

**RESOLUTION NO. 21-11**

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

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**APPROVING A SITE DEVELOPMENT REVIEW PERMIT FOR THE REGIONAL STREET  
RESIDENTIAL PROJECT AT 6541-6543 REGIONAL STREET IN DOWNTOWN DUBLIN  
APN: 941-1500-025  
PLPA-2021-00035**

**WHEREAS**, the Applicant, Eden Housing is seeking to develop a 1.33-acre site located at the corner of Regional Street and the future extension of St. Patrick Way west of the West Dublin/ Pleasanton BART station at 6541-6543 Regional Street. The proposed project is a 113-unit affordable senior housing development intended for independent living, and includes indoor and outdoor amenity spaces, property management offices, and a surface parking lot; and

**WHEREAS**, the 113 residential units are permitted in the Transit-Oriented District of the Downtown Dublin Specific Plan; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (State Clearinghouse No. 2010022005) was prepared for the Downtown Dublin Specific Plan and certified by the City Council on February 1, 2011 (Resolution No. 08-11); and

**WHEREAS**, the DDSP EIR and subsequent Addendums analyzed development of approximately 2.2 million square feet of non-residential development and 2,500 residential dwelling units, and the project's 113 units are within the already contemplated residential development activity in the DDSP; and

**WHEREAS**, the project was examined to determine if any of the standards contained in CEQA Guidelines Section 15162 requiring preparation of supplemental environmental review would be met. The analysis concluded that the project is within the scope of development analyzed by the DDSP EIR and subsequent Addendums and, therefore, exempt from further environmental review under Government Code Section 65457 and CEQA Guidelines Section 15182. In addition, under CEQA Guidelines Section 15168, the residential project is in conformity with the DDSP and within the scope of the project analyzed in the DDSP EIR and, therefore, no further CEQA review or document is required; and

**WHEREAS**, a Staff Report, dated November 23, 2021, and incorporated herein by reference, described and analyzed the proposed Regional Street Residential Project, including the Site Development Review Permit application; and

**WHEREAS**, the Planning Commission held a properly noticed public hearing on the Regional Street Residential Project on November 23, 2021, 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 foregoing recitals are true and correct and made a part of this resolution.

**BE IT FURTHER 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 any applicable Specific Plans and design guidelines* because: 1) the project is compatible with the architectural character and scale of development in the immediate area in which the proposed project is to be located; 2) the project is utilizing traditional building forms with contemporary, high-quality materials and finishes in compliance with the design guidelines of the DDSP; 3) the project will provide affordable housing opportunities in an area where the City of Dublin has made efforts to incentivize higher-density housing; 4) the proposed project also supports the more specific vision for the Transit-Oriented District to encourage the development of the area with land uses that support and complement transit uses, particularly the West Dublin/Pleasanton BART Station; and 5) the project is consistent with the General Plan land use designation of DDSP – Transit-Oriented District.
  
- 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 that is compatible with the architectural style, intensity of development – either in place or approved for future development, and context of surrounding and adjacent properties; and 2) the project complies with the development standards of the Downtown Dublin zoning district, as outlined in the DDSP.
  
- 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 DDSP in that it provides additional housing opportunities in close proximity to the West Dublin/Pleasanton BART Station; 2) the size and mass of the proposed buildings are consistent with other residential development in the immediate vicinity and in compliance with the minimum and maximum development density/intensity permitted; 3) the development of the subject property is an important incremental change to advance the vision of the DDSP to make Downtown Dublin a vibrant and dynamic mixed-use center; and 4) the proposed buildings in conjunction with the completion of the property's frontage along St. Patrick's Way will provide a more complete street scene.
  
- D. *The subject site is suitable for the type and intensity of the approved development* because: 1) the project provides residential development in an area that can support residential uses; 2) the project is consistent with the Downtown Dublin zoning district in which it is located; 3) the project site will be fully served by a network of existing and planned infrastructure of public roadways, services, and facilities; and 4) the proposed project meets all of the development standards established to regulate development in the DDSP Transit-Oriented District and is consistent and compatible with other residential development projects in the immediate vicinity.
  
- E. *Impacts to existing slopes and topographic features are addressed* because: 1) the project site is generally flat; and 2) landscaping along St. Patrick Way and throughout the project will be complete.

- 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 provides a high degree of design and landscaping to provide a unique, urban, contemporary-themed housing opportunity in the DDSP; 2) the structures reflect the architectural styles and development standards for other higher-density residential projects within the DDSP; 3) the materials proposed will be high-quality and long-lasting; 4) the colors and materials proposed are appropriate to the contemporary architectural design proposed for the project and complementary to other buildings in the project vicinity; 5) the architectural style and materials will be consistent and compatible with the contemporary architectural style, colors, and materials being utilized on other multi-family projects in the immediate vicinity; 6) the project is utilizing traditional building forms with contemporary, high-quality materials and finishes in compliance with the design guidelines of the DDSP; and 7) the size and scale of the development will be similar to multi-family projects 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, streetscape enhancements, fences, and hardscape are proposed for construction in accordance with the DDSP; 2) the project perimeter and interior landscaping are 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 all infrastructure including streets, sidewalks, and street lighting are proposed for construction in accordance with the project plans and have been reviewed for safety and adequate circulation.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Dublin hereby approves the Site Development Review Permit for the Regional Street Residential Project, subject to the conditions included below, and in accordance with the Project Plans, incorporated herein by reference and attached as Exhibit A to this Resolution.

	CONDITION TEXT	RESPON. AGENCY	WHEN REQ'D Prior to:
<b>GENERAL</b>			
1.	<b>Approval.</b> This Site Development Review Permit approval is for the Regional Street Residential Project (PLPA-2021-00035). This approval shall be as generally depicted and indicated on the project plans prepared by BAR Architects dated received November 8, 2021, attached as Exhibit A, and other plans, text, and diagrams relating to this Site Development Review Permit, unless modified by the Conditions of Approval contained herein.	PL	On-going
2.	<b>Permit Expiration.</b> Construction shall commence within one (1) year of the effective date of this Site Development Review Permit or the Permit 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	PL	One Year After Effective Date

