



## STAFF REPORT PLANNING COMMISSION

**DATE:** June 14, 2016

**TO:** Planning Commission

**SUBJECT:** PUBLIC HEARING - Boulevard (Dublin Crossing) - Site Development Review and Vesting Tentative Tract Maps for six new residential neighborhoods in Phase 1A-1B and a new Landscape Master Plan for the overall Boulevard project area (PLPA-2015-00062)  
*Report prepared by Kristi Bascom, Principal Planner*

### EXECUTIVE SUMMARY:

The Applicant, Dublin Crossing LLC, is requesting approval to construct six new neighborhoods in the first phase of the Boulevard (Dublin Crossing Specific Plan) development area. The project will include the construction of residential buildings, landscape improvements, and street improvements for Phase 1A and 1B only, which comprise the first of five phases of development. The proposed project includes 453 units comprised of attached townhomes, condominiums, and detached small-lot single-family homes constructed on 28.34 gross acres. The Applicant is seeking Site Development Review, approval of Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels, and approval of a new Landscape Master Plan for the overall Boulevard project area.

This item was originally discussed at the Planning Commission meeting on May 24, 2016. The Planning Commission provided direction on desired design modifications for the various neighborhoods and the item was continued to this meeting for further consideration.

### RECOMMENDATION:

Staff recommends that the Planning Commission: 1) Receive Staff presentation; 2) Open the Public Hearing; 3) Take testimony from the Applicant and the public; 4) Close the public hearing and deliberate; 5) Adopt a Resolution Approving Site Development Review for 453 residential units in six neighborhoods within Phases 1A and 1B of the Boulevard (Dublin Crossing) Project Area; and 6) Adopt a Resolution Approving Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within the Boulevard (Dublin Crossing) Project Area

Handwritten signature of Kristi Bascom.

Submitted By  
Principal Planner

Handwritten signature of Diane J. Johnson.

Reviewed By  
Assistant Community Development Director

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**COPIES TO:** Applicant  
File

ITEM NO.: 5,1

## **PROJECT DESCRIPTION:**

### Background

The Boulevard (Dublin Crossing) project area is generally bounded by Scarlett Drive to the west, Dublin Boulevard to the south, Arnold Road to the east, and 5<sup>th</sup> Street to the north (on the Camp Parks base). The Dublin Crossing project site includes approximately 151.3 acres owned by the U.S. Army, an 8.7 acre site at the corner of Dublin Boulevard and Arnold Road owned by the Alameda County Surplus Property Authority, and 29 acres owned by Dublin Crossing LLC. The entire Boulevard project area is shown below.

*Figure 1: Vicinity Map*



Dublin Crossing LLC has submitted two development applications for the first phase of development of the Boulevard project, which include:

1. Site Development Review to construct six new neighborhoods that include the construction of 453 townhomes, condominiums, and detached small-lot single family homes, landscape improvements, and street improvements; and
2. Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels for the six neighborhoods and approval of a new Landscape Master Plan for the overall Boulevard project area.

Both of these applications were considered by the Planning Commission at a public hearing on May 24, 2016 (Attachment 1). After presentations by Staff and the Applicant, the Planning Commission discussed and deliberated. Several concerns were expressed on elements of the project design, and the Planning Commission voted unanimously to provide direction to Staff and the Applicant on design revisions and to continue the item to a public hearing on June 14, 2016 (Attachment 2).

## **ANALYSIS:**

The Planning Commission raised concerns in three general topic areas: building architecture and elevation design, neighborhood fencing, and the Arnold Road channel aesthetics. To

address these concerns, the Applicant has made design revisions to each of the six neighborhoods, addressing issues such as providing more detailed rooflines, adding canopies to elevations where appropriate, better articulating the pedestrian elements, and ensuring that the views of the neighborhoods from the public realm are enhanced.

