truck route for any off-haul dirt materials shall be subject to the review and approval by the City Engineer prior to the approval the improvement plans or issuance of a Grading Permit. If the Developer does not own the parcel on which the proposed disposal site is located, the Developer shall provide the City with a Letter of Consent, signed by the current owner, approving the placement of off-haul material on their parcel. A grading plan may be required for the placement of the off-haul material.	PW	Approval of Grading Plans
119.	<b>Overland Release.</b> The Developer shall design for an overland release that will not create standing water greater than 6" or to an elevation greater than the protective slope elevation around the building foundation, within the public or private road, court, driveway, parking, trails, pathways, landscape, and common areas. Overland release shall not drain into creeks unless otherwise approved by Zone 7 Water Agency.	PW	Approval of Grading Plans
120.	<b>Dust Control/Street Sweeping.</b> The Developer shall provide adequate dust control measures at all times during the grading and hauling operations. All trucks hauling export and import materials shall be provided with tarp cover at all times. Spillage of haul materials and mud-tracking on the haul routes shall be prevented at all times. Developer shall be responsible for sweeping of streets within, surrounding and adjacent to the project if it is determined that the tracking or accumulation of material on the streets is due to its construction activities.	PW	Construction Ongoing
121.	<b>Underground Obstructions.</b> Prior to demolition, excavation and grading on any portion of the project site, all underground obstructions (i.e., debris, septic tanks, fuel tanks, barrels, chemical waste) shall be identified and removed pursuant to Federal, State and local regulations and subject to the review and approval by the City. Excavations shall be properly backfilled using structural fill, subject to the review and approval of the City Engineer.	PW	Grading Operations
122.	<b>Utilities.</b> All new utility service connections, including electrical and communications, shall be installed underground. Electrical transformers shall be installed in underground vaults within an appropriate utility easement or	PW	Approval of Improvement Plans

	public service easement.		
123.	<b>Backbone Street Light Spares.</b> The Developer shall provide spare quantities of street lights along the backbone streets of each phase, calculated at approximately ten percent of the total street lights subject to the review and approval of the City Engineer.	PW	Issuance of Building Permit
124.	<b>Public Service Easements.</b> Six foot (6') minimum Public Service Easement (PSE) shall be dedicated along all existing and proposed public streets and only public utility facilities/ infrastructures can be located within this easement unless otherwise approved by the City Engineer.	PW	Approval of Improvement Plans
125.	<b>Intersections:</b> The design of the intersections shall be generally as shown on the Tentative Map and the Site Development Review. Improvement Plans shall include intersection layout details showing the design for the ramps, sidewalks, entry walls, stop signs, landscape planters, street trees, crosswalk locations and decorative pavement to be approved by the City Engineer. Decorative pavement shall not be installed over traffic signal loops or pavement striping and markings. Stamped Asphalt Concrete Pavement will be allowed within crosswalks. Final design details shall be subject to review and approval by the City Engineer. Any decorative pavers/paving installed within City right-of-way shall be done to the satisfaction of the City Engineer. Maintenance costs of the decorative paving shall be the responsibility of the Homeowners Association (HOA).	PW	Approval of Improvement Plans
126.	<b>Fire Hydrants No Parking Zone.</b> All fire hydrants shall have a no parking zone extending 15 feet on each side of the hydrant.	PW	Approval of Improvement plans
127.	<b>Cross walks No Parking Zones.</b> All crosswalks shall have a minimum 20 feet no parking zone at each traffic approach.	PW	Approval of Improvement plans
128.	<b>Bicycle Parking.</b> All bicycle parking (short and long term) locations shall be included in the Civil Design Plans and not in Landscaping plans.	PW	Improvement plans
129.	<b>Landscape Plans.</b> Developer shall submit design development Landscape Plans with the first or second plan check for the street improvement plans and final map for each respective tract. The Landscape Plans shall show details, sections and supplemental information as necessary for design coordination of the various civil design features and elements including utility location to the satisfaction of the City Engineer. Complete Landscape Plans shall be concurrently approved with the Tract Improvement Agreement and Final Map.	PW	Approval of Improvement Plans
130.	<b>Street Light and Joint Trench Plans.</b> Streetlight Plans and Joint Trench Plans shall be submitted with the first or second plan check for the street improvement plans and final map for each respective tract. Joint trenches for public facilities shall be separated from private joint trenches, and to the extent possible, street lights shall not be placed inside bio-retention areas. The final streetlight plan and joint trench plan shall be completed prior to Final Map approval for each respective subdivision.	PW	Approval of Improvement Plans