	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 the Zoning Ordinance.		
3.	<b>Time Extension.</b> The Community Development Director may grant an extension of the approval for a period not to exceed twelve (12) months, upon the Applicant's written request prior to expiration, and the determination that all Conditions of Approval remain adequate and all applicable findings of approval will continue to be met.	PL	Expiration Date
4.	<b>Effective Date.</b> This Site Development Review Permit approval shall become effective only after the Community Benefit Agreement is approved by the City Council. If the Community Benefit Agreement is not approved, the Site Development Review Permit approval shall become null and void.	PL	On-going
5.	<b>Revocation of Permit.</b> The Site Development Review Permit approval shall be revocable for cause in accordance with Dublin Municipal Code Section 8.96.020.I. Any violation of the terms or conditions of this permit shall be subject to citation.	PL	On-going
6.	<b>Compliance.</b> Applicant/Developer shall comply with the Subdivision Map Act, the City of Dublin Subdivision and Zoning Ordinances, City of Dublin Title 7 Public Works Ordinance, which includes the Grading Ordinance, 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 issuance. 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).	PL, PW	On-going
7.	<b>Requirements and Standard Conditions.</b> Applicant/ Developer shall comply with applicable City of Dublin Fire Prevention Bureau, Dublin Public Works Department, Dublin Building and Safety Division, Dublin Police Services, Alameda County Flood Control and Water Conservation District (Zone 7), Livermore Amador Valley Transit Authority, Alameda County Public and Environmental Health, Dublin San Ramon Services District, Bay Area Rapid Transit 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 Division, indicating that all applicable conditions required have been or will be met.	Various	Building Permit Issuance
8.	<b>Required Permits.</b> Applicant/Developer shall obtain all permits required by other agencies which may include, but are not limited, to Alameda County Environmental Health, Alameda County Flood Control and Water	PW	Building Permit Issuance

	Conservation District (Zone 7), California Department of Fish and Wildlife, Army Corps of Engineers, Regional Water Quality Control Board, Caltrans, or other regional/state agencies as required by law, as applicable. Copies of the permits shall be provided to the Public Works Department.		
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; Dublin San Ramon Services District fees; Public Facilities fees; City of Dublin Fire fees; Noise Mitigation fees; Inclusionary House In-Lieu fees; and Alameda County Flood and Water Conservation fees.	Various	Grading Permit and/or Building Permit Issuance
10.	<b>Indemnification.</b> Applicant/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 Applicant's/Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/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 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 of this project.	PL/PW	On-going
12.	<b>Clean-up.</b> 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
13.	<b>Modifications.</b> Modifications or changes to this Site Development Review Permit approval may be considered by the Community Development Director in compliance with Dublin Municipal Code Chapter 8.104.	PL	On-going
14.	<b>Controlling Activities.</b> Applicant/Developer 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
15.	<b>Accessory Structures.</b> The use of any accessory structures, such as storage sheds or trailer/container units used for storage or for any other purpose during construction, shall not be allowed on the site at any time	PL	Establishment of Temporary Use

	unless a Temporary Use Permit is applied for and approved.		
<b>PLANNING DIVISION - PROJECT SPECIFIC CONDITIONS</b>			
16.	<b>Affordable Housing Regulatory Agreement.</b> Applicant/Developer shall record an Affordable Housing Regulatory Agreement prior to issuance of a building permit.	PL	Building Permit Issuance
17.	<b>Equipment Screening.</b> All electrical, fire risers and/or mechanical equipment shall be screened from public view. Any roof-mounted equipment shall be completely screened from view by materials architecturally compatible with the building to the satisfaction of the Community Development Director. Building permit plans shall show the location of all equipment and screening for review and approval of the Director of Community Development.	PL	Building Permit Issuance and On-going
18.	<b>Parking Requirement.</b> The number of required parking spaces shall be as allowed under State Density Bonus Law.	PL	Building Permit Issuance
19.	<b>Community Benefit Agreement.</b> Applicant/Developer shall meet all obligations and requirements of the Community Benefit Agreement for the project.	PL	Building Permit Issuance
20.	<p><b>Final Building and Site Development Plans</b> shall be reviewed and approved by the Community Development Department staff prior to the issuance of a building permit. All such plans shall insure:</p> <ol style="list-style-type: none"> <li>a. That standard residential security requirements as established by the Dublin Police Department are provided.</li> <li>b. That ramps, special parking spaces, signing, and other appropriate physical features for the disabled, are provided throughout the site for all publicly used facilities.</li> <li>c. That exterior lighting of the building and site is not directed onto adjacent properties and the light source is shielded from direct off-site viewing.</li> <li>d. That all mechanical equipment, including air conditioning condensers, electrical and gas meters, are architecturally screened from view, and that electrical transformers are either underground or architecturally screened.</li> <li>e. That all vents, gutters, downspouts, flashings, etc., are painted to match the color of adjacent surface.</li> <li>f. That all materials and colors are as approved by the Community Development Department. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes, which affect the exterior character, shall be resubmitted to the Community Development Department for approval.</li> <li>g. That all exterior architectural elements not detailed on the plans are finished in a style and in materials in harmony with the exterior of the building. All materials shall wrap to the inside corners and terminate at a perpendicular wall plane.</li> </ol>	PL	Building Permit Issuance

	<p>h. That all other public agencies that require review of the project are supplied with copies of the final building and site plans and that compliance is obtained with at least their minimum code requirements.</p>		
<b>LANDSCAPING</b>			
21.	<p><b>Final Landscape and Irrigation Plans.</b> Final landscape plans, irrigation system plans, tree preservation techniques, and guarantees shall be reviewed and approved by the Planning Division prior to the issuance of a building permit. All such submittals shall be reviewed and approved by the City Engineer and the Community Development Director. Plans shall be generally consistent with the Preliminary Landscape drawings included in the Project Plans (Exhibit A), except as modified by the Conditions of Approval listed below or as required by the Community Development Director to address specific site constraints or conditions. The Final Landscape Plans shall insure:</p> <p>a. That plant material is utilized which will be capable of healthy growth within the given range of soil and climate.</p> <p>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.</p> <p>c. That unless unusual circumstances prevail, all trees on the site shall be a minimum of 15 gallons in size. All trees that are on the exterior building perimeter shall be 24-inch box minimum, with at least 30% at 36-inch box or greater. All shrubs shall be five gallon minimum.</p> <p>d. That a plan for an automatic irrigation system be provided which assures that all plants get adequate water. In unusual circumstances, and if approved by Staff, a manual or quick coupler system may be used.</p> <p>e. That concrete curbing is used at the edges of all planters and paving surfaces where applicable.</p> <p>f. That all cut and fill slopes conform to the conditions detailed in the Site Development Review packet.</p> <p>g. That a guarantee from the owners or contractors is required guaranteeing all shrubs and ground cover, all trees, and the irrigation system for one year.</p> <p>h. That a permanent maintenance agreement on all landscaping will be required from the owner ensuring regular irrigation, fertilization and weed abatement, if applicable.</p>	PL	Landscape Plan Approval and Installation
22.	<p><b>Landscaping at Street/Drive Aisle Intersections.</b> Landscaping shall not obstruct the sight distance of motorists, pedestrians or bicyclists. Except for trees, landscaping (and/or landscape structures such as walls) at drive aisle intersections shall not be taller than 30 inches above the curb. Landscaping shall be kept at a minimum height and fullness giving patrol officers and the general public surveillance capabilities of the area.</p>	PL	On-going

