

**RESOLUTION NO. XX – 23****A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF DUBLIN****APPROVING A CONDITIONAL USE PERMIT AND A SITE DEVELOPMENT REVIEW FOR A  
PRIVATE SCHOOL AT 7950 DUBLIN BOULEVARD  
(APNS 941-1500-036-02 AND 941-1500-037-00)  
PLPA-2023-00011**

**WHEREAS**, the Applicant, Jerry Hunt of VP RPG Dublin, LLC, submitted an application on behalf of BASIS Independent School to operate a private school serving up to 800 middle and high school students, construct façade improvements to the existing 81,985 square foot office building and construct a 9,134 square foot gymnasium building, outdoor recreational play field, trash enclosure, and associated site improvements. Requested approvals include a Conditional Use Permit and Site Development Review Permit. These planning and implementing actions are collectively known as the “Project”; and

**WHEREAS**, the 3.72-acre Project site is located in the Downtown Dublin Specific Plan within the Transit-Oriented District; and

**WHEREAS**, the Project site is currently occupied with a vacant office building and surface parking lot; and

**WHEREAS**, a private school is considered a Civic/Cultural/Institutional use and is an allowed use with approval of a Conditional Use Permit in the Transit-Oriented District of the Downtown Dublin Specific Plan; and

**WHEREAS**, the California Environmental Quality Act (CEQA) together with state guidelines and Dublin’s CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and when applicable, environmental documents prepared; and

**WHEREAS**, the proposed Project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) as the Project involves interior and exterior alterations to an existing building and construction of a detached gymnasium (accessory structure) not exceeding 10,000 square feet within an existing surface parking lot; and

**WHEREAS**, a Staff Report, dated May 23, 2023, and incorporated herein by reference, described and analyzed the proposed Project; and

**WHEREAS**, the Planning Commission held a properly noticed public hearing on the Project on May 23, 2023, at which time all interested parties had the opportunity to be heard; 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 City of Dublin Planning Commission does hereby make the following findings and determinations regarding the Site Development Review Permit:

- A. *The proposal is consistent with the purposes of Chapter 8.104 of the Zoning Ordinance, with the General Plan and the Downtown Dublin Specific Plan and design guidelines* because: 1) the existing office building will be renovated and the proposed gymnasium has been designed to be compatible with the architectural character and scale of the renovated building and with development in the immediate area with improvements that include new paint, metal roof parapet, and new smooth metal panel canopies at the building entries. The new one-story gym has been designed to emulate the renovated building, using a rectangular form with 45-degree corners, painted concrete pilasters and bays with concrete panels and aluminum storefront openings between them, along with similar painted smooth metal panel parapet and canopy elements; 2) the Project is utilizing traditional building forms with contemporary, high-quality materials and finishes including in compliance with the development standards and design guidelines of the Downtown Dublin Specific Plan; 3) with approval of the companion Conditional Use Permit, the Project is consistent with the General Plan land use designation of Downtown Dublin Specific Plan – Transit-Oriented District which allows institutional uses with approval of a Conditional Use Permit.
- B. *The proposal is consistent with the provisions of Title 8, Zoning Ordinance* because: 1) the Project contributes to the orderly, attractive, and harmonious site and architectural development in that is compatible with the architectural style, intensity of development – either in place or permitted in the future, and context of surrounding and adjacent properties; and 2) the Project complies with the applicable development standards of the Downtown Dublin Zoning District for new and remodeled buildings, as outlined in the Downtown Dublin Specific Plan.
- C. *The design of the project is appropriate to the City, the vicinity, surrounding properties, and the lot in which the project is proposed* because: 1) the Project is consistent with the Downtown Dublin Specific Plan in that it will renovate an existing commercial building to accommodate a private school; and 2) the design and materials of the new gymnasium are consistent with the façade improvements proposed on the existing building and other development in the immediate vicinity.
- D. *The subject site is suitable for the type and intensity of the approved development* because: 1) the Project proposes to renovate an existing vacant 1970's era commercial building and construct a new gymnasium on an existing underutilized site; 2) the Project site will be fully served by a network of existing and planned infrastructure of public roadways, access easements, services, and facilities that are sized to accommodate this use; and 3) the Project will meet all of the development standards established to regulate development in the Downtown Dublin Specific Plan Transit-Oriented District and is compatible with other development projects in the immediate vicinity.
- E. *Impacts to existing slopes and topographic features are addressed* because 1) the Project site is currently developed with an office building and surface parking lot; 2) the site is generally flat, and the renovation of the existing building, construction of a new gymnasium, and reconfiguration of the parking area will not impact any slopes or other topographic features.

- F. *Architectural considerations including the character, scale and quality of the design, site layout, the architectural relationship with the site and other buildings, screening of unsightly uses, lighting, building materials and colors and similar elements result in a project that is harmonious with its surroundings and compatible with other developments in the vicinity* because: 1) the Project will provide a high degree of design and landscaping to create a new institutional use in the Downtown Dublin Specific Plan area; 2) the new and renovated structures on the site will reflect the architectural styles and development standards of surrounding properties within the Downtown Dublin Specific Plan; 3) the architectural style, colors and materials used to renovate the existing concrete tilt-up building will be carried over to the new gymnasium and will be consistent and compatible with the contemporary architectural style, colors, and materials being utilized on other projects in the immediate vicinity and more specifically the adjacent retail building to the north of the Project site; 4) the Project is utilizing traditional building forms with contemporary materials and finishes in compliance with the design guidelines of the Downtown Dublin Specific Plan; and 5) the size and scale of the development will be similar to other retail and commercial buildings in the immediate project vicinity.
- G. *Landscape considerations, including the location, type, size, color, texture and coverage of plant materials, and similar elements have been incorporated into the project to ensure visual relief, adequate screening and an attractive environment for the public* because: 1) all perimeter landscaping and hardscape are proposed for construction in accordance with the Downtown Dublin Specific Plan; 2) the Project site perimeter and interior landscaping will be consistent with other developments in the vicinity and 3) the Project will conform to the requirements of the City's Water Efficient Landscape Ordinance.
- H. *The site has been adequately designed to ensure the proper circulation for bicyclist, pedestrians, and automobiles* because: 1) all new infrastructure including sidewalks and street lighting have been reviewed for safety and adequate circulation; and 2) the proposed operator of the site (BASIS Independent School) has developed a Traffic and Parking Management Plan which will regulate vehicular and pedestrian circulation on the site.

**BE IT FURTHER RESOLVED** that the City of Dublin Planning Commission does hereby make the following findings and determinations regarding the Conditional Use Permit:

- A. *The proposed use and related structures are compatible with other land uses, transportation and service facilities in the vicinity in that:* 1) the Project is located in the Downtown Dublin Zoning District, which allows a private school with approval of conditional use permit; 2) conditions of approval have been placed on the project to ensure compatibility with the surrounding uses; 3) construction of the new gymnasium will be designed to be compatible with the renovated office building; 4) the Project site is accessible from existing driveways on Dublin Boulevard and Regional Street; and 5) the site is approximately .5 miles from the West Dublin Bart Station.
- B. *The proposed use will not adversely affect the health or safety of persons residing or working in the vicinity, or be detrimental to the public health, safety and welfare in that:* 1) the Project will redevelop a vacant office building and associated surface parking lot to accommodate a new institutional use; 2) activation of the site will have a positive effect to the health and safety of persons working or residing in the area; 3) adequate signage will be placed within the Project site to safely circulate vehicular traffic one-way through the site for student drop-off and pick-up, and bus unloading and loading; and 4) a Traffic Impact Study (TIS) was prepared by the City to evaluate and mitigate any potential Project-

related impacts to traffic and circulation as a result of the Project; and 5) the Project has been designed and conditioned to ensure compatibility with the surrounding uses.