131.	<b>Parallel Parking Adjacent to Bio-retention areas.</b> Parallel parking adjacent to Bio-retention areas will not be permitted on public streets.	PW	Approval of Improvement Plans
132.	<b>Regulatory Traffic Control and Accessibility Signs.</b> In-tract Regulatory Traffic Control and Accessibility Signs shall conform to the CA Manual on Uniform Traffic Control Devices (MUTCD) Manual with no exceptions.	PW	Approval of Improvement Plans
133.	<b>Public Street Name Signs.</b> All street name signs shall be compliant with the City and CA MUTCD Standard signs on all public street intersections and on all private street that are intersecting with public streets.	PW	Approval of Improvement Plans
134.	<b>Mailboxes.</b> Any gang mailboxes located on public streets or at an intersection of a public street and private street, shall have two designated short term parking spaces for mail pick up. These spaces shall not be counted towards the guest parking count.	PW	Approval of Improvement Plans
135.	<b>Sterling Street.</b> Sterling Street median shall be closed to east-west vehicle access at El-Dorado Lane as part of the future phases. Pedestrian crossing	PW	Approval of Improvement

	on Sterling Street and this location shall be fitted with a Rectangular Rapid Flashing Beacon (RRFB).		Plans for Phase 2A
136.	<b>Loss of Parking on Iron Horse Parkway.</b> The Developer shall work with City staff to provide a 30 day and 48 hour notice from the City for the removal of existing on-street parking along Iron Horse Parkway resulting from the EIR Mitigation Measure (MM3.12-4) to construct a NB left turn lane on Iron Horse Parkway.	PW	Approval of Improvement Plans for the Iron Horse Parkway widening for Phase 2.
137.	<b>Underground Bioretention.</b> The required number of trees within an Underground Bioretention System shall be designed such that the type of tree will have a canopy and root limits that will cover the entire system at maturity.	PW	Approval of Improvement Plans
<b>TRACT 8360 (Neighborhoods 7 and 8)</b>			
138.	<b>Dublin Boulevard, Arnold Road, and Iron Horse Parkway.</b> Developer shall install improvements along the project's frontage as shown on the Tentative Map. Required frontage improvements shall include, but are not limited to the installation of sidewalk, 5' landscape strip inclusive of curb width, 6' high good neighbor fence, curb, gutter, drainage structures, stormwater treatment and hydromodification measures, street trees, landscaping, irrigation, utilities, street lights and fire hydrants.	PW	Prior to Approval of Improvement Plans
139.	<b>Private Streets (Parcels B, G, H, I, J, and K).</b> The Developer shall establish private street right-of-way and install complete street improvements, including landscaping, for the proposed private streets, Streets A thru Street F and Courts A thru Court E, within the development as shown on the Tentative Map Tract 8360 and the Site Development Review package.	PW	Prior to Approval of Improvement Plans i
140.	<b>Traffic Index.</b> Roadway pavement section for Dublin Boulevard shall be designed using a Traffic Index of 11. Roadway pavement section for Arnold Road shall be designed using a Traffic Index of 10 and Iron Horse Parkway shall be designed using a Traffic Index of 9.	PW	Prior to Approval of Improvement Plans
141.	<b>Design of Canal 2.</b> The final civil and landscape design of Canal 2 improvements: paved access trail, riparian landscape within Zone 7's ownership parcel for Canal 2 and within the 20 feet access easement shall be subject to review and approval by Zone 7 or other public agency responsible for the creek.	PW	Prior to Approval of Improvement Plans
<b>TRACT 8361 (Neighborhood 9)</b>			
142.	<b>Arnold Road, Horizon Parkway, and Galena Street.</b> Developer shall install improvements along the project's frontage as shown on the Tentative Map. Required frontage improvements shall include, but are not limited to the installation of sidewalk, 5' landscape strip inclusive of curb, 6' high good neighbor fence, curb, gutter, drainage structures, stormwater treatment measures, street trees, landscaping, irrigation, utilities, street lights and fire hydrants.	PW	Prior to Approval of Improvement Plans
143.	<b>Private Streets.</b> The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets on Parcel A, as shown on the Tentative Map and the Site Development Review package.	PW	Prior to Approval of Improvement Plans
144.	<b>Traffic Index.</b> Roadway pavement section for Arnold Road shall be designed using a Traffic Index of 10 and Horizon Parkway shall be designed using a Traffic Index of 9.	PW	Prior to Approval of Improvement Plans
<b>TRACT 8362 (Neighborhood 16)</b>			
145.	<b>Arnold Road, Central Parkway, and Galena Street.</b> Developer shall install improvements along the project's frontage as shown on the Tentative Map. Required frontage improvements shall include, but are not limited to the installation of sidewalk, 5' (inclusive of curb width) landscape strip, 6' high good neighbor fence, curb, gutter, drainage structures, stormwater treatment	PW	Prior to Approval of Improvement Plans

	measures, street trees, landscaping, irrigation, utilities, street lights and fire hydrants.		