23.	<p><b>Plant Clearances.</b> All trees planted shall meet the following clearances:</p> <ul style="list-style-type: none"> <li>a. Six feet from the face of building walls or roof eaves.</li> <li>b. Seven feet from fire hydrants, storm drains, sanitary sewers and/or gas lines.</li> <li>c. Five feet from top of wing of driveways, mailboxes, water, telephone and/or electrical mains</li> <li>d. Fifteen feet from stop signs, street or curb sign returns.</li> <li>e. Fifteen feet from either side of street lights.</li> </ul>	PL	Landscape Plan Approval and Installation
24.	<p><b>Landscaping.</b> Applicant/Developer shall construct all landscaping within the site and along the project frontage.</p>	PL, PW	Landscape Plan Approval and Installation
25.	<p><b>Backflow Prevention Devices.</b> The Landscape Plan shall show the location of all backflow prevention devices. The location and screening of the backflow prevention devices shall be reviewed and approved by Community Development Department Staff.</p>	PL, PW, F	Landscape Plan Approval and Installation
26.	<p><b>Root Barriers and Tree Staking.</b> The Landscape Plan shall provide details showing root barriers and tree staking will be installed which meet current City specifications.</p>	PL, PW	Landscape Plan Approval and Installation
<b>DOWNTOWN DUBLIN SPECIFIC PLAN MITIGATION MEASURES</b>			
27.	<p><b>Mitigation Monitoring Program.</b> Applicant/ Developer shall comply with the Downtown Dublin Specific Plan (DDSP) Final Environmental Impact Report (EIR) certified by City Council Resolution No. 08-11, including all mitigation measures, action programs, and implementation measures contained therein. The EIR is on file with the Community Development Department. Project specific mitigation measures are provided in Conditions of Approval 29-31.</p>	PL	Building Permit and/or Grading Permit Issuance
28.	<p><b>Mitigation Measure 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.</p>	PL	Building Permit Issuance
29.	<p><b>Mitigation Measure 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.</p>	PL	Building Permit Issuance



	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.		
30.	<p><b>Mitigation Measure 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.</p> <p><b>Mitigation Measure 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, energy dissipaters, and/or absorbent devices. Stormwater runoff water quality monitoring procedures shall be clearly detailed in the SWPPP.</p>	PL/PW	Site Work (Grading) Permit
31.	<p><b>Mitigation Measure 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 are 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</li> </ul>	PL/PW	Building Permit Issuance

	<p>tune-up all construction equipment to minimize noise emissions.</p> <ul style="list-style-type: none"> <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>Mitigation Measure 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>		
<b>BUILDING &amp; SAFETY DIVISION</b>			
<b>32.</b>	<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
<b>33.</b>	<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 plans and details shall be consistent with each other.	B	Issuance of Building Permits
<b>34.</b>	<b>Building Permits.</b> To apply for building permits, Applicant/Developer shall submit electronic drawings and specifications for plan check. An annotated copy of these Conditions of Approval shall be included in 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. Applicant/Developer will be responsible for obtaining the approvals of all non-City agencies prior to the issuance of building permits.	B	Issuance of Building Permits
<b>35.</b>	<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
<b>36.</b>	<b>Addressing.</b>	B	

	<p>a. Provide plan for display of addresses. The Building Official shall approve addressing plan prior to issuance of the first building permit. (Prior to permitting)</p> <p>b. Exterior address numbers shall be backlight and be posted in such a way that they may be seen from the street.</p> <p>c. Provide address application and floor plans for addressing of apartment units.</p>		<p>Issuance of Building Permits</p> <p>Issuance of Building Permits and Through Completion</p> <p>Addresses to be released prior to permitting.</p>
37.	<p><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.</p>	B	Scheduling the Final Frame Inspection
38.	<p><b>Foundation.</b> Geotechnical Engineer for the soils report shall review and approve the foundation design. A letter shall be submitted to the Building and Safety Division on the approval.</p>	B	Issuance of Building Permits
39.	<p><b>Phased Occupancy Plan.</b> If occupancy is requested to occur in phases, then all physical improvements within each phase shall be required to be completed prior to occupancy of any buildings within that phase except for items specifically excluded in an approved Phased Occupancy Plan, or minor handwork items, approved by the Community Development Director.</p> <p>The Phased Occupancy Plan shall be submitted to the Directors of Community Development and Public Works for review and approval a minimum of 90 days prior to the request for occupancy of any building covered by said Phased Occupancy Plan.</p> <p>No individual building shall be occupied until the adjoining area is finished, safe, accessible, and provided with all reasonable expected services and amenities, and separated from remaining additional construction activity.</p> <p>Subject to approval of the Community Development Director, 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.</p>	B	Occupancy of any Affected Building
40.	<p><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.</p>	B	Through Completion
41.	<p><b>Retaining Walls.</b> All retaining walls over 30 inches in height and adjacent to a walkway shall be provided with guardrails. All retaining walls with a surcharge or retaining walls over 36 inches in height shall obtain permits and inspections from the Building and Safety Division.</p>	B	Through Completion

42.	<b>Air Conditioning Units.</b> Air conditioning units and ventilation ducts shall be screened from public view with materials compatible to the main building.	B	Occupancy of Building/Unit
43.	<b>Temporary Fencing.</b> Temporary construction fencing shall be installed along the perimeter of all work under construction.	B	Through Completion
44.	<b>Cool Roofs – CA Energy Code.</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
45.	<b>Parking.</b> The required number of parking stalls, and the design and location of the accessible parking stalls shall be as required by the CA Building Code.  The design and number of clean air/EV ready stalls shall be as required by the CA Green Building Standards Code.	B	Through Completion
46.	<b>Emergency Access – Vehicle Gates.</b> Private roads and parking areas or structures controlled by unmanned mechanical parking type gates shall be provided with police emergency access by Opticom LED Emitter and the gate access code for distribution to emergency responders.  The control box for the code device shall be mounted on a control pedestal consisting of a metal post/pipe, which shall be installed at a height of 36 to 42 inches to the center of the keypad and a minimum of 15 feet (4.6m) from the entry/exit gate. It shall be located on the driver's side of the road or driveway and accessible in such a manner as to not require a person to exit their vehicle to reach it, nor to drive on the wrong side of the road or driveway, nor to require any back-up movements in order to enter/exit the gate.  The gate access devices shall be designed and installed to allow for entry through the vehicular gate under three different and unique situations:  a. The system is in services and under normal operations. b. A power failure has occurred and battery powered convenience open systems are employed. c. A power failure has occurred and the convenience open system has failed (dead or low charged battery).	B	Occupancy and Through the Life of the Project
47.	<b>Standards for Construction Site Fire Safety.</b> Applicant/Developer shall provide a Fire Protection Plan (FPP) conforming to the City's policy on providing minimum safeguards for new building construction.	B	Issuance of Building Permits
48.	<b>Copies of Approved Plans.</b> Within 30 days of issuance, Applicant/Developer 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
49.	<b>CASp Reports.</b> Applicant/Developer shall obtain the services of a Certified Access Specialist for the review of the construction drawings and inspections for the building	B	Issuance of Building Permits and Occupancy