- C. *It will not be injurious to property or improvements in the neighborhood in that:* 1) the Project will include significant improvements to the existing vacant building and landscaping on the site, thus improving the neighborhood; 2) sufficient parking will be provided to meet the on-site parking requirements for the new school and 3) A Traffic Impact Study was prepared by the City to evaluate vehicle queuing and circulation designed to accommodate student drop-off/pick-up.
- D. *There are adequate provisions for public access, water sanitation, and public utilities and services to ensure that the proposed use and related structures would not be detrimental to the public health, safety and welfare in that:* 1) the Project will be located on a developed site that is located in a developed commercial area of Downtown Dublin; 2) the Project will be served by existing public roadways including Dublin Boulevard and Regional Street which are sized to accommodate the Project; and 3) the Project will be served by existing public utilities and services including water and sanitation which are sized to accommodate the Project.
- E. *The subject site is physically suitable for the type, density and intensity of the use and related structures being proposed in that:* 1) the Project site is in the Downtown Dublin Zoning District, which allows for a variety of uses by right and with approval of a conditional use permit, including institutional uses, offices, restaurants, retail and residential; 2) the Project will repurpose an existing vacant office building and construct a new gymnasium within an existing large surface parking lot. The scale of the new gymnasium, along with the existing building are physically suitable for the underutilized lot and the new gymnasium has been designed to comply with the development standards for the zoning district; and 3) the institutional use will create an active use that is suitable for the area and compatible with the surrounding active retail and commercial uses.
- F. *The proposed use will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located in that:* 1) the Project will contribute to the vibrant commercial area of Downtown Dublin and provide a service to the residents of the City and surrounding communities; 2) as conditioned, the proposed project will comply with the applicable development standards and performance standards established for the Downtown Dublin Zoning District; and 3 ) the physical improvements to the Project site are subject to a companion Site Development Review Permit to ensure compliance with the applicable development standards and regulations.
- G. *The proposed use is consistent with the Dublin General Plan and with any applicable Specific Plans in that:* 1) the General Plan and Specific Plan Land Use designation is Downtown Dublin – Transit-Oriented District which allows civic, cultural and institutional uses with the approval of a conditional use permit. The proposed use will not be contrary to these standards.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Dublin hereby approves the Site Development Review Permit and Conditional Use Permit for the proposed project, subject to the conditions 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	RESPONSIBLE AGENCY	WHEN REQUIRED Prior to:
<b>PLANNING – GENERAL</b>			
1.	<b>Approval – Site Development Review Permit.</b> This Site Development Review (SDR) Permit approval is for the BASIS Independent School Project (PLPA-2023-00011). This approval shall be as generally depicted and indicated on the Project Plans prepared by Inhabit Design, dated April 4, 2023, attached as <b>Exhibit A</b> and other plans, text, and diagrams relating to this project, and as specified in the following Conditions of Approval for this project.	PL	On-going
2.	<b>Approval – Conditional Use Permit.</b> This Conditional Use Permit ("CUP" or "Permit") approval is to allow the operation of a private school which is classified as an Institutional Use in the Downtown Dublin Specific Plan Transit-Oriented District. (PLPA-2023-00011). This approval shall be as generally depicted and indicated on the site plan (DR-1.1) prepared by Inhabit Design included as part of the project plans dated April 4, 2023, attached as <b>Exhibit A</b> , and other plans, text, and diagrams relating to this CUP, unless modified by the Conditions of Approval contained herein.	PL	On-going
3.	<b>Effective Date.</b> The CUP and SDR approvals become effective 10 days after action by the Planning Commission, unless otherwise appealed to the City Council.	PL	On-going
4.	<b>Permit Expiration.</b> Construction or use shall commence within one (1) year of Permit approval or the CUP and SDR shall lapse and become null and void. If there is a dispute as to whether the CUP and SDR Permits have 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 the CUP and SDR Permits expire, a new application must be made and processed according to the requirements of the Zoning Ordinance.	PL	One Year After Effective Date
5.	<b>Time Extension.</b> The Director of Community Development may, upon the Applicant’s written request for an extension of approval prior to expiration, and upon the determination that any Conditions of Approval remain adequate to assure that applicable findings of approval will continue to be met, grant a	PL	Prior to Expiration Date

	time extension of approval for a period not to exceed 12 months. The Director of Community Development may grant a maximum of two extensions of approval, and additional extensions may be granted by the original decision maker.		
6.	<b>Compliance.</b> The Applicant/Developer shall operate this use in compliance with the Conditions of Approval of this CUP/SDR, the approved plans and the regulations established in the Dublin Municipal Code. Any violation of the terms or conditions specified may be subject to enforcement action.	PL	On-going
7.	<b>Minor Amendments.</b> Modifications or changes to this CUP or SDR Permit approval may be considered by the Community Development Director if the modifications or changes proposed comply with Dublin Municipal Code (DMC) Sections 8.100.080 and 8.104.030.	PL	On-going
8.	<b>Revocation of Permit.</b> The CUP/SDR approval shall be revocable for cause in accordance with DMC Section 8.96.020.I. Any violation of the terms or conditions of this permit shall be subject to citation.	PL	On-going
9.	<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 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 Applicant/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.	Various	Building Permit Issuance
10.	<b>Required Permits.</b> The Applicant/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 Wildlife, 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 and Grading Permit Issuance
11.	<b>Fees.</b> The 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.	Various	Building Permit Issuance
12.	<b>Indemnification.</b> <i>Applicant 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</i>	ADM	On-going

	<i>Council, Community Development Director, Zoning Administrator, or any other department, committee, or agency of the City; provided, however, that the Applicant's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceeding.</i>		
13.	<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 Applicant/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 Applicant/Developer to fulfill needed improvements or mitigations resulting from impacts to this project.	PL, PW	On-going
14.	<b>Clean-up.</b> The Applicant/Developer shall be responsible for clean-up and disposal of project related trash to maintain a safe, clean and litter-free site.	PL	On-going
15.	<b>Controlling Activities.</b> The Applicant/Property Owner shall control all activities on the project site so as not to create a nuisance to the existing or surrounding businesses and residences.	PL	On-going
16.	<b>Construction Trailer.</b> The Applicant/Developer shall obtain a Temporary Use Permit prior to the establishment of any construction trailer, storage shed, or container units on the Project site.	PL	Establishment of the Temporary Use
17.	<b>Property Maintenance.</b> The Applicant/Developer and property owner shall be responsible for maintaining the site in a clean and litter free condition during construction and through completion. Per the City of Dublin Non-Residential Property Maintenance Ordinance, DMC Section 5.64.050, the Applicant/ Property Owner shall maintain the building, site and all signage in good condition and shall keep the site clear of trash, debris and graffiti vandalism on a regular and continuous basis.	PL	On-going
<b>PLANNING – PROJECT SPECIFIC - SITE DEVELOPMENT REVIEW</b>			
18.	<b>Equipment Screening.</b> All electrical equipment, fire risers, and/or mechanical equipment shall be screened from public view by landscaping and/or architectural features and electrical transformers shall be underground or architecturally screened.  Any roof-mounted equipment shall be completely screened from adjacent street view by materials architecturally compatible with the building and to the satisfaction of the Community Development Director. The Building Permit plans shall show the location of all equipment and screening for review and approval by the Community Development Director.	PL	Building Permit Issuance
<b>PLANNING – PROJECT SPECIFIC – CONDITIONAL USE PERMIT</b>			
19.	<b>Enrollment:</b>  <b>Daily Capacity</b>	PL	Ongoing