146.	<b>Traffic Index.</b> Roadway pavement section for Arnold Road Parkway shall be designed using a Traffic Index of 10 and Central Parkway shall be designed using a Traffic Index of 9.	PW	Prior to Approval of Improvement Plans
147.	<b>Private Streets.</b> The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets on Parcel D within the development as shown on the Tentative Map and the Site Development Review package.	PW	Prior to Approval of Improvement Plans
<b>TRACT 8363 (Neighborhood 10)</b>			
148.	<b>Central Parkway, Sterling Street, El Dorado Lane, and Iron Hose Parkway.</b> Developer shall install improvements along the project's frontage as shown on the Tentative Map. Required frontage improvements shall include, but are not limited to the installation of sidewalk, 5' landscape strip inclusive of curb width, 6' high good neighbor fence, curb, gutter, drainage structures, stormwater treatment measures, street trees, landscaping, irrigation, utilities, street lights and fire hydrants.	PW	Prior to Approval of Improvement Plans
149.	Street K is shown to be an offset street with the NH 10 entrance on Iron Horse Parkway. Street K shall be designed to have an offset of approximately 70 feet to the entrance at the neighborhood 10 street on Iron Horse Parkway, unless otherwise approved by the City Engineer."	PW	Prior to Approval of Improvement Plans
150.	<b>Traffic Index.</b> Roadway pavement section for Central Parkway, and Sterling Street shall be designed using a Traffic Index of 9, and El Dorado Lane shall be designed using a Traffic Index of 7	PW	Prior to Approval of Improvement Plans
151.	<b>Private Streets.</b> The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets on Parcels A, C & D within the development as shown on the Tentative Map and the Site Development Review package.	PW	Prior to Approval of Improvement Plans
<b>TRACT 8364 (Neighborhoods 11 and 12 )</b>			
152.	<b>Sterling Street, Horizon Parkway, and Iron Hose Parkway.</b> Developer shall install improvements along the project's frontage as shown on the Tentative Map. Required frontage improvements shall include, but are not limited to the installation of sidewalk, 5' landscape strip inclusive of curb width, 6' high good neighbor fence, curb, gutter, drainage structures, stormwater treatment measures, street trees, landscaping, irrigation, utilities, street lights and fire hydrants.	PW	Prior to Approval of Improvement Plans
153.	<b>Traffic Index.</b> Roadway pavement section for Sterling Street, Horizon Parkway, and Iron Hose Parkway shall be designed using a Traffic Index of 9.	PW	Prior to Approval of Improvement Plans
154.	<b>Private Streets (Parcels A, B, C, D, E, and F).</b> The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets on Parcels A, B, C, D, E, and F within the development as shown on the Tentative Map and the Site Development Review package.	PW	Prior to Approval of Improvements
155.	<b>Special Flood Hazard Area.</b> Portion of Neighborhoods 11 and 12 are within the Special Flood Hazard Area designated as AE. The Developer shall submit flood studies and reports to determine the Base Flood Elevation(s) (BFEs) for Neighborhoods 11 and 12. The lots that are within the Special Flood Hazard Area shall be labeled on the Vesting Tentative Map. A Conditional Letter of Map Revision (CLOMR-F) shall be submitted to the City for review and submitted to FEMA prior to issuance of any grading permit. A Letter of Map Revision (LOMR-F) shall be submitted to FEMA and receive approval prior to the issuance of the Certificate of Occupancy for each building within the flood zone.	PW	Prior to Approval of Improvement Plans
156.	<b>Existing Interim 30" SD.</b> The existing Interim 30" SD pipe installed as part of Tract 8309 for Neighborhoods 5 and 6 shall be removed and relocated	PW	Construction and On-going

	prior to recordation of Small Lot Final Map. The Developer shall secure the dedication of any and all easements from the United States Army necessary for the installation of the permanent storm drain system serving TR8309 such that service will not be interrupted. The permanent storm drain system shall be operational prior to the removal and relocation of the existing 30" SD line.		