	interior and site exterior. A written report shall be submitted to the City prior to approval of the permit application. Additionally, a written report shall be submitted to the City Building Inspector prior to scheduling the final inspection.		
50.	<b>Demolition Permit Required.</b> A demolition permit to remove the existing building is required. Prior to approval of the demolition permit, Applicant/Developer shall submit documentation showing compliance of the City's Management of PCBs During Building Demolition Projects Ordinance.	B	Issuance of Demolition Permit
51.	<b>Maintenance of Yards for on Over-Sized Building.</b> The parcel includes a no build agreement, recorded March 25, 1981, Recorder's Serial Number 1981045676. Prior to approval of the building permit for the new building, the existing Over-Sized Building Agreement shall be vacated. Proof of recording shall be submitted to the City of Dublin for review and acceptance.	B	Issuance of Building Permits
52.	<b>Funding Source.</b> Plans submitted for building permits shall list the funding source for the project (private vs. public).	B	Issuance of Building Permits
<b>FIRE DEPARTMENT</b>			
53.	<p><b>New Fire Sprinkler System and Monitoring Requirements.</b> In accordance with the Dublin Fire Code, fire sprinklers shall be installed in the buildings. 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> <p>a. <b>Sprinkler Plans. (Deferred Submittal Item).</b> Detailed mechanical drawings of all sprinkler modifications, including cut sheets, listing sheets and calculations, shall be submitted to the Fire Department for approval and permit prior to installation.</p> <p>b. All sprinkler system components shall remain in compliance with the applicable NFPA 13 standards, the CA Fire Code and CA Building Code.</p> <p>c. <b>Underground Plans. (Deferred Submittal Item).</b> Detailed shop drawings for the fire water supply system, including cut sheets, listing sheets and calculations, shall be submitted 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 NFPA 13, 24, 20 and 22 standards, the CA Fire Code and 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.</p> <p>d. <b>Central Station Monitoring.</b> Automatic fire extinguishing systems installed within buildings shall have all control valves and flow devices electrically</p>	F	Building Permit Issuance

	<p>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.</p> <p>e. Fire protection equipment shall be identified with approved signs constructed of durable materials, permanently installed and readily visible.</p>		
54.	<p><b>Fire Access During Construction.</b></p> <p>a. <b>Fire Access.</b> Access roads, turnaround, pullouts, and fire operation areas are fire lanes shall be maintained clear and free of obstructions, including the parking of vehicles.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>f. <b>All-Weather Access.</b> Fire access is required to be all-weather access. The location of the all-weather access and a description of the construction shall be shown on plans. Access roads must be designed to support the imposed loads of fire apparatus.</p>	F	During Construction
55.	<p><b>Fire Alarm (Detection) System.</b> A Fire Alarm-Detection System shall be installed throughout the buildings 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. Delayed egress locks shall meet requirements of the CA Fire Code.</p> <p>a. <b>Fire Alarm Plans. (Deferred Submittal Item).</b> 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, shall be submitted 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% spare capacity for adding appliances to accommodate hearing impaired employees.</p>	F	Occupancy

	<p>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.</p> <p>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.</p> <p>d. <b>Inspection and Testing Documentation.</b> Performance testing of all initiating and notification devices in the presence of the Fire Inspector shall occur prior to final of the system. Upon this inspection, proof that the specific account is UL Certificated must be provided to the Fire Inspector.</p>		
56.	<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 maybe 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 five 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
57.	<p><b>Fire Department Building Key Box.</b> A Fire Department key box shall be installed at the main entrance to the building. Note this location 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.</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
58.	<p><b>Means of Egress.</b> Exit signs shall be visible and illuminated with emergency lighting when building is occupied.</p>	F	Occupancy
59.	<p><b>Main Entrance Hardware Exception.</b> It is recommended that all doors be provided with exit hardware that allows exiting from the egress side even when the door is in the locked condition. However, an exception for A-3, B, F, M, S occupancies and all churches does allow key-locking hardware (no thumb-turns) <u>on the main exit when the main exit consists of a single door or pair of doors.</u> When unlocked the single door or both leaves of a pair of doors must be free to swing without operation of any latching device. A readily visible, durable sign on or just above the door stating <b>“This door to remain unlocked whenever</b></p>	F	Occupancy

	<p><b>the building is occupied”</b> shall be provided. The sign shall be in letters not less than one inch high on a contrasting background. This use of this exception may be revoked for cause.</p>		
60.	<p><b>Gate Key Box/Switch Manual Gates.</b> Each manually operated gate that serves as a means of fire access shall have installed a Knox Key Box accessible from the entrance side of the gate. Where the locking method of the gate is by a chain a Knox padlock shall be installed on the chain. 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> <p><b>Automatic Gates.</b> All electrically controlled gates shall be provided with an emergency gate over-ride key switch for fire department access.</p>	F	Occupancy
61.	<p><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-inch x 11-inch paper is required prior to final occupancy.</p>	F	Occupancy
62.	<p><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.</p>	F	Occupancy
63.	<p><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.</p>	F	Occupancy
64.	<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> Each 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 five inches in height by one-inch stroke. Larger sizes may be necessary depending on the setbacks and visibility.</p> <p><b>Multi-Tenants.</b> 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 five inches in height with a ½-inch stroke.</p>	F	Occupancy