	<p>Maximum enrollment of the school for typical daily operations Monday through Friday shall not exceed 800 students as stated in the approved project application.</p> <p><b>Extra-Curricular &amp; Event Capacities</b>  Extra-curricular and event capacities for Monday through Friday evening hours and Saturday through Sunday weekend hours shall not exceed 500 participants and 147 vehicles in the 147 parking spaces on site.</p>		
20.	<p><b>Operating Hours:</b>  Daily School Operating Hours – Daily school class hours shall be Monday through Friday and occur between 7am and 5:00pm.</p> <p>Evening Hours- After school extra-curricular and event hours shall be Monday through Friday and occur between 5:00pm and 10:00pm</p> <p>Weekend Hours- Weekend extra-curricular and event hours shall be Saturday and Sunday and occur between 7am and 10:00pm.</p>	PL	Ongoing
21.	<p><b>Student Start &amp; Dismissal Times.</b> When school enrollment is between 1 and 400 students, the school will administer a single or staggered start period times between 7:00am and 9:00am and a single or staggered end period time between 2:30pm and 4:30pm. When the school enrollment is between 400 and 800 students, the school will administer staggered start period times between 7:00am and 9:00am and staggered end period times between 2:30pm and 4:30pm.</p>	PL	Ongoing
22.	<p><b>Indoor &amp; Outdoor Activities.</b> School activities will generally be conducted indoors. Activities associated with arrival and departure, site circulation, and use of the field, hardscape play, play structure area, and outdoor seating and gathering areas are allowed according to the capacity, schedule, and any other limits of all applicable site conditions.</p>	PL	Ongoing
23.	<p><b>Use of the Property.</b> School campus facilities may only be rented or otherwise used by school approved non-school entities according to the capacity, schedule, and any other limits of all applicable site conditions as allowed by the Zoning Ordinance.</p>	PL	Ongoing
24.	<p><b>Noise/Nuisances.</b> The operator shall control all activities so as not to create unusual or unnecessary noise which annoys or disturbs or injures or endangers the health, repose peace or safety of any reasonable person of normal sensitivity present in the area.</p>	PL	Ongoing
25.	<p><b>Permanent and Temporary Signs.</b> All permanent and temporary signs shall conform to Chapter 8.84 of the Dublin Zoning Ordinance at all times.</p>	PL	Ongoing
26.	<p><b>Property Maintenance.</b> The property owner and/or operator shall be responsible to maintaining the site in a clean and litter free condition at all times.</p>	PL	Ongoing
27.	<p><b>Traffic and Parking Management Plan.</b> The school shall provide parents, and enforce compliance, with written documentation outlining the measures in the Traffic and Parking Management Plan to manage both the traffic flow of</p>	PL	Ongoing



	private vehicles and the use of the parking facilities and parents and employees shall be required to strictly adhere to these requirements.		
28.	<b>Annual Review.</b> On an annual basis, this Conditional Use Permit approval may be subject to a review by the Community Development Director to determine compliance with the Conditions of Approval.	PL	Ongoing
<b>DOWNTOWN DUBLIN SPECIFIC PLAN MITIGATION MEASURES</b>			
29.	<b>MM 3.3-1:</b> Project applicants shall consult with a registered geotechnical engineer to prepare a design level geotechnical report that addresses the affects [sic] of seismic ground shaking and includes a quantitative evaluation of liquefaction and liquefaction-induced lateral spreading for future development in the DDSP project area. The design level geotechnical report shall specify foundations and structural elements that are designed to resist forces and potential ground settlement for liquefaction and lateral spreading. This report shall be submitted in conjunction with a Building Permit application.	PL	Building Permit Issuance
30.	<b>MM 3.4-2:</b> Future development or substantial redevelopment within the project area shall prepare a Phase I Environmental Site Assessment to determine whether or not a particular development site contains any hazardous materials as a result of historic contamination within the project area subject to review and approval by the City of Dublin. In the event that the Phase I recommends subsequent testing, the potential health risks shall be evaluated, and a work plan prepared to remediate the soil and/or groundwater in accordance with all applicable federal, state, and local regulations. This assessment shall be submitted to the City in conjunction with the Building and Grading/Site work permit and shall be found acceptable by the City prior to ground disturbance.	PL	Building Permit Issuance
31.	<b>MM 3.5-1a:</b> Prior to issuance of grading permit, the project proponent shall file a Notice of Intent as required by Regional Water Quality Control Board regarding storm water discharges associated with construction activities. Upon completion of construction activities, a Notice of Termination shall be filed.  <b>MM 3.5-1b:</b> Prior to issuance of any building or grading permits, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared by the project contractors and submitted to the Regional Water Quality Control Board for review and comment and to the City of Dublin in conjunction with the Building/Grading/Site work permit and shall be found to be acceptable by the City prior to ground disturbance. The SWPPP shall be prepared to Regional Water Quality Control Board standards and Alameda Countywide Clean Water Program requirements, and shall identify erosion minimization and control provisions, pollution detection provisions, and pollution elimination/ minimization provisions appropriate to the development project and its site for construction and post-construction activities. The SWPPP shall include best available technology, engineering, and design solutions such as the use of silt screens, hay bales, modern trash screens,	PL/PW	Site Work (Grading) Permit

	energy dissipaters, and/or absorbent devices. Stormwater runoff water quality monitoring procedures shall be clearly detailed in the SWPPP.		
32.	<p><b>MM 3.7-1a:</b> Project applicants within the project area shall prepare a construction noise management plan that identifies measures to be taken to minimize construction noise on surrounding sensitive receptors (e.g., residential uses and schools) and includes specific noise management measures to be included into project plans and specifications subject to review and approval by the City. These measures shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>• 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 AM and 5:30 PM except as otherwise approved by the City Engineer.</li> <li>• All construction equipment shall be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an un-muffled exhaust.</li> <li>• The City shall require that the contractor maintain and tune-up all construction equipment to minimize noise emissions.</li> <li>• Stationary equipment shall be placed so as to maintain the greatest possible distance to the sensitive receptors.</li> <li>• All equipment servicing shall be performed so as to maintain the greatest possible distance to the sensitive receptors.</li> <li>• The construction contractor shall provide an on-site name and telephone number of a contact person. In the event that construction noise is intrusive to an educational process, the construction liaison will revise the construction schedule to preserve the learning environment.</li> <li>• Select demolition methods to minimize vibration, where possible (e.g., sawing masonry into sections rather than demolishing it by pavement breakers).</li> </ul> <p><b>MM 3.7-1b:</b> Should the proposed project require off-site import/export of fill material during construction, trucks shall utilize a route that is least disruptive to sensitive receptors, preferably major roadways (Interstate 580, Interstate 680, San Ramon Road, Dublin Boulevard, and Amador Valley Boulevard). Construction trucks should, to the extent practical, avoid the weekday and Saturday a.m. and p.m. peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.).</p>	PL/PW	Building Permit Issuance
<b>Landscaping</b>			
33.	<b>Final Landscape and Irrigation Plan.</b> Plans shall comply with DMC Chapter 8.72 and be generally consistent with the project plans attached to this Resolution as <b>Exhibit A</b> Final	PL	