<b>TRACT 8365 (Neighborhood 18)</b>			
157.	<b>Horizon Parkway, and Iron Hose Parkway.</b> Developer shall install improvements along the project's frontage as shown on the Tentative Map. Required frontage improvements shall include, but are not limited to the installation of sidewalk, 5' landscape strip inclusive of curb width, 6' high good neighbor fence, curb, gutter, drainage structures, stormwater treatment measures, street trees, landscaping, irrigation, utilities, street lights and fire hydrants.	PW	Prior to Approval of Improvement Plans
158.	<b>Traffic Index.</b> Roadway pavement section for Sterling Street, Horizon Parkway, and Iron Hose Parkway shall be designed using a Traffic Index of 9.	PW	Prior to Approval of Improvement Plans
159.	<b>Private Streets (Parcels L, M, N, and O).</b> The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets on Parcels L, M, N, and O within the development as shown on the Tentative Map and the Site Development Review package.	PW	Prior to Approval of Improvement Plans
160.	<b>Special Flood Hazard Area.</b> Portion of Neighborhoods 18 is within the Special Flood Hazard Area designated as AE. The Developer shall submit flood studies and reports to determine the Base Flood Elevation(s) (BFEs) for Neighborhood 18. The lots that are within the Special Flood Hazard Area shall be labeled on the Vesting Tentative Map. A Conditional Letter of Map Revision (CLOMR-F) shall be submitted to the City for review and submitted to FEMA prior to issuance of any grading permit. A Letter of Map Revision (LOMR-F) shall be submitted to FEMA and receive approval prior to the issuance of the Certificate of Occupancy for each building within the flood zone.	PW	Prior to Approval of Improvement Plans
161.	<b>Existing Interim 8" SS.</b> The existing Interim 8" SS pipe installed as part of Tract 8309 for Neighborhoods 5 and 6 shall be removed and relocated, and the existing Sanitary Sewer Easement (SSE) Drain Easement shall be vacated prior to recordation of Small Lot Final Map. Developer shall also secure the dedication of any and all easements by the United States Army required by Dublin San Ramon Services District (DSRSD) for the installation of the permanent sanitary sewer system serving TR8309 such that service will not be interrupted. The permanent sanitary sewer system shall be operational prior to the removal and relocation of the existing interim 8" SS line.	PW	Construction and On-going
<b>TRACT 8366 (Neighborhood 13)</b>			
162.	<b>Horizon Parkway, Sterling Street, and Nugget Way.</b> Developer shall install improvements along the project's frontage as shown on the Tentative Map. Required frontage improvements shall include, but are not limited to the installation of sidewalk, 5' landscape strip inclusive of curb width, 6' high good neighbor fence, curb, gutter, drainage structures, stormwater treatment measures, street trees, landscaping, irrigation, utilities, street lights and fire hydrants.	PW	Prior to Approval of Improvement Plans
163.	<b>Traffic Index.</b> Roadway pavement section for Horizon Parkway and Sterling Street shall be designed using a Traffic Index of 9.	PW	Prior to Approval of Improvement Plans
164.	<b>Private Streets (Parcels A, B, C, F and G).</b> The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets on Parcels A, B, C, F and G within the development as shown on the Tentative Map and the Site Development Review package.	PW	Prior to Approval of Improvement Plans
165.	<b>Special Flood Hazard Area.</b> Portion of Neighborhoods 13 is within the	PW	Prior to

	Special Flood Hazard Area designated as AE. The Developer shall submit flood studies and reports to determine the Base Flood Elevation(s) (BFEs) for Neighborhood 13. The lots that are within the Special Flood Hazard Area shall be labeled on the Vesting Tentative Map. A Conditional Letter of Map Revision (CLOMR-F) shall be submitted to the City for review and submitted to FEMA prior to issuance of any grading permit. A Letter of Map Revision (LOMR-F) shall be submitted to FEMA and receive approval prior to the issuance of the Certificate of Occupancy for each building within the flood zone.		Approval of Improvement Plans