	<p><b>Rear Doors.</b> The address shall also be provided on any rear doors to the tenant space with minimum five-inch high characters.</p> <p><b>Entrance Posting.</b> Where the addressing on the building will not be clearly visible from either direction of travel along the access road the address references. Address posting shall also be provided at the entrance to the property. The address size shall be five inches high and should be on a reflective background.</p>		
65.	<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>d. Flammable and combustible liquid storage areas shall be maintained clear of combustible vegetation and waste materials.</p>	F	On-going During Construction and Demolition
<b>DUBLIN SAN RAMON SERVICES DISTRICT (DSRSD)</b>			
66.	The regulations that apply to development projects are codified in: the Dublin San Ramon Services District Code; the DSRSD "Standard Procedures, Specifications and Drawings for Design and Installation of Water and Wastewater Facilities" as amended from time to time; all applicable DSRSD Master Plans and all DSRSD policies. Prior to issuance of any building permit, complete improvement plans shall be submitted to DSRSD that conform to the pertinent documents.	DSRSD	Issuance of Building Permits
67.	Planning and review fees, inspection fees, and fees associated with a wastewater discharge permit shall be paid to DSRSD in accordance with the rates and schedules and at time of payment as established in the DSRSD Code. Planning and review fees are due after the 1st submittal of plans. Construction Permit and Inspection Fees are due prior to the issuance of a Construction Permit. Capacity Reserve Fees are due before the water meter can be set or the connection to the sewer system.	DSRSD	Issuance of Building Permit or Improvement Plans
68.	All improvement plans for DSRSD facilities shall be signed by the District Engineer. Each drawing of improvement plans for DSRSD facilities shall contain a signature block for the District Engineer indicating approval of the sanitary sewer and/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 faithful performance bond, and a comprehensive general liability insurance policy in the amounts and forms that are acceptable to DSRSD. The	DSRSD	Issuance of any building permit by the City; or any Building Permit or Construction Permit by the DSRSD

	applicant shall allow at least 15 working days for final improvement drawing review by DSRSD before signature by the District Engineer.		
69.	All easement dedications for DSRSD facilities shall be by separate instrument irrevocably offered to DSRSD or by offer of dedication on the Final Map. 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	Approval of Final Map
70.	Where the narrow width of a proposed alley or cul-de-sac is so restrictive that the standard separation requirements for water mains and sewer mains cannot be maintained, the water and sewer mains shall be installed within main thoroughfares, outside of alleyways or cui-de-sacs. Water and sewer mains may not be installed within courtyards. Water meters shall be installed around the outer perimeter of buildings. Installation of water lines from the meter to each unit shall be documented and submitted to the District.	DSRSD	Issuance of Improvement Plans
71.	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 Improvement Plans
72.	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 Improvement Plans
73.	Water and sewer mains shall be located in public streets rather than in off-street locations to the fullest extent possible. If unavoidable, then sewer or water easements must be established over the alignment of each sewer or water main in an off-street or private street location to provide access for future maintenance and/or replacement.	DSRSD	Issuance of Improvement Plans
74.	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 Improvement Plans
75.	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 30-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 Improvement Plans
76.	This project includes mixed use and/or multi-family residential units and is subject to the requirement of SB 7 (2016, Walk) as a condition of water service. Each individual residential unit shall be metered or submetered to measure water used by each unit. Water meters for		Issuance of Improvement Plans

	each unit shall be shown on improvement plans. Exemptions may be made only for exempted uses listed in the legislation. Phase A is exempt per CA Health & Safety Code § 17922.14(c)(2)(B). If submetering is proposed in lieu of individual meters, plans reflecting the submeters and associated residential unit shall be submitted. DSRSD may not approve applications and issue construction permits without this submittal.		
77.	This project will be analyzed by DSRSD to determine if it represents additional water and/or sewer capacity demands on the District. Applicant will be required to pay all incremental capacity reserve fees for water and sewer services as required by the project demands. All capacity reserve fees must be paid prior to installation of a water meter for water. If a water meter is not required, the capacity reserve fee shall be paid prior to issuance of a building permit. The District may not approve the building permit until capacity reserve fees are paid.	DSRSD	Issuance of Building Permit
78.	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 the condition immediately above have been satisfied.	DSRSD	Any construction permit
79.	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 with DSRSD to size and configure its fire system.	DSRSD	Issuance of Improvement Plans
80.	Any proposed irrigation for this project shall be designed for and connected to potable water. Unless explicitly stated otherwise by DSRSD, recycled water irrigation is unavailable for use for this project per DERWA recycled water moratorium Resolution No. 19-3 dated 3/24/2019.	DSRSD	Issuance of Improvement Plans
81.	If trash enclosures are required to drain to the sanitary sewer system, grease interceptors shall be installed within the trash enclosure area. The trash enclosure shall be roofed and graded to minimize rain water or stormwater from entering the trash enclosure.	DSRSD	Issuance of Improvement Plans
<b>PUBLIC WORKS – GENERAL CONDITIONS</b>			
82.	<b>Conditions of Approval.</b> Applicant/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 below.	PW	On-going
83.	<b>Compliance.</b> Applicant/Developer shall comply with the Subdivision Map Act, the City of Dublin Subdivision and Zoning Ordinances, City of Dublin Title 7 Public Works Ordinance, which includes the Grading Ordinance, 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 Applicant/Developer and to be dedicated to the City are hereby identified as	PW	On-going

	“public works” under Labor Code section 1771. Accordingly, Applicant/Developer, in constructing such improvements, shall comply with the Prevailing Wage Law (Labor Code. Sects. 1720 and following).		
84.	<b>Clarifications and Changes to the Conditions.</b> In the event that there needs to be clarification to these Conditions of Approval, the City Engineer has the authority to clarify the intent of these Conditions of Approval to the Applicant/Developer without going to a public hearing. The City Engineer also has 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 of this project.	PW	On-going
85.	<b>Hold Harmless/Indemnification.</b> Applicant/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 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 Applicant/Developer’s duty to so defend, indemnify, and hold harmless shall be submitted to the City’s promptly notifying or proceeding and the City’s full cooperation in the defense of such actions or proceedings.	PW	On-going
86.	<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; Dublin San Ramon Services District fees; Public Facilities fees; City of Dublin Fire fees; Noise Mitigation fees; Inclusionary House In-Lieu fees; Alameda County Flood and Water Conservation fees.	Various Depts	Grading Permit or Building Permit Issuance
87.	<b>Zone 7 Impervious Surface Fees.</b> 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>			
88.	<b>Stormwater Management Maintenance Agreement.</b> Applicant/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 right-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. R2-2009-0074. Said permit requires the City to provide verification and assurance	PW/ESD	Building Permit Issuance