	Landscape and Irrigation Plan prepared and stamped by a State licensed landscape architect or registered engineer shall be submitted for review and approval by the Community Development Director.		Landscape Plan Approval and Installation
34.	<b>Water Efficient Landscaping Regulations.</b> The Applicant/Developer shall meet all requirements of the City of Dublin's Water-Efficient Landscaping Regulations contained in DMC Chapter 8.88 and submit written documentation to the Public Works Department (in the form of a Landscape Documentation Package and other required documents) that the development conforms to the City's Water Efficient Landscaping Ordinance.	PL	Building Permit Issuance
35.	<b>Tree Composite Plan.</b> Underground utilities shall be shown, or a composite utility, lighting, joint trench, and tree plan shall be submitted to resolve potential conflicts.	PL	Landscape Plan Approval and Installation
36.	<b>Traffic Visibility Area.</b> No fence, wall, hedge, sign or other structure, shrubbery, mounds of earth, or other visual obstruction over 30 inches in height above the nearest curb elevation shall be erected, placed, planted or allowed to grow within the Traffic Visibility Area. (DMC 8.72.030.A.24).	PL	On-going
37.	<b>Landscape Borders.</b> All new landscaped areas in parking areas shall be bordered by a concrete curb that is at least 6 inches high and 6 inches wide. New curbs adjacent to parking spaces must be 12 inches wide. All new landscaped areas shall be a minimum of 6 feet in width curb to curb. (DMC 8.76.070.A.19)	PL	Landscape Plan Approval and Installation
38.	<b>Maintenance of Landscape.</b> All landscape areas on the site shall be enhanced and properly maintained at all times. Any proposed or modified landscaping to the site, including the removal or replacement of trees, shall require prior review and written approval from the Community Development Director.	PL	On-going
39.	<b>Tree Protection Plan.</b> Include tree protection zone (TPZ) for trees to remain, tree protection detail and requirements for excavation within the TPZ in compliance with the International Society of Arboriculture's Best Management Practices for Managing Trees During Construction.	PL	Building Permit Issuance
40.	<b>Tree Composite Plan.</b> Submit composite utility, lighting, joint trench, and tree plan to resolve when potential conflicts are identified.	PL	Landscape Plan Approval and Installation
41.	<b>Root Barriers and Tree Staking.</b> The Landscape Plans shall provide details showing root barriers and tree staking will be installed which meet current City specifications.	PL, PW	Landscape Plan Approval and Installation
<b>BUILDING AND SAFETY</b>			
42.	<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
43.	<b>Construction Drawings.</b> Construction plans shall be fully dimensioned (including building elevations) accurately drawn	B	Issuance of Building Permits

	(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.		
44.	<b>Building Permits.</b> To apply for building permits, Applicant/Developer shall submit electronic drawings for plan check. An annotated copy of the Conditions of Approval shall be included with the submittal. <u>The notations shall clearly indicate how all Conditions of Approval will or have been complied with.</u> 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
45.	<b>As-Built Drawings.</b> 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	Occupancy
46.	<b>Addressing</b> a) An address request shall be submitted for the new building.  Address signage shall be provided as per the Dublin Commercial Security Code.	B	Prior to Release of building permit.  Prior to Permitting
47.	<b>Addressing.</b> Address numbers shall be illuminated during the hours of darkness. 7.32.130 Dublin Municipal Code.	B	Occupancy of Building
48.	<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	Prior to Scheduling the Final Frame Inspection
49.	<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	Prior to Permit Issuance
50.	<b>Change of Occupancy Permit.</b> When a change of occupancy results in a structure being reclassified to a higher risk category, the structure shall conform to the seismic requirements for a new structure of the higher risk category.	B	Prior to Permit Issuance
51.	<b>Fault Rupture Hazard Evaluation and Design – Level Geotechnical Investigation.</b> The Fault Rupture Hazard Evaluation and Design – Level Geotechnical Investigation shall be submitted with <b>each</b> building permit. This includes but is not limited to the tenant improvement of the existing building and the new building	B	Through Construction
52.	<b>Air Conditioning Units.</b> Air conditioning units and ventilation ducts shall be screened from public view with materials compatible to the main building. Units shall be permanently installed on concrete pads or other non-movable materials	B	Occupancy of Building

	approved by the Chief Building Official and Director of Community Development.		
53.	<b>Plumbing Fixture Count.</b> The plumbing fixture count (e.g., water closets, lavatories, urinals, drinking fountains) shall meet the minimum requirements for the use as regulated by the CA Plumbing Code.	B	Prior to Permitting
54.	<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 condition of approval will be waived if the project meets the exceptions provided in the CA Energy Code.	B	Through Completion
55.	<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, Chapter 11-B.	B	Through Completion
56.	<b>Green Parking.</b> The design and number of clean air, EV Capable and EV Capable with EVSE spaces shall be as required by the CA Green Building Standards Code.  The minimum number of EV stalls shall be determined based on the percentage of the projects total number of parking spaces assigned to the new building. (GSF new building /) GSF of Existing + New Building)).	B	Through Completion
57.	<b>Retaining Walls.</b> All retaining walls over 30 inches in height and adjacent to a walkway shall be provided with guardrails. Retaining walls with a surcharge and retaining walls over 36 inches in height shall obtain permits and inspections from the Building & Safety Division.	B	Through Completion
58.	<b>Accessory Structures.</b> Building permits are required for all trash enclosures and associated amenities / structures and are required to meet the accessibility and building codes.	B	Through Completion
59.	<b>Temporary Fencing.</b> Temporary construction fencing shall be installed along perimeter of all exterior work under construction and exterior storage of construction material.	B	Through Completion
60.	<b>Copies of Approved Plans.</b> Applicant shall provide City with one reduced (1/2 size) copy of the City of Dublin stamped approved plan.	B	30 Days After Permit and Each Revision Issuance
<b>FIRE PREVENTION</b>			
61.	<b>Fire Apparatus Access Road.</b> The existing fire apparatus access roads for Building 1 are existing, nonconforming. Any changes to the existing fire apparatus access roads will require to upgrade to meet the current fire code requirements. A revision to the width of the east portion of the existing emergency vehicle access easement from 20' to 26' wide is necessary to serve Building 2, and does not require existing fire apparatus access road paving improvements.	F	Approval of Improvement Plans
62.	<b>Fire Department Access.</b> Fire department access requirements are to be met for new fire department access road components. All new fire apparatus access road paving shall be of an approved all-weathered surface and capable of supporting imposed load of 75,000 lbs.	F	Approval of Improvement Plans
63.	No fire service lines shall pass beneath buildings.	F	Approval of Improvement Plans
64.	<b>Fire Hydrants.</b> All existing and proposed fire hydrants shall comply with the requirements in CFC Section 507.5, Appendix B and Appendix C.	F	Approval of Improvement Plans

<p><b>65.</b></p>	<p><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, 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.</p> <ul style="list-style-type: none"> <li>a) <b>Sprinkler Plans. (Deferred Submittal Item).</b> Submit detailed mechanical drawings of all sprinkler modifications, including cut sheets, listing sheets and calculations to the Fire Department for approval and permit prior to installation.</li> <li>b) All sprinkler system components shall remain in compliance with the applicable N.F.P.A. 13 Standard, the CA Fire Code and the CA Building Code.</li> <li>c) <b>Underground Plans. (Deferred Submittal Item).</b> Submit detailed shop drawings for the fire water supply system, including cut sheets, listing sheets and calculations to the Fire Department for approval and permit prior to installation. All underground and fire water supply system components shall be in compliance with the applicable N.F.P.A. 13, 24, 20, 22 Standards, the CA Fire Code and the CA Building Code. The system shall be hydrostatically tested and inspected prior to being covered. Prior to the system being connected to any fire protection system, a system flush shall be witnessed by the Fire Department.</li> <li>d) <b>Central Station Monitoring.</b> Automatic fire extinguishing systems installed within buildings shall have all control valves and flow devices electrically supervised and maintained by an approved central alarm station. Zoning and annunciation of central station alarm signals shall be submitted to the Fire Department for approval.</li> <li>e) Fire Protection Equipment shall be identified with approved signs constructed of durable materials, permanently installed and readily visible.</li> <li>f) <b>All-weather Access.</b> Fire access is required to be all-weather access. Show on the plans the location of the all-weather access and a description of the construction. Access roads must be designed to support the imposed loads of fire apparatus.</li> </ul>	<p>F</p>	<p>Building Permit Issuance</p>
<p><b>66.</b></p>	<p><b>Fire Access During Construction.</b></p> <ul style="list-style-type: none"> <li>a) <b>Fire Access.</b> Access roads, turnaround, pullouts, and fire operation areas are fire lanes and shall be maintained clear and free of obstructions, including the parking of vehicles.</li> <li>b) <b>Entrances.</b> Entrances to job sites shall not be blocked, including after hours, other than by approved gates/barriers that provide for emergency access.</li> <li>c) <b>Site Utilities.</b> Site utilities that would require the access road to be dug up or made impassible shall be installed prior to construction commencing.</li> </ul>	<p>F</p>	<p>During Construction</p>