<b>TRACT 8367 (Neighborhoods 14 and 15)</b>			
166.	<b>Central Parkway, Iron Horse Parkway, and Arnold Road.</b> Developer shall install improvements along the project's frontage as shown on the Tentative Map. Required frontage improvements shall include, but are not limited to the installation of sidewalk, 5' landscape strip inclusive of curb width, 6' high good neighbor fence, curb, gutter, drainage structures, stormwater treatment measures, street trees, landscaping, irrigation, utilities, street lights and fire hydrants.	PW	Prior to Approval of Improvement Plans
167.	<b>Traffic Index.</b> Roadway pavement section for Central Parkway shall be designed using a Traffic Index of 9 and Arnold Road shall be designed using a Traffic Index of 10.	PW	Prior to Approval of Improvement Plans
168.	<b>Private Streets (Parcels A, B, C, D and E).</b> The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets on Parcels A, B, C, D and E within the development as shown on the Tentative Map and the Site Development Review package.	PW	Prior to Approval of Improvement Plans
169.	<b>Canal 2.</b> The final civil design and landscape design of Canal 2 improvements: paved access trail, riparian landscape within Zone 7's ownership parcel for Canal 2 and within the 20 feet access easement shall be subject to review and approval by Zone 7 or other public agency responsible for the creek.	PW	Prior to Approval of Improvement Plans
<b>TRACT 8368 (Neighborhood 17)</b>			
170.	<b>Columbus Street, El Dorado Lane, and Nugget Way.</b> Developer shall install improvements along the project's frontage as shown on the Tentative Map. Required frontage improvements shall include, but are not limited to the installation of sidewalk, 5' landscape strip inclusive of curb width, 6' high good neighbor fence, curb, gutter, drainage structures, stormwater treatment measures, street trees, landscaping, irrigation, utilities, street lights and fire hydrants.	PW	Prior to Approval of Improvement Plans
171.	<b>Traffic Index.</b> Roadway pavement section for Columbus Street and El Dorado Lane shall be designed using a Traffic Index of 7	PW	Prior to Approval of Improvement Plans
172.	<b>Private Streets (Parcel D).</b> The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets on Parcel D within the development as shown on the Tentative Map and the Site Development Review package.	PW	Prior to Approval of Improvement Plans
173.	<b>Chabot Creek.</b> The final civil design and landscape design of Chabot Creek improvements: paved access trail, riparian landscape within Zone 7's ownership parcel for Chabot Creek and within the access easement shall be subject to review and approval by Zone 7 or other public agency responsible for the creek.	PW	Prior to Approval of Improvement Plans
174.	<b>Maintenance of Chabot Creek.</b> If the Developer is unsuccessful in reaching an agreement with Zone 7 or other public agency to maintain the realigned Chabot Creek (both above- and under-ground sections), the Developer shall enter into a "Maintenance Agreement" with the City to allow the Boulevard Master Homeowner's Association to maintain the open channel and/or box culvert sections of the alignment, maintenance responsibilities and minimum maintenance requirements to ensure that the	PW	Acceptance of first phase of Park Improvements.

	facilities are maintained properly and will be operated in a manner that does not impede the use of the Community Park. The Agreement shall be subject to approval of the City Engineer, Maintenance responsibilities of the Homeowner's Association shall include, but shall not be limited to hydraulic performance of open channel and/or box culvert sections of the creek alignment; box culvert structure; dredging of channel; landscaping; slope stability; and removal of debris.		