	that all treatment devices will be properly operated and maintained. The agreement shall be recorded against the property and shall run with the land.		
89.	<b>Improvement Agreement.</b> Applicant/Developer shall enter into an Improvement Agreement with the City for all public improvements including any required off-site storm drainage or roadway improvements that are needed to serve the development, as determined by the City Engineer.	PW	Building Permit Issuance
<b>PUBLIC WORKS – PERMITS AND BONDS</b>			
90.	<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
91.	<b>Grading Permit.</b> Applicant/Developer shall obtain a Grading Permit from the Public Works Department for all grading.	PW	Permit Issuance
92.	<b>Security.</b> Applicant/Developer shall provide faithful performance security to guarantee the improvements, 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
93.	<p><b>Permits from Other Agencies.</b> Applicant/Developer shall obtain all permits and/or approvals required by other agencies including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Army Corps of Engineers</li> <li>• US Fish and Wildlife</li> <li>• Regional Water Quality Control Board</li> <li>• Federal Emergency Management Agency</li> <li>• California Department of Fish and Wildlife</li> <li>• California Dept. of Transportation (Caltrans)</li> <li>• Bay Area Rapid Transit (BART)</li> <li>• Livermore-Amador Valley Transit Authority (LAVTA)</li> <li>• Tri-Valley-San Joaquin Valley Regional Rail Authority</li> <li>• Dublin San Ramon Services District (DSRSD)</li> <li>• Alameda County Flood Control and Water Conservation District Zone 7 (Zone 7)</li> </ul>	PW	Permit Issuance
<b>PUBLIC WORKS - SUBMITTALS</b>			
94.	<b>Improvement Plan Submittal Requirements.</b> All submittal of plans shall comply with the requirements of the “City of Dublin Public Works Department Improvement Plan Submittal 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.	PW	Grading Permit Issuance

95.	<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
96.	<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
97.	<b>Geotechnical Report.</b> Applicant/Developer shall submit a Design Level Geotechnical Report, which includes street pavement sections, grading, construction within liquefaction zone as well as subsurface construction and water table elevation. Report shall also address potential foundation surcharges on adjacent utilities, and additional information and/or clarifications as determined by the City Engineer.	PW	Grading Permit Issuance
98.	<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. Exhibit. Terms of maintenance are subject to review and approval by the City Engineer.	PL, PW	Grading Permit Issuance
99.	<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 pad has been graded to within 0.1 feet of the grades shown on the approved Grading Plans, and that the top and toe of banks and retaining walls are at the locations shown on the approved Grading Plans.	PW	Acceptance of Improvements
100.	<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 and irrigation, joint trench and lighting.	PW	Grading Permit Issuance
101.	<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
102.	<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
103.	<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	PW	Acceptance of Improvements

	and type of product, quantity of each product, and invoices demonstrating procurement. 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.		
<b>PUBLIC WORKS - EASEMENTS AND ACCESS RIGHTS</b>			
<b>104.</b>	<b>Emergency Vehicle Access Easements.</b> 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	Acceptance of Improvements
<b>105.</b>	<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	Acceptance of Improvements
<b>106.</b>	<b>Acquisition of Easements.</b> Applicant/Developer shall be responsible for obtaining all on-site and off-site easements, and/or obtain rights-of-entry from the adjacent property owners for any improvements not located on their property. 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	Acceptance of Improvements
<b>107.</b>	<b>Approval by Others.</b> Applicant/Developer will be responsible for submittals and reviews to obtain the approvals of all applicable non-City agencies.	PW	Acceptance of Improvements
<b>PUBLIC WORKS - GRADING</b>			
<b>108.</b>	<b>Grading Plan.</b> The Grading Plan shall be in conformance with the recommendation of the Geotechnical Report, Site Development Review, and the City design standards and 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
<b>109.</b>	<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
<b>110.</b>	<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 placement of off-haul material on their	PW	Grading Permit Issuance/ Sitework Permit

	parcel. A Grading Plan may be required for the placement of the off-haul material.		
111.	<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.	PW	Grading Permit Issuance
112.	<b>Demolition Plan.</b> 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: <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 AND OTHER UTILITIES</b>			
113.	<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.	PW	Grading Permit Issuance
114.	<b>Overland Release.</b> 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.	PW	Grading Permit Issuance
115.	<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. Applicant/Developer shall be responsible for the acquisition of all storm drain easements from offsite property owners which are required for the connection and maintenance of all offsite storm drainage improvements.	PW	Grading Permit Issuance
116.	<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.	PW	Acceptance of Improvements
117.	<b>Fire Hydrants.</b> 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 and shown on the signing and striping plan.	PW	Acceptance of Improvements
118.	<b>Dry Utilities.</b> Applicant/Developer shall construct gas, electric, telephone, cable TV, and communication improvements within the fronting streets and as necessary to serve the project and the future adjacent	PW	Certificate of Occupancy or Acceptance of Improvements



	parcels as approved by the City Engineer and the various Public Utility agencies.		
119.	<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
120.	<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. The 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 – STREET IMPROVEMENTS</b>			
121.	<b>Public Improvements.</b> The public improvements shall be constructed generally as shown on plans submitted for Site Development Review. However, the approval of the Site Development Review is not an approval of the specific design of the drainage, traffic circulation, parking, stormwater treatment, sidewalks and street improvements.	PW	Grading Permit or Encroachment Permit Issuance
122.	<b>Public Improvement Conformance.</b> All public improvements shall conform to the City of Dublin Standard Plans, current practices, and design requirements and as approved by the City Engineer.	PW	Grading Permit or Encroachment Permit Issuance
123.	<b>Public Street Slopes.</b> Public streets shall be a minimum 1% slope with minimum gutter flow of 0.7% around bulb outs.	PW	Grading Permit or Encroachment Permit Issuance
124.	<b>Pavement Structural Sections.</b> Asphalt concrete pavement sections within the public right-of-way shall be designed using the Caltrans method for flexible pavement design (including the asphalt factor of safety), an assumed R-Value of 5. Final pavement sections shall be based on the actual R-Value obtained from pavement subgrade.	PW	Grading Permit or Encroachment Permit Issuance
125.	<b>Decorative Pavement.</b> Any decorative pavers/paving installed within City right-of-way shall be done to the satisfaction of the City Engineer. Where decorative paving is installed at signalized intersections, pre-formed traffic signal loops shall be put under the decorative pavement. Decorative pavements shall not interfere with the placement of traffic control devices, including pavement markings. All turn lane stripes, stop bars and crosswalks shall be delineated with concrete bands or colored pavers to the satisfaction of the City Engineer. Maintenance costs of the decorative paving shall be the responsibility of the Applicant/Developer or future property owner.	PW	Grading Permit or Encroachment Permit Issuance
126.	<b>Curb, Gutter and Sidewalk.</b> Applicant/Developer shall remove and replace damaged, hazardous, or nonstandard curb, gutter and sidewalk along the project	PW	Grading Permit or