	<ul style="list-style-type: none"> <li>d) Entrance flare, angle of departure, width, turning radii, grades, turnaround, vertical clearances, road surface, bridges/crossings, gates/key-switch, within a 150-foot distance to Fire Lane shall be maintained.</li> <li>e) <b>Personnel Access.</b> Route width, slope, surface, and obstructions must be considered for the approved route to furthestmost portion of the exterior wall.</li> <li>f) <b>All-weather access.</b> Fire access is required to be all-weather access. Show on the plans the location of the all-weather access and a description of the construction. Access roads must be designed to support the imposed loads of fire apparatus.</li> </ul>		
67.	<p><b>Fire Alarm System Required.</b> A Fire Alarm System in conformance with Sections 907.2.1 and 907.2.3.8 of the Dublin Fire Code is required shall be installed throughout the building so as to provide full property protection, including combustible concealed spaces, as required by NFPA 72. The system shall be installed in accordance with NFPA 72, CA Fire, Building, Electrical, and Mechanical Codes.</p> <p>If the system is intended to serve as an evacuation system, compliance with the horn/strobe requirements for the entire building must also be met. All automatic fire extinguishing systems shall be interconnected to the fire alarm system so as to activate an alarm if activated and to monitor control valves. <b>Delayed egress locks</b> shall meet requirements of C.F.C.</p> <ul style="list-style-type: none"> <li>a) <b>Fire Alarm Plans. (Deferred Submittal Item).</b> Submit detailed drawings of the fire alarm system, including floor plan showing all rooms, device locations, ceiling height and construction, cut sheets, listing sheets and battery and voltage drop calculations to the Fire Department for review and permit prior to the installation. Where employee work areas have audible alarm coverage, circuits shall be initially designed with a minimum 20 percent spare capacity for adding appliances to accommodate hearing impaired employees.</li> <li>b) <b>Central Station Monitored Account.</b> Automatic fire alarm systems shall be monitored by an approved central alarm station. Zoning and annunciation of central station alarm signals shall be approved by the Fire Department.</li> <li>c) <b>Qualified Personnel.</b> The system shall be installed, inspected, tested, and maintained in accordance with the provisions of NFPA 72. Only qualified and experienced persons shall perform this work. Examples of qualified individuals are those who have been factory trained and certified or are NICET Fire Alarm Certified.</li> <li>d) <b>Inspection &amp; Testing Documentation.</b> Performance testing of all initiating &amp; notification devices in the presence of the Fire Inspector shall occur prior to final of the system. Upon this inspection, proof that the</li> </ul>	F	Occupancy

	specific account is UL Certificated must be provided to the Fire Inspector.		
68.	<p><b>Fire Extinguishers.</b> Extinguishers shall be visible and unobstructed. Signage shall be provided to indicate fire extinguisher locations. The number and location of extinguishers shall be shown on the plans. Additional fire extinguishers may be required by the fire inspector.</p> <p>Fire extinguisher shall meet a minimum classification of 2A 10BC. Extinguishers weighing 40 pounds or less shall be mounted no higher than 5 feet above the floor measured to the top of the extinguisher. Extinguishers shall be inspected monthly and serviced by a licensed concern annually.</p>	F	Occupancy
69.	<p><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 5½ 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.</p> <p>The key box door and necessary keys are to be provided to the fire inspector upon the final inspection. The inspector will then lock the keys into the box.</p>	F	Occupancy
70.	<b>Means of Egress.</b> Exit signs shall be visible and illuminated with emergency lighting when building is occupied.	F	Occupancy
71.	<b>Maximum Occupant Load.</b> Posting of room capacity is required for any occupant load of 50 or more persons. Submittal of a seating plan on 8.5" x 11" paper is required prior to final occupancy.	F	Occupancy
72.	<b>Interior Finish.</b> Wall and ceiling interior finish material shall meet the requirements of Chapter 8 of the California Fire Code. Interior finishes will be field verified upon final inspection. If the product is not field marked and the marking visible for inspection, maintain the products cut-sheets and packaging that show proof of the products flammability and flame-spread ratings. Decorative materials shall be fire retardant.	F	Occupancy
73.	<b>General Inspection.</b> Upon inspection of the work for which this submittal was provided, a general inspection of the business and site will be conducted.	F	Occupancy
74.	<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><b>Building Address.</b> 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>	F	Occupancy of Any Building
75.	<b>Fire Safety During Construction and Demolition</b>	F	Occupancy



	<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>D. Flammable and combustible liquid storage areas shall be maintained clear of combustible vegetation and waste materials.</p>		
<b>PUBLIC WORKS – GENERAL CONDITIONS</b>			
76.	<b>Zone 7 Impervious Surface Fees.</b> The Applicant/Developer shall complete a "Zone 7 Impervious Surface Fee Application" and submit an accompanying exhibit for review by the Public Works Department. Fees generated by this application will be due at issuance of Building Permit.	PW	Grading Permit or Building Permit Issuance
<b>PUBLIC WORKS – AGREEMENTS</b>			
77.	<b>Stormwater Management Maintenance Agreement.</b> Developer or Property Owner shall enter into an Agreement with the City of Dublin that guarantees the property owner's perpetual maintenance obligation for all stormwater management measures installed as part of the project, including those on-site and within the public Rights of Way. In addition to stormwater management measures, drainage v-ditches, mitigation areas, and existing wetlands shall be included for reference, as applicable. Said Agreement is required pursuant to Provision C.3 of the Municipal Regional Stormwater NPDES Permit, Order No. R2-2022-0018. 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.	PW	Grading Permit or Building Permit Issuance
<b>PUBLIC WORKS – PERMITS AND BONDS</b>			
78.	<b>Encroachment Permit.</b> Applicant/Developer shall obtain an Encroachment Permit from the Public Works Department for all construction activity within the public right-of-way. At the discretion of the City Engineer an encroachment permit for work specifically included in an Improvement Agreement may not be required.	PW	Permit Issuance
79.	<b>Grading Permit.</b> Applicant/Developer shall obtain a Grading Permit from the Public Works Department for all grading.	PW	Permit Issuance
80.	<b>Security.</b> Applicant/Developer shall provide faithful performance security to guarantee the improvements associated with the grading/sitework permit, as well as payment security, as determined by the City Engineer (Note: The performance security shall remain in effect until one year after final inspection).	PW	Permit Issuance
<b>PUBLIC WORKS - SUBMITTALS</b>			
81.	<b>Improvement Plan Submittal Requirements.</b> All submittals of plans shall comply with the requirements of the "City of Dublin Public Works Department Improvement Plan Submittal	PW	Grading Permit Issuance

	Requirements”, the “City of Dublin Improvement Plan Review Check List,” and current Public Works and industry standards. A complete submittal of improvement plans shall include all civil improvements, joint trench, street lighting and on-site safety lighting, landscape plans, and all associated documents as required. Applicant/Developer shall not piecemeal the submittal by submitting various components separately.		
82.	<b>Improvement Plan Requirements from Other Agencies.</b> Applicant/Developer will be responsible for submittals and reviews to obtain the approvals of all participating non-City agencies, including but not limited to the Alameda County Fire Department and the Dublin San Ramon Services District.	PW	Grading Permit Issuance
83.	<b>Composite Exhibit.</b> Construction plan set shall include a Composite Exhibit showing all site improvements, utilities, landscaping improvements and trees, etc. to be constructed to ensure that there are no conflicts among the proposed and existing improvements.	PW	Grading Permit Issuance
84.	<b>Geotechnical Report.</b> Applicant/Developer shall submit a Design Level Geotechnical Report, which includes street pavement sections, grading and additional information and/or clarifications as determined by the City Engineer.	PW	Grading Permit Issuance
85.	<b>Ownership and Maintenance of Improvements.</b> Applicant/Developer shall submit an Ownership and Maintenance Exhibit for review and approval by Planning Division and Public Works Department. Terms of maintenance are subject to review and approval by the City Engineer.	PL, PW	Grading Permit Issuance
86.	<b>Building Pads, Slopes and Walls.</b> Applicant/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	Acceptance of Improvements
87.	<b>Approved Plan Files.</b> Applicant/Developer shall provide the Public Works Department a PDF format file of approved site plans, including grading, improvement, landscaping & irrigation, joint trench and lighting.	PW	Grading Permit Issuance
88.	<b>Master Files.</b> Applicant/Developer shall provide the Public Works Department a digital vectorized file of the “master” files for the project, in a format acceptable to the City Engineer. Digital raster copies are not acceptable. The digital vectorized files shall be in AutoCAD 14 or higher drawing format. 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
89.	<b>Environmental Services Files.</b> Applicant/Developer shall provide to the Public Works Department GIS shape files, provided in a format acceptable to the City, all MRP Provision C.3 stormwater features, trash capture devices, mitigation measures, wetlands, v-ditches and public waste containers.	PW/ESD	Acceptance of Improvements