<b>PUBLIC WORKS STANDARD CONDITIONS: GENERAL</b>			
175.	Developer shall comply with the City of Dublin Public Works Standard Conditions of Approval contained below ("Standard Condition") unless specifically modified by Project Specific Conditions of Approval above.	PW	Ongoing
176.	The Developer shall comply with the Subdivision Map Act, the City of Dublin Subdivision, and Grading Ordinances, the City of Dublin Public Works Standards and Policies, the most current requirements of the State Code Title 24 and the Americans with Disabilities Act with regard to accessibility, and all building and fire codes and ordinances in effect at the time of building permit. All public improvements constructed by Developer and to be dedicated to the City are hereby identified as "public works" under Labor Code section 1771. Accordingly, Developer, in constructing such improvements, shall comply with the Prevailing Wage Law (Labor Code. Sects. 1720 and following).	PW	Ongoing
177.	The Developer shall defend, indemnify, and hold harmless the City of Dublin and its agents, officers, and employees from any claim, action, or proceeding against the City of Dublin or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Dublin or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director, Zoning Administrator, or any other department, committee, or agency of the City to the extent such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however, that The Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying The Developer of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceedings.	PW	Ongoing
178.	In the event that there needs to be clarification to these Conditions of Approval, the Director of Community Development and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Community Development and the City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts of this project.	PW	On going
179.	If there are conflicts between the Vesting Tentative Map approval and the SDR approval pertaining to mapping or public improvements the Tentative Map shall take precedent.	PW	On going
<b>Fees</b>			
180.	The Developer shall pay all applicable fees in effect at the time of building permit issuance including, but not limited to, Planning fees, Building fees, Dublin San Ramon Services District fees, Public Facilities fees, Dublin Unified School District School Impact fees, Public Works Traffic Impact fees, Alameda County Fire Services fees, Noise Mitigation fees, Inclusionary Housing In-Lieu fees, Alameda County Flood and Water Conservation District (Zone 7) Drainage and Water Connection fees and any other fees as noted in the Development Agreement.	PW	Zone 7 and Parkland In-Lieu Fees due prior to filing each Final Map, other fees required with issuance of building permits
<b>Permits</b>			
181.	Developer shall obtain an Encroachment Permit from the Public Works Department for all construction activity within the public right-of-way of any street where the City has accepted the improvements. The encroachment permit may require surety for slurry seal and restriping. At the discretion of	PW	Prior to Start of Work

	the City Engineer an encroachment for work specifically included in an Improvement Agreement may not be required.		
182.	Developer shall obtain a Grading / Sitework Permit from the Public Works Department for all grading and private site improvements that serves more than one lot or residential condominium unit.	PW	Prior to Start of Work
183.	Developer shall obtain all permits required by other agencies including, but not limited to Alameda County Flood Control and Water Conservation District Zone 7, California Department of Fish and Game, Army Corps of Engineers, Regional Water Quality Control Board, Caltrans and provide copies of the permits to the Public Works Department.		
<b>Submittals</b>			
184.	All submittals of plans and Final Maps shall comply with the requirements of the "City of Dublin Public Works Department Improvement Plan Submittal Requirements", and the "City of Dublin Improvement Plan Review Check List".	PW	Prior to Approval of Improvement Plans
185.	The Developer will be responsible for submittals and reviews to obtain the approvals of all participating non-City agencies. The Alameda County Fire Department and the Dublin San Ramon Services District shall approve and sign the Improvement Plans.	PW	Approval of Improvement Plans or final map
186.	Developer shall submit a Geotechnical Report, which includes street pavement sections and grading recommendations.	PW	Approval of Improvement Plans or final map
187.	Developer shall provide the Public Works Department a digital vectorized file of the "master" CAD files for the project when the Final Map has been approved. Digital raster copies are not acceptable. The digital vectorized files shall be in AutoCAD 14 or higher drawing format. Drawing units shall be decimal with the precision of the Final Map. All objects and entities in layers shall be colored by layer and named in English. All submitted drawings shall use the Global Coordinate System of USA, California, NAD 83 California State Plane, Zone III, and U.S. foot.	PW	Acceptance of improvements and release of bonds
<b>Easements</b>			
188.	The Developer shall obtain abandonment from all applicable public agencies of existing easements and right of ways that will no longer be used.	PW	Approval of improvement plans
189.	The Developer shall acquire easements, and/or obtain rights-of-entry from the adjacent property owners for any improvements on their property. The easements and/or rights-of-entry shall be in writing and copies furnished to the City Engineer.	PW	Approval of improvement plans