	frontage. Contact the Public Works Department to mark the existing curb, gutter and sidewalk that will need to be removed and replaced.		Encroachment Permit Issuance
127.	<b>Curb Ramps.</b> City standard curb ramps are required at all intersections. All curb ramps shall include truncated domes and meet the most current City and ADA design standards. Curb ramp locations shall be shown on the plans. Please note that all curb returns on public streets shall have directional or dual ADA ramps – one for each crosswalk and oriented to align parallel with the crosswalk.	PW	Grading Permit or Encroachment Permit Issuance
128.	<b>Traffic Signing and Striping.</b> Applicant/Developer shall install all traffic signage, striping, and pavement markings as required by the City Engineer. Signing plans shall show street name and stop signs and any other regulatory signage appropriate for the project. Striping plans shall show stop bars, lane lines and channelization as necessary. Striping plans shall distinguish between existing striping to be removed and new striping to be installed. All striping shall be thermoplastic.	PW	Grading Permit or Encroachment Permit Issuance
129.	<b>Street Lighting.</b> Street light standards and luminaries shall be designed and installed or relocated as determined by the City Engineer.	PW	Grading Permit or Encroachment Permit Issuance
<b>PUBLIC WORKS - CONSTRUCTION</b>			
130.	<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. 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
131.	<b>Archaeological Finds.</b> If archaeological materials are encountered during construction, construction within 100 feet 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
132.	<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
133.	<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	PW	Start of Construction and On-going

	the public right-of-way unless approved in advance by the City Engineer.		
134.	<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 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 and On-going
135.	<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
136.	<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 and On-going
137.	<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
138.	<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 and On-going
139.	<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
140.	<b>Dust Control/Street Sweeping.</b> 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 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
<b>PUBLIC WORKS – EROSION CONTROL AND STORMWATER QUALITY</b>			
141.	<b>Stormwater Treatment.</b> Consistent with Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP) Order No. R2-2015-0049, the Applicant/Developer shall submit documentation including construction drawings demonstrating all stormwater treatment measures and hydromodification requirements as applicable are met.	PW	Grading Permit Issuance
142.	<b>Maintenance Access.</b> Applicant/Developer 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	PW	Grading Permit Issuance

	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 and GHAD Engineer, as applicable.		
143.	<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
144.	<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. 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
145.	<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 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	Building Permit Issuance and Grading Permit Issuance
146.	<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 City's website at the following link: <a href="https://dublin.ca.gov/DocumentCenter/View/28631/Full-Trash-Capture-Manufacturer-and-Maintenance-Providers---updated-August-2021">https://dublin.ca.gov/DocumentCenter/View/28631/Full-Trash-Capture-Manufacturer-and-Maintenance-Providers---updated-August-2021</a> . Please note that lead time for trash capture device delivery can be substantial. The applicant/contractor shall plan accordingly.	PW	Building Permit Issuance and Grading Permit Issuance
147.	<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	Building Permit and Grading Permit Issuance
<b>PUBLIC WORKS – ON-SITE IMPROVEMENTS</b>			
148.	<b>Drive Aisle Width.</b> The parking lot drive aisles shall be a minimum of 24 feet wide to allow for adequate on-site	PW	Grading Permit Issuance

	vehicle circulation for cars, trucks, trash collection vehicles, and emergency vehicles, as applicable.		
149.	<p><b>Vehicle Parking.</b> All on-site vehicle parking spaces shall conform to the following:</p> <ol style="list-style-type: none"> <li>All parking spaces shall be double striped using four-inch white lines set two feet apart in accordance with City Standards and DMC 8.76.070.A.17.</li> <li>Twelve-inch-wide concrete step-out curbs shall be constructed at each parking space where one or both sides abut a landscaped area or planter.</li> <li>Where wheel stops are shown, individual six-foot long wheel stops shall be provided within each parking space in accordance with City Standards.</li> <li>A minimum two-foot radius shall be provided at curb returns and curb intersections where applicable.</li> <li>Parking stalls next to walls, fences and obstructions to vehicle door opening shall be a minimum of 14 inches in width per DMC 8.76.070.A.16.</li> <li>Landscaped strips adjacent to parking stalls shall be unobstructed in order to allow for a minimum two-foot vehicular overhang at front of vehicles.</li> </ol>	PW	Grading Permit Issuance
150.	<p><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.</p>	PW	Grading Permit or Encroachment Permit Issuance
151.	<p><b>Photometrics.</b> Applicant/Developer shall provide a complete photometrics plan for both onsite and frontage roadways. Include the complete data on photometrics, including the High, Average and Minimum values for illuminance and uniformity ratio.</p>	PW	Grading Permit or Encroachment Permit Issuance
152.	<p><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.</p>	PW	Grading Permit Issuance
153.	<p><b>Solid Waste Requirements.</b> The project must comply with all requirements in Dublin Municipal Code Chapter 7.98, including the following requirements:</p> <ul style="list-style-type: none"> <li>Compactors are not permitted at this time. Applicant/Developer shall continue to work with the Public Works Department on final Waste Management Plan to determine proper staging and servicing of bins.</li> <li>Sewer and water hook-ups, as applicable.</li> <li>Install trash, recycling and organics collection containers in parks and community congregation areas.</li> <li>Install trash, recycling and organics collection containers along public and private sidewalks.</li> <li>Install pet waste disposal stations within parks and along pedestrian trails.</li> </ul>	PW	Building Permit or Site Work Permit Issuance

154.	<b>Garbage Truck Access.</b> Applicant/Developer 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.	PW	Building Permit or Site Work Permit Issuance
<b>PUBLIC WORKS - SPECIAL CONDITIONS</b>			
155.	The project land use shall be consistent with the requirements of the Downtown Dublin Specific Plan and the Downtown Dublin Specific Plan EIR.	PW	Building Permit and Grading Permit Issuance
156.	Design of grading and all improvements shall conform with the standards set forth in the City of Dublin Municipal Code, General Plan, Downtown Dublin Specific Plan, current or adopted Bicycle and Pedestrian Master Plan, Municipal Regional NPDES Stormwater Permit, ADA requirements, and City standard details.	PW	Building Permit and Grading Permit Issuance
157.	<b>Will-Serve Letter.</b> Applicant/Developer shall verify by submitting will-serve letter or similar that the project site is within utility service areas.	PW	Building Permit and Grading Permit Issuance
158.	<b>Utility Clearance.</b> Locations of utilities and trees shall be such to provide minimum clearances between utilities, street lighting and trees.	PW	Grading Permit Issuance
159.	<b>Adjacent Properties.</b> Applicant/Developer will be responsible to obtain written authorization from adjacent property owners for any access needed through adjacent properties, and any grading and improvements on adjacent properties.	PW	Grading Permit Issuance
160.	<b>Public Access Easement.</b> Applicant/Developer shall dedicate Public Access Easements (PAE) over public sidewalk areas extending into the private property at Regional Street. Applicant shall prepare all documentation for dedication and shall be responsible for all associated costs for recordation. Easements shall be recorded prior to occupancy.	PW	Acceptance of Improvements
161.	<b>Easements.</b> With the proposed project, several existing easements will no longer correspond with the proposed layout. Applicant/Developer will be required to prepare all documentation for dedication and quitclaim of easements associated with the project, and shall be responsible for all associated costs for recordation. All easements shall be recorded prior to building permit issuance.	PW	Building Permit Issuance
162.	<b>Loading Zone.</b> Proposed loading zone along the project frontage at St. Patrick Way shall be a maximum of two parallel parking spaces and shall be available for public use.	PW	Grading Permit Issuance
163.	<b>Visibility Triangle.</b> Comply with the driveway sight distance triangle at the project driveway and the sight distance requirements at the Regional Street and St. Patrick Way intersections per the Dublin Municipal Code and AASHTO guidelines.	PW	Grading Permit Issuance
164.	<b>Sidewalk at Regional Street.</b> The public sidewalk along the Regional Street property frontage shall be a minimum of eight feet wide.	PW	Grading Permit Issuance
165.	<b>Project Driveway.</b> The project driveway at the sidewalk shall be ADA compliant with a width of 24 feet. The parking lot entrance drive shall be 20 feet minimum width.	PW	Grading or Encroachment Permit Issuance