90.	<b>SB 1383 Compliance Reporting.</b> To comply with SB 1383, applicant shall provide to the Public Works Department records indicating where SB 1383 compliant mulch or compost was applied in the project, the source and type of product, quantity of each product, and invoices demonstrating procurement.	PW/ESD	Acceptance of Improvements / Building Occupancy
<b>PUBLIC WORKS – EASEMENTS AND ACCESS RIGHTS</b>			
91.	<b>Dedications.</b> Applicant shall dedicate any rights-of-way and easement dedications required by these conditions or determined necessary by the City Engineer.	PW	Improvement Plan Approval
92.	<b>Emergency Vehicle Access Easements.</b> The Applicant/Developer shall dedicate Emergency Vehicle Access Easements (EVAE) over the clear pavement width of all drive aisles as required by the Alameda County Fire Department and City Engineer.	PW	Improvement Plan Approval
93.	<b>Abandonment of Easements.</b> Applicant/Developer shall obtain abandonment from all applicable public agencies of existing easements and rights-of-way within the project site that will no longer be used. Prior to completion of abandonment, the improvement plans may be approved if the Applicant/Developer can demonstrate to the satisfaction of the City Engineer that the abandonment process has been initiated.	PW	Improvement Plan Approval
94.	<b>Acquisition of Easements.</b> Applicant/Developer shall be responsible for obtaining any onsite and offsite easements, and/or obtain rights-of-entry from the adjacent property owners for any improvements not located on their property. The Applicant/Developer shall prepare all required documentation for dedication of all easements on-site and off-site. The easements and/or rights-of-entry shall be in writing and copies furnished to the Public Works Department.	PW	Improvement Plan Approval
95.	<b>Approval by Others.</b> The Applicant/Developer will be responsible for submittals and reviews to obtain the approvals of all applicable non-City agencies.	PW	Improvement Plan Approval
<b>PUBLIC WORKS - GRADING</b>			
96.	<b>Grading Plan.</b> The Grading Plan shall be in conformance with the recommendation of the Geotechnical Report, the Site Development Review, and the City design standards & ordinances. In case of conflict between the soil engineer's recommendation and the City ordinances, the City Engineer shall determine which shall apply.	PW	Grading Permit Issuance
97.	<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.	PW	Grading Permit Issuance/ Sitework Permit
98.	<b>Grading Off-Haul.</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 issuance of a Grading Permit. If the Applicant/Developer does not own the parcel on which the proposed disposal site is located, the Applicant/Developer shall provide the City with a Letter of Consent signed by the current owner, approving the	PW	Grading Permit Issuance/ Sitework Permit

	<p>placement of off-haul material on their parcel. A Grading Plan may be required for the placement of the off-haul material.</p> <p>A Transportation Permit or Encroachment Permit may be required for the haul route, as determined by the City Engineer, which shall include a pre- and post-hauling survey of the pavement condition. Applicant/Developer shall be responsible for repairing damaged pavement due to hauling operations, as determined by the City Engineer.</p>		
99.	<p><b>Erosion Control Plan.</b> A detailed Erosion and Sediment Control Plan shall be included with the Grading Plan submittal. The plan shall include detailed design, location, and maintenance criteria of all erosion and sedimentation control measures. The plan shall also address site housekeeping best management practices.</p>	PW	Grading Permit Issuance
100.	<p><b>Demolition Plan.</b> The Applicant/Developer's Civil Engineer shall prepare a demolition plan for the project, which shall be submitted concurrent with the improvement plan package. The demolition plan shall address the following:</p> <ul style="list-style-type: none"> <li>• Pavement demolition, including streetlights and landscaped median islands.</li> <li>• Landscaping and irrigation</li> <li>• Fencing to be removed and fencing to remain</li> <li>• Any items to be saved in place and or protected, such as trees, water meters, sewer cleanouts, drainage inlets or backflow prevention devices.</li> </ul>	PW	Grading Permit Issuance
<b>PUBLIC WORKS – STORM DRAINAGE &amp; OTHER UTILITIES</b>			
101.	<p><b>On-site Storm Drain System.</b> Storm drainage for the 10-year storm event shall be collected on-site and conveyed through storm drains to the public storm drain system. Show the size and location of existing and proposed storm drains and catch basins on the site plan. Show the size and location of public storm drain lines and the points of connection for the on-site storm drain system.</p>	PW	Grading Permit Issuance
102.	<p><b>Overland Release.</b> On-site grading and drainage shall be designed so that surplus drainage (above and beyond that of the 10-year storm event) not collected in site catch basins, is directed overland so as not to cause flooding of existing or proposed buildings.</p>	PW	Grading Permit Issuance
103.	<p><b>Storm Drain Easements.</b> Private storm drain easements and maintenance roads shall be provided for all private storm drains or ditches that are located on private property. The Applicant/Developer shall be responsible for the acquisition of all storm drain easements from adjacent property owners which are required for the connection and maintenance of all storm drainage improvements.</p>	PW	Grading Permit Issuance
104.	<p><b>Storm Drain Inlet Markers.</b> All public and private storm drain inlets must be marked with storm drain markers that read: "No dumping, drains to creek," and a note shall be shown on the improvement plans. The markers may be purchased from the Public Work Department.</p>	PW	Acceptance of Improvements
105.	<p><b>Fire Hydrants.</b> Fire hydrant locations shall be approved by the Alameda County Fire Department. A raised reflector blue</p>	PW	Acceptance of Improvements

	traffic marker shall be installed in the street opposite each hydrant and shown on the signing & striping plan.		
106.	<b>Dry Utilities.</b> Applicant/Developer shall construct gas, electric, telephone, cable TV, and communication improvements as necessary to serve the project as approved by the City Engineer and the various Public Utility agencies.	PW	Certificate of Occupancy or Acceptance of Improvements
107.	<b>Dry Utility Locations.</b> All electric, telephone, cable TV, and communications utilities, shall be placed underground in accordance with the City policies and ordinances. All utilities shall be located and provided within public utility easements or public services easements and sized to meet utility company standards.	PW	Certificate of Occupancy or Acceptance of Improvements
108.	<b>Utility Vaults and Boxes.</b> All utility vaults, boxes, and structures, unless specifically approved otherwise by the City Engineer, shall be underground and placed in landscaped areas and screened from public view. Landscape drawings shall be submitted to the City showing the location of all utility vaults, boxes, and structures and adjacent landscape features and plantings. Where applicable, Joint Trench Plans shall be submitted along with the grading and/or improvement plans.	PW	Certificate of Occupancy or Acceptance of Improvements
<b>PUBLIC WORKS - CONSTRUCTION</b>			
109.	<b>Erosion Control Implementation.</b> The Erosion and Sediment Control Plan shall be implemented between October 1st and April 30th unless otherwise allowed in writing by the City Engineer. The Applicant/Developer will be responsible for maintaining erosion and sediment control measures for one year following the City's acceptance of the improvements.	PW	Start of Construction and On-going
110.	<b>Archaeological Finds.</b> If archaeological materials are encountered during construction, construction within 100 ft of these materials shall be halted until a professional Archaeologist 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	Start of Construction and On-going
111.	<b>Construction Activities.</b> Construction activities, including the idling, maintenance, and warming up of equipment, shall be limited to Monday through Friday, and non-City holidays, between the hours of 7:30 a.m. and 6:00 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. Note that the construction hours of operation within the public right-of-way are more restrictive.	PW	Start of Construction and On-going
112.	<b>Temporary Fencing.</b> Temporary construction fencing shall be installed along the construction work perimeter to separate the construction area from the public. All construction activities shall be confined within the fenced area. Construction materials and/or equipment shall not be operated/stored outside of the fenced area or within the public right-of-way unless approved in advance by the City Engineer.	PW	Start of Construction and On-going
113.	<b>Construction Noise Management Plan.</b> Applicant/Developer shall prepare a construction noise management plan that identifies measures to minimize construction noise on surrounding developed properties. The	PW	Start of Construction Implementation,