<b>Grading</b>			
190.	The Grading Plan shall be in conformance with the recommendations of the Geotechnical Report, the approved Tentative Map and/or Site Development Review, and the City design standards & ordinances. In case of conflict between the soil engineer's recommendations and City ordinances, the City Engineer shall determine which shall apply.	PW	Approval of grading plans or issuance of grading permits. On going
191.	A detailed Erosion Control Plan shall be included with the Grading Plan approval. The plan shall include detailed design, location, and maintenance criteria of all erosion and sedimentation control measures.	PW	Approval of grading plans or issuance of grading permits. On going
192.	Tiebacks or structural fabric for retaining walls shall not cross property lines, or shall be located a minimum of 2' below the finished grade of the upper lot.	PW	Approval of grading plans or issuance of grading permits. On going



<b>Improvements</b>			
193.	Applicant shall meet with the trash collection agency during plan check review for the distance, maneuvering and pick-up requirements for trash collection. Documentation of results, recommendations, requirements, and approval generated from this meeting shall be provided to the City.	PW	Approval of Improvement Plans
194.	<b>Hydrology and Hydraulic Calculations.</b> Hydrology and Hydraulic calculations using shall be submitted for approval by the City Engineer. Alameda County published an updated version of the Alameda County Hydrology & Hydraulics Manual. The H&H Manual includes updates to calculating runoff and should be used as the basis for your hydrology and hydraulics design of flood control facilities in Alameda County. The manual is available for download at: <a href="http://acfloodcontrol.org/hh-manual">acfloodcontrol.org/hh-manual</a> .	PW	Approval of Improvement Plans
195.	The public improvements shall be constructed generally as shown on the Tentative Map and/or Site Development Review. However, the approval of the Tentative Map and/or Site Development Review is not an approval of the specific design of the drainage, sanitary sewer, water, and street improvements.	PW	Approval of grading plans or issuance of grading permits. On going
196.	All public improvements shall conform to the City of Dublin Standard Plans and design requirements and as approved by the City Engineer.	PW	Approval of Improvement Plans or start of construction. On going
197.	The asphalt concrete (AC) section of the roadway for public streets shall be a minimum of 4" thick.	PW	Approval of Improvement Plans
198.	The height of walls, gates, signs, monuments, pilasters, and any other architectural and landscaping features shall be kept below 30 inches inside the intersection visibility zone. The intersection visibility zones shall be determined by the City Traffic Engineer	PW	Approval of Improvement Plans or start of construction. On going
199.	Public streets shall be at a minimum 1% slope with minimum gutter flow of 0.7% around bumpouts. Private streets and alleys shall be at minimum 0.5% slope. Intersections shall have a maximum 6% slope through intersections and 2% maximum cross slope.	PW	Approval of Improvement Plans or start of construction. On going
200.	Curb Returns on arterial and collector streets shall be 40-foot radius, all internal public streets curb returns shall be minimum 30-foot radius (36-foot with bump outs) and private streets/alleys shall be a minimum 20-foot radius, or as shown on this Tentative Map, and as approved by the Fire Dept. and as approved by the City Engineer. Curb ramp locations and design shall conform to the most current Title 24 and Americans with Disabilities Act requirements and as approved by the City Traffic Engineer.	PW	Approval of Improvement Plans or start of construction. On going
201.	The Developer shall install all traffic signs and pavement marking as required by the City Engineer.	PW	Occupancy of units or acceptance of improvements.
202.	Street light standards and luminaries shall be designed and installed per approval of the City Engineer. To the extent possible, street lights shall not be located within bio-retention areas The maximum voltage drop for streetlights is 5%.	PW	Occupancy of units or acceptance of improvements.
203.	The Developer shall construct bus stops and shelters at the locations designated and approved by the LAVTA and the City Engineer. The Developer shall pay the cost of procuring and installing these improvements.	PW	Occupancy of units or acceptance of improvements.
204.	Developer shall construct all potable and recycled water and sanitary sewer facilities required to serve the project in accordance with DSRSD master plans, standards, specifications and requirements.	PW	Occupancy of units or acceptance of improvements.

205.	Fire hydrant locations shall be approved by the Alameda County Fire Department. A raised reflector blue traffic marker shall be installed in the street opposite each hydrant.	PW	Occupancy of units or acceptance of improvements.
206.	The Developer shall furnish and install street name signs for the project to the satisfaction of the City Engineer.	PW	Occupancy of units or acceptance of improvements.
207.	Developer shall construct gas, electric, cable TV and communication improvements within the fronting streets and as necessary to serve the project and the future adjacent parcels as approved by the City Engineer and the various Public Utility agencies.	PW	Occupancy of units or acceptance of improvements.