166.	<b>Bicycle Parking.</b> Provide a minimum of two bicycle racks or four bicycle parking spaces. Bike racks shall have a minimum of two points of contact to support the bike frame.	PW	Grading Permit Issuance
167.	<b>Parking Lot Entry Gates.</b> Parking lot entry gates shall be located a minimum of 40 feet from the back of sidewalk at Regional Street to provide sufficient vehicular queuing length in front of the gates without the vehicle encroaching into the Regional Street sidewalk.	PW	Building Permit Issuance
168.	<b>On-Site Grading.</b> <ul style="list-style-type: none"> <li>Grading adjacent to sidewalks shall have a one-foot overbuild from back of walk to top of slope.</li> <li>Slopes shall conform to recommendations set forth in the geotechnical report and shall be 2:1 maximum.</li> </ul>	PW	Grading Permit Issuance
169.	<b>Low Impact Development (LID) Treatment Reduction Credit.</b> Applicant/Developer shall submit final Special Project narrative and worksheet subject to review and approval by the Public Works/Environmental Services Department.	PW	Building Permit and Grading Permit Issuance
170.	<b>LID Stormwater Treatment Facilities.</b> Bubble-ups at stormwater treatment areas are discouraged. If bubble-ups are unavoidable, they must be located immediately adjacent to the stormwater treatment facility, outside of the footprint of the treatment area, and not in the treatment soil. Impermeable membranes in the LID treatment areas are discouraged unless required for geotechnical reasons.	PW	Building Permit and Grading Permit Issuance
171.	<b>Non-LID Stormwater Treatment Facilities.</b> Non-LID treatment facilities must meet the General Use Level Designation on the Washington Department of Ecology TAPE protocol ( <a href="https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Emerging-stormwater-treatment-technologies#tape">https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Emerging-stormwater-treatment-technologies#tape</a> ).	PW	Building Permit and Grading Permit Issuance
172.	<b>Source Control Measures.</b> All applicable structural and operational stormwater source controls shall be implemented.	PW	Building Permit and Grading Permit Issuance
173.	<b>Trash Storage and Staging.</b> Applicant/Developer shall verify adequate space is available in the trash rooms and staging area to accommodate all the expected bins/carts.	PW	Building Permit and Grading Permit Issuance
174.	<b>Trash Management Plan.</b> Applicant/Developer shall provide a plan and estimated waste generation for the planned project.	PW	Building Permit and Grading Permit Issuance
175.	<b>Landscape Features within Public Right-of-Way.</b> Property Owner shall enter into an "Agreement for Long Term Encroachment for Landscape Features" with the City to require the Property Owner to maintain the landscape and decorative features within public right-of-way including frontage landscaping, decorative pavements and special features (i.e., stormwater treatment areas, walls, portals, benches, etc.). The Agreement shall identify the ownership of the special features and maintenance responsibilities. The Property Owner shall take over maintenance responsibilities along the project frontage at St. Patrick Way previously maintained by Avalon West. The Property Owner will be	PW	Grading Permit or Encroachment Permit Issuance

	responsible for maintaining the surface of all decorative pavements including restoration required as the result of utility repairs.		
176.	<b>Bay Friendly Landscape Design.</b> All publicly owned landscape (e.g., parks, right of way, etc.) shall be designed and rated to meet Bay Friendly Landscape standards. Applicant/Developer is encouraged to design all other landscape areas according to Bay Friendly Landscape standards.	PW	Building Permit Issuance and Grading Permit Issuance
177.	<b>Street Moratorium.</b> When the St. Patrick Way extension is complete, the street will be subject to the City's five-year street moratorium prohibiting trenching in the street during the moratorium time period.	PW	On-going
178.	<b>Street Restoration.</b> A pavement treatment, such as slurry seal or grind and overlay, will be required within Regional Street 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, extent of pavement striping and restriping, excessive wear and tear/damage due to construction traffic, etc.	PW	Certificate of Occupancy or Acceptance of Improvements
179.	<b>Hydromodification Management Standards.</b> If the project is subject to hydromodification management measures, the Applicant/Developer shall review the Bay Area Hydrology Model (BAHM) Review Worksheet for all projects that must meet Hydromodification Management Standards. The worksheet is available on the City's website at the following webpage: <a href="http://dublin.ca.gov/1656/Development-Permits---Stormwater-Require">http://dublin.ca.gov/1656/Development-Permits---Stormwater-Require</a>	PW	Grading Permit or Encroachment Permit Issuance
180.	<b>Waste Enclosure.</b> The waste enclosure shall meet all of the requirements set forth within the Dublin Municipal Code Section 7.98, including but not limited to providing sewer and water hook-ups as applicable. 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 accessible path of travel shall be provided for employees from the building to the waste enclosure in conformance with current accessibility requirements.	PW	Building Permit Issuance and Grading Permit Issuance
181.	<b>Mitigation Measures.</b> Applicant/Developer 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	Acceptance of Improvements

**PASSED AND ADOPTED BY** the Planning Commission of the City of Dublin, on this 23<sup>rd</sup> day of November 2021 by the following votes:

**AYES: Benson, Grier, Thalblum, Tyler, Wright**



**NOES:**

**ABSENT:**

**ABSTAIN:**

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Planning Commission Chair

**ATTEST:**

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Assistant Community Development Director