The revisions include:

- Updating the perspective renderings (Sheets A0.00.1 through A0.00.4) to illustrate the architectural changes;
- Updating the elevations in each neighborhood to add more visual interest;
- Updating the illustration of the edge condition in Neighborhood 4;
- Updating the illustrations of the streetscape treatment near the intersection of Horizon Parkway and Arnold Road at Neighborhoods 5 and 6;
- Updating the illustration of the interface between the Arnold Road canal and Neighborhoods 5 and 6;
- Updating the interim fencing plan for Neighborhoods 1 through 4 and providing new sheets describing the interim fencing plan for Neighborhoods 5 and 6;
- Updating two sheets in the project-wide Landscape Master Plan;
- Providing a new sheet illustrating the bicycle and pedestrian routes for Neighborhoods 1 through 6 only (before the remainder of the master plan area is developed);
- Providing new sheets with the design guidelines for the Contemporary design style (excerpted from the Dublin Crossing Specific Plan);
- Providing new sheets with perspectives of Neighborhoods 1 and 2 to better convey the design intent;
- Providing new sheets with enhanced elevations of the homes in Neighborhood 4;

All design revisions noted above are shown in Exhibit A to Attachment 3 ("Updated Sheets and Addendum"). The sheets within this packet are either new sheets that will be inserted into the original plan set (Exhibit B to Attachment 3) or they are revisions to existing sheets in the original plan set that will be replaced. The Table of Contents in Exhibit A to Attachment 3 differentiates between new and revised existing sheets. Should the Planning Commission decide to approve the project, the two plan sets will be integrated into one.

The Resolution approving Site Development Review for the project is included as Attachment 3 to this Staff Report, with Exhibit A to Attachment 2 containing the new and updated sheets and Exhibit B to Attachment 3 containing the original plan set.

The Resolution approving Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within the Boulevard (Dublin Crossing) Project Area is included as Attachment 4 to this Staff Report, with the VTM exhibits included as Exhibit A and the project-wide Landscape Master Plan included as Exhibit B.

#### **CONSISTENCY WITH GENERAL PLAN, SPECIFIC PLAN & ZONING ORDINANCE**

The proposed project will contribute to housing opportunities and diversity of product type consistent with the Housing Element, Dublin Crossing Specific Plan, and the City's Zoning Ordinance. The proposed neighborhoods have been designed to be compatible with other uses in the vicinity of the Dublin Crossing Specific Plan area and the high density residential uses located on Dublin Boulevard.

## **REVIEW BY APPLICABLE DEPARTMENT AND AGENCIES:**

The Building Division, Fire Prevention Bureau, Public Works Department, Dublin Police Services and Dublin San Ramon Services District reviewed the project to ensure that the project is established in compliance with all local Ordinances and Regulations. Conditions of Approval from these departments and agencies are included in each Resolution as appropriate.

## **ENVIRONMENTAL REVIEW:**

The project is located within the Dublin Crossing Specific Plan area, which was the subject of an Environmental Impact Report (EIR) (SCH# 2012062009) certified by the City Council on November 5, 2013 (Resolution 186-13). Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15168, Site Development Review and Vesting Tentative Map approval for this project is within the scope of the project analyzed in the Specific Plan EIR and no further CEQA review or document is required.

## **PUBLIC NOTICING:**

In accordance with State law, a public notice was mailed to all property owners and occupants within 300 feet of the proposed project to advertise the project and the public hearing on May 24, 2016, of which this hearing is a continuance. A public notice also was published in the East Bay Times and posted at several locations throughout the City. A copy of this Staff Report has been provided to the Applicant.

- ATTACHMENTS:**
1. Planning Commission Staff Report dated May 24, 2016 (without attachments)
  2. Draft Planning Commission Meeting Minutes dated May 24, 2016
  3. Resolution approving Site Development Review for 453 residential units in six neighborhoods within Phases 1A and 1B of the Boulevard (Dublin Crossing) Project Area, with Exhibit A containing the new and updated sheets and Exhibit B containing the original plan set.
  4. Resolution approving Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within the Boulevard (Dublin Crossing) Project Area, with the Vesting Tentative Maps included as Exhibit A and the Landscape Master Plan included as Exhibit B.

**GENERAL INFORMATION:**

**APPLICANT:** Joe Guerra, Dublin Crossing LLC/Brookfield Residential, 500 La Gonda Way Suite 100, Danville, CA 94526

**PROPERTY OWNER:** Dublin Crossing LLC (16.29 acres), and United States Army (12.05 acres)

**LOCATION/APN:** Northeast corner of Dublin Boulevard and Arnold Road (APN 986-0001-001-20 and a portion of APN 986-0001-001-15).