	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.		and On-going as needed
114.	<b>Traffic Control Plan.</b> Closing of any existing pedestrian pathway and/or sidewalk during construction shall be implemented through a City-approved Traffic Control Plan and shall be done with the goal of minimizing the impact on pedestrian circulation.	PW	Start of Construction and On-going as needed
115.	<b>Construction Traffic Interface Plan.</b> Applicant/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
116.	<b>Pest Control.</b> Applicant/Developer shall be responsible for controlling any rodent, mosquito, or other pest problem due to construction activities.	PW	On-going
117.	<b>Dust Control Measures.</b> Applicant/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	Start of Construction; Implementation On-going as needed
118.	<b>Dust Control/Street Sweeping.</b> The Applicant/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. The Applicant/Developer shall be responsible for sweeping of streets within, surrounding and adjacent to the project, as well as along the haul route, if it is determined that the tracking or accumulation of material on the streets is due to its construction activities.	PW	During Grading and Site Work
119.	<b>Construction Traffic and Parking.</b> All construction-related parking shall be off-street in an area provided by the Applicant/Developer. Construction traffic and parking shall be provided in a manner approved by the City Engineer.	PW	Start of Construction and On-going
<b>PUBLIC WORKS – EROSION CONTROL &amp; STORMWATER QUALITY</b>			
120.	<b>Stormwater Treatment.</b> Consistent with Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP) Order No. R2-2022-0018, the Applicant/Developer shall submit documentation including construction drawings demonstrating all stormwater treatment measures and hydromodification requirements as applicable are met.	PW/ESD	Grading Permit Issuance
121.	<b>Stormwater Source Control.</b> All applicable structural and operational stormwater source controls shall be implemented.	PW/ESD	Grading/Sitework Permit Issuance
122.	<b>Maintenance Access.</b> Applicant shall design and construct maintenance access to all stormwater management measures and mitigation swales, as appropriate. Maintenance access for equipment and personnel to overflow risers, cleanouts and other structures is required. The final number, location, width, and surfacing of maintenance access points from public or private streets is subject to the approval of the City Engineer.	PW/ESD	Grading Permit Issuance

123.	<b>NOI and SWPPP.</b> Prior to any clearing or grading, Applicant/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
124.	<b>SWPPP.</b> 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 and sediment control measures in accordance with the regulations outlined in the most current version of the Association of Bay Area Governments (ABAG) Erosion and Sediment Control Handbook or State Construction Best Management Practices Handbook. The Applicant/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 Grading Permit Issuance; Implementation Prior to Start of Construction and On-going as needed
125.	<b>Stormwater Management Plan.</b> A final Stormwater Management Plan shall be submitted for review and approval by the City Engineer. Approval is subject to the Applicant/Developer providing the necessary plans, details, and calculations that demonstrate the plan complies with the standards issued by the San Francisco Bay Regional Water Quality Control Board and Alameda Countywide Clean Water Program. Landscape Based Stormwater Management Measures shall be irrigated and meet WELO requirements.	PW/ESD	Building Permit Issuance and Grading Permit Issuance
126.	<b>SB 1383 Compliance.</b> To comply with SB 1383 procurement requirements, all mulch and compost used in stormwater management measures and general landscape areas shall meet SB 1383 procurement requirements. Specifically, compost must be produced at a permitted composting facility; digestate, biosolids, manure and mulch do not qualify as compost. Eligible mulch must be derived from organic materials and be produced at a permitted transfer station, landfill, or composting facility. Examples of allowed compost include arbor mulch and composted mulch.	PW/ESD	Building Permit Issuance and Grading Permit Issuance
127.	<b>Trash Capture.</b> The project must include appropriate full trash capture devices for both private and public improvements. Specific details on the trash capture devices selected are required on the construction plan set demonstrating how MRP Provision C.10 (trash capture) requirements are met. A list of approved full trash capture devices may be found at the California Stormwater Quality Association website at the following link: <a href="https://www.casqa.org/resources/trash/certified-full-capture-system-trash-treatment-control-devices">https://www.casqa.org/resources/trash/certified-full-capture-system-trash-treatment-control-devices</a> . Please note that lead time for trash capture device delivery can be substantial. The applicant/contractor shall plan accordingly.	PW/ESD	Building Permit Issuance and Grading Permit Issuance
128.	<b>Phased Construction and Stormwater Management Measures.</b> Required stormwater treatment, hydromodification management, and trash capture devices shall be installed concurrent with construction of the first phase of improvements. Temporary facilities are not permitted.	PW/ESD	Building Permit Issuance and Grading Permit Issuance
<b>PUBLIC WORKS – ONSITE IMPROVEMENTS</b>			

129.	<b>Drive Aisle Width.</b> The parking lot aisles with no parking on either side of the drive aisle shall be a minimum of 12' wide for one way travel, 20' wide for two-way travel, and 24' wide for two-way travel with adjacent perpendicular parking, to allow for adequate onsite vehicle circulation for cars, trucks, and emergency vehicles, in general conformance with the approved SDR Plans. Fire access road requirements also apply.	PW	Grading Permit Issuance
130.	<b>Vehicle Parking.</b> All on-site vehicle parking spaces shall conform to the following: a. All parking spaces shall be double striped using 4" white lines set 2 feet apart in accordance with City Standards and DMC 8.76.070.A.17. b. 12"-wide concrete step-out curbs shall be constructed at locations of new curb construction at each parking space where one or both sides abut a landscaped area or planter. c. Where wheel stops are shown, individual 6' long wheel stops shall be provided within each parking space in accordance with City Standards. d. A minimum 2' radius shall be provided at new curb returns and curb intersections where applicable. e. Parking stalls next to walls, fences and obstructions to vehicle door opening shall be an additional 4' in width per DMC 8.76.070.A.16. f. Landscaped strips adjacent to parking stalls shall be unobstructed in order to allow for a minimum 2-foot vehicular overhang at front of vehicles.	PW	Grading Permit Issuance
131.	<b>Onsite Signing and Striping Plan.</b> A Traffic Signing and Striping Plan showing all proposed signing and striping within on-site parking lots and drive aisles, shall be submitted for review and approval by the City Engineer.	PW	Grading Permit
132.	<b>Photometrics.</b> The Applicant/Developer shall provide a complete photometrics plan for onsite areas. Include the complete data on photometrics, including the High, Average and Minimum values for illuminance and uniformity ratio.	PW	Grading Permit
133.	<b>Project signs.</b> All proposed project monument signs shall be placed on private property. Signs should be located outside of any easement areas unless specifically approved by the City Engineer. Any signage allowed to be located in an easement is subject to removal and replacement at the expense of the Developer/property owner if required by the easement holder.	PW	Grading Permit Issuance
134.	<b>Solid Waste Requirements.</b> The Project must comply with all requirements in Dublin Municipal Code Chapter 7.98, including the following requirements: <ul style="list-style-type: none"> <li>Construct solid waste enclosures that meet all of the requirements set forth in Dublin Municipal Code 7.98 including but not limited to providing sewer and water hook-ups. The improvement plans and/or building permit plans shall show additional information demonstrating these requirements are met. A standard plan for the waste enclosure can be downloaded at <a href="https://dublin.ca.gov/341/Standard-Plans">https://dublin.ca.gov/341/Standard-Plans</a> in the "Stormwater Measures" section. A pedestrian</li> </ul>	PW/ESD	Building Permit or Site Work Permit Issuance