208.	All electrical, gas, telephone, and Cable TV utilities, shall be underground in accordance with the City policies and ordinances. All utilities shall be located and provided within public utility easements and sized to meet utility company standards.	PW	Occupancy of units or acceptance of improvements.
209.	All utility vaults, boxes and structures, unless specifically approved otherwise by the City Engineer, shall be underground and placed in landscape areas and screened from public view. Prior to Joint Trench Plan approval, landscape drawings shall be submitted to the City showing the location of all utility vaults, boxes and structures and adjacent landscape features and plantings. The Joint Trench Plans shall be signed by the City Engineer prior to construction of the joint trench improvements.	PW	Occupancy of units or acceptance of Improvements or Approval of Improvement Plans.
210.	Vertical and horizontal curves and sight distances shall be designed per Caltrans Highway Design Manual (HDM) for all public streets. A vertical curve shall be required in public streets for grades that have an algebraic difference of 1% and vertical curves shall be a minimum 50 feet in length. Private streets shall be designed with these same criteria wherever practical, as determined between the City Engineer and Design Engineer of Record.	PW	Approval of Improvement Plans
<b>Construction</b>			
211.	The Erosion Control Plan shall be implemented between October 15th and April 15th unless otherwise allowed in writing by the City Engineer. The Developer will be responsible for maintaining erosion and sediment control measures for one year following the City's acceptance of the subdivision improvements.	PW	On-going as needed
212.	If archaeological materials are encountered during construction, construction within 100 feet of these materials shall be halted until a professional Archaeologist who is certified by the Society of California Archaeology (SCA) or the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation measures.	PW	On-going as needed
213.	Construction activities, including the maintenance and warming of equipment, shall be limited to Monday through Friday, and non-City holidays, between the hours of 7:30 a.m. and 5:30 p.m. except as otherwise approved by the City Engineer. Extended hours or Saturday work will be considered by the City Engineer on a case-by-case basis.	PW	On-going as needed
214.	Developer shall prepare a construction noise management plan that identifies measures to be taken to minimize construction noise on surrounding developed properties. The plan shall include hours of construction operation, use of mufflers on construction equipment, speed limit for construction traffic, haul routes and identify a noise monitor. Specific noise management measures shall be provided prior to project construction.	PW	Start of construction implementation and on-going as needed
215.	Developer shall prepare a plan for construction traffic interface with public traffic on any existing public street. Construction traffic and parking may be subject to specific requirements by the City Engineer.	PW	Start of construction implementation and on-going as needed

216.	The Developer shall be responsible for controlling any rodent, mosquito, or other pest problem due to construction activities.	PW	On-going
217.	The Developer shall be responsible for watering or other dust-palliative measures to control dust as conditions warrant or as directed by the City Engineer.	PW	On-going
218.	The Developer shall provide the Public Works Department with a letter from a registered civil engineer or surveyor stating that the building pads have been graded to within 0.1 feet of the grades shown on the approved Grading Plans, and that the top & toe of banks and retaining walls are at the locations shown on the approved Grading Plans.	PW	Issuance of Building permits or acceptance of improvements
<b>Storm Water Quality (NPDES)</b>			
219.	Prior to any clearing or grading, the Developer shall provide the City evidence that a Notice of Intent (NOI) has been sent to the California State Water Resources Control Board per the requirements of the NPDES. A copy of the Storm Water Pollution Prevention Plan (SWPPP) shall be provided to the Public Works Department and be kept at the construction site.	PW	Start of any construction activities
220.	The Storm Water Pollution Prevention Plan (SWPPP) shall identify the Best Management Practices (BMPs) appropriate to the project construction activities. The SWPPP shall include the erosion control measures in accordance with the regulations outlined in the most current version of the ABAG Erosion and Sediment Control Handbook or State Construction Best Management Practices Handbook. The Developer is responsible for ensuring that all contractors implement all storm water pollution prevention measures in the SWPPP.	PW	SWPPP to be prepared prior to approval of improvement plans, implementation prior to start of construction and on-going as needed.

**PASSED, APPROVED AND ADOPTED** this 9<sup>th</sup> day of May 2017 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
 Planning Commission Chair

**ATTEST:**

\_\_\_\_\_  
 Assistant Community Development Director