**GENERAL PLAN**

**LAND USE DESIGNATION:** Dublin Crossing Specific Plan

**SPECIFIC PLAN**

**LAND USE DESIGNATION:** Dublin Crossing Specific Plan

**SURROUNDING USES:**

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
North	A	Public Lands	Camp Parks/US Army Reserve
South	PD	High Density Residential	Transit Center – Multi Family Residential
West	PD	Retail/Office and Automotive	Light Industrial buildings, apartments, duplex homes
East	PD	Business Park/Industrial	Office and Business Park uses



**STAFF REPORT  
PLANNING COMMISSION**

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**DATE:** May 24, 2016

**TO:** Planning Commission

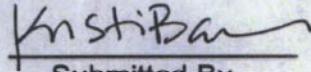
**SUBJECT:** **PUBLIC HEARING - Boulevard (Dublin Crossing) - Site Development Review and Vesting Tentative Tract Maps for six new residential neighborhoods in Phase 1A-1B and a new Landscape Master Plan for the overall Boulevard project area (PLPA-2015-00062)**  
*Report prepared by Kristi Bascom, Principal Planner*

**EXECUTIVE SUMMARY:**

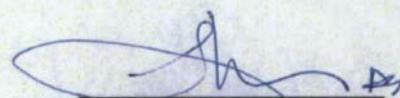
The Applicant, Dublin Crossing LLC, is requesting approval to construct six new neighborhoods in the first phase of the Boulevard (Dublin Crossing Specific Plan) development area. The project will include the construction of residential buildings, landscape improvements, and street improvements for Phase 1A and 1B only, which comprise the first of five phases of development. The proposed project includes 453 units comprised of attached townhomes, condominiums, and detached small-lot single family homes constructed on 28.34 gross acres. The Applicant is seeking Site Development Review, approval of Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels, and approval of a new Landscape Master Plan for the overall Boulevard project area.

**RECOMMENDATION:**

Staff recommends that the Planning Commission: 1) Receive Staff presentation; 2) Open the Public Hearing; 3) Take testimony from the Applicant and the public; 4) Close the public hearing and deliberate; and 5) Adopt the following Resolutions: a) Approving Site Development Review for 453 residential units in six neighborhoods within Phases 1A and 1B of the Boulevard (Dublin Crossing) Project Area; and b) Approving Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within the Boulevard (Dublin Crossing) Project Area



Submitted By  
Principal Planner



Reviewed By  
Assistant Community Development Director

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**ITEM NO.: 5.1**

## PROJECT DESCRIPTION:

### Background

The Boulevard (Dublin Crossing) project area is generally bounded by Scarlett Drive to the west, Dublin Boulevard to the south, Arnold Road to the east, and 5<sup>th</sup> Street to the north (on the Camp Parks base). The Dublin Crossing project site includes approximately 151.3 acres owned by the U.S. Army, an 8.7 acre site at the corner of Dublin Boulevard and Arnold Road owned by the Alameda County Surplus Property Authority, and 29 acres owned by Dublin Crossing LLC. The entire Boulevard project area is shown below.

*Figure 1: Vicinity Map*



When the Dublin Crossing Specific Plan was approved in 2013 (via City Council Resolution 187-13), and as later amended, the conceptual phasing plan illustrated the fact that the development of the whole area was expected to take place in five phases over the course of several years. The Specific Plan allows for the development of up to 1,995 residential units, up to 200,000 square feet of commercial uses, a 30 acre community park, and a 12 acre joint use park/school site.

Master Vesting Tentative Map 8150, approved in 2014 via Planning Commission Resolution 14-14, divided the 189-acre Dublin Crossing Project Area into five master parcels to coincide with the five anticipated phases of development. Shortly thereafter, Dublin Crossing LLC, a group made up of homebuilders Brookfield Residential, Cal Atlantic Homes, and Cal-STRS (a California-based pension fund), acquired the project, branded it "Boulevard", and began work on designing the individual neighborhoods that together would create the residential development envisioned in the Specific Plan.