	<p>accessible path of travel shall be provided for employees from the building to the waste enclosure in conformance with current accessibility requirements.</p> <ul style="list-style-type: none"> <li>• Install trash, recycling and organics collection containers along internal, on-site walkways.</li> </ul>		
135.	<p><b>Garbage truck access.</b> The applicant shall provide plans and details on anticipated garbage truck access and routes, in addition to example set-out diagrams for waste carts/bins placement on garbage day demonstrating adequate space available for carts/bins. Carts and bins shall not block street or driveway access. On street parking must be considered (e.g., if on street parking is allowed, demonstrate that there is adequate space for parked cars and three-stream carts).</p>	PW/ESD	Building Permit or Site Work Permit Issuance
<b>PUBLIC WORKS - SPECIAL CONDITIONS</b>			
136.	<p><b>Vehicular Circulation.</b> The Applicant shall provide appropriate pavement markings on site to indicate the circulation in the drive aisles and drop-off zones. Additional and/or revised signing and striping shall be provided in the parking lot to prevent conflicts between two lanes of vehicles exiting the parking lot to the single lane at the access drive. Signing and striping shall be to the satisfaction of the City Engineer.</p>	PW	Building Permit Issuance and Grading Permit Issuance
137.	<p><b>Pedestrian Path.</b> The Applicant shall continue the 5' wide pedestrian path from the neighboring Starbucks site onto the project site, with ADA compliant curb ramps when crossing drive aisles.</p>	PW	Building Permit Issuance and Grading Permit Issuance
138.	<p><b>Sight Visibility Triangle.</b> All improvements within the sight visibility triangle, including but not limited to walls and landscaping, shall be a maximum height of 30" from the roadway surface elevation at the nearest lane. Drive-thru entrance lane queues should also not interfere with the sight visibility triangles for vehicles exiting onto drive-through aisles or into the parking drive aisles.</p>	PW	Building Permit Issuance and Grading Permit Issuance
139.	<p><b>Traffic Study.</b> Upon written request by the City, the applicant shall prepare and submit two traffic studies for review by the Public Works Department. The first study shall be prepared and submitted prior to the conclusion of the first full academic year and the second study shall be prepared at the time of full enrollment. The scope and report shall be prepared in coordination with the City Traffic Engineer and through the City's On-Call Consultant and may include an engineering study for a mid-block crosswalk on Regional Street. If either study reveals that the number of trips generated by the project during the a.m. peak hour, school p.m. peak hour or p.m. peak hour exceeds the thresholds analyzed in the Local Transportation Analysis, the Public Works Department shall require a contribution of \$10,000 for traffic signal modifications. In addition, modifications to the Traffic and Parking Management Plan including Transportation Demand Management or other measures to reduce vehicle trips may be required including, but not limited to:</p> <ol style="list-style-type: none"> <li>Modification to the staggered pick up and drop off times</li> <li>Modifications to the shuttle program</li> <li>Modifications to the pickup and drop off locations</li> </ol>	PW	Prior to Conclusion of First Full Academic Year and at Full Enrollment

	d. Additional bicycle parking spaces		
140.	<b>Short-Term Bicycle Parking.</b> The Applicant shall provide 38 short-term bicycle parking spaces on site. This is equivalent to 19 bicycle racks. Bicycle racks shall have 2 points of contacts. Construction drawings shall include details for the short-term bicycle racks.	PW	Building Permit Issuance and Grading Permit Issuance
141.	<b>Long-Term Bicycle Parking.</b> The Applicant shall provide 7 long-term bicycle parking spaces. The long-term bicycle parking spaces shall be wall-mounted and in a lockable room. Construction drawings shall include details for wall-mounted bicycle racks.	PW	Building Permit Issuance
142.	<b>Remove and Replace Cracked/Damaged Pavement.</b> Any existing public or private facilities and improvements damaged, removed, or injured, in the course of the work shall be replaced in kind and meet current standards to the satisfaction of the City Engineer and facility owner.	PW	Acceptance of Improvements
143.	<b>Fire Sprinkler Test Water.</b> Discharge from new fire pump room/fire sprinkler test water shall be plumbed to the sanitary sewer or discharged to an appropriately sized landscape area.	PW/ESD	Building Permit Issuance and Grading Permit Issuance
144.	<b>Condensate Lines.</b> Condensate lines from new roof-top equipment shall be plumbed to the sanitary sewer.	PW/ESD	Building Permit Issuance and Grading Permit Issuance
145.	<b>Pervious Pavement and Synthetic Turf.</b> The pervious pavement areas and synthetic turf area must be designed according to the standards in version 8 of the Alameda Countywide Clean Water Program C.3 Technical Manual. Note that the C.3.d volume of water must be stored and infiltrated into the ground to be considered a self-treating or self-retaining area. The applicant should be aware that if it is not possible to store and infiltrate into the ground the C.3.d stormwater volume, the applicant will be required to find alternate methods for providing on-site stormwater treatment which may impact the overall site plan.	PW/ESD	Building Permit Issuance and Grading Permit Issuance
146.	<b>Stormwater Management Plan.</b> a. The pervious pavement areas and synthetic turf area must be designed according to the standards in version 8 of the Alameda Countywide Clean Water Program C.3 Technical Manual. Note that the C.3.d volume of water must be stored and infiltrated into the ground to be considered a self-treating or self-retaining area. b. The applicant should be aware that if it is not possible to store and infiltrate into the ground the C.3.d stormwater volume, the applicant will be required to find alternate methods for providing on-site stormwater treatment which may impact the overall site plan. c. Provide one stormwater treatment facility per drainage management area. d. Applicant shall separate bioretention areas so they do not straddle parcel lines, to the extent feasible.	PW/ESD	Building Permit Issuance and Grading Permit Issuance
147.	<b>Stormwater Management Report.</b> Provide a Stormwater Management Report including narrative of existing and	PW/ESD	Building Permit Issuance and

	proposed conditions, explaining how stormwater treatment, hydromodification and trash capture requirements are being met. The report shall also include exhibits, plans and sizing calculations.		Grading Permit Issuance
148.	<b>ReScape California Landscape Design.</b> The applicant is encouraged to design all private landscape areas according to ReScape Landscape standards.	PW/ESD	Building Permit Issuance and Grading Permit Issuance
149.	<b>Street Restoration.</b> A pavement treatment, such as slurry seal or grind and overlay, may be required within the public streets fronting the site as determined by the Public Works Department. The type and limits of the pavement treatment shall be determined by the City Engineer based upon the number and proximity of trench cuts, extent of frontage and median improvements, extent of pavement striping and restriping, excessive wear and tear/damage due to construction traffic, etc.	PW	Certificate of Occupancy or Acceptance of Improvements
150.	<b>Mitigation Measures.</b> The applicant shall provide to the Planning Division and the Public Works Department a copy of the mitigation measures maintenance manual and schedule for reference, including maintenance procedures and protocols to follow after mitigation reporting is complete.	PW/ESD	Acceptance of Improvements

- END -

**PASSED, APPROVED AND ADOPTED** this 23rd day of May 2023, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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

**ATTEST:**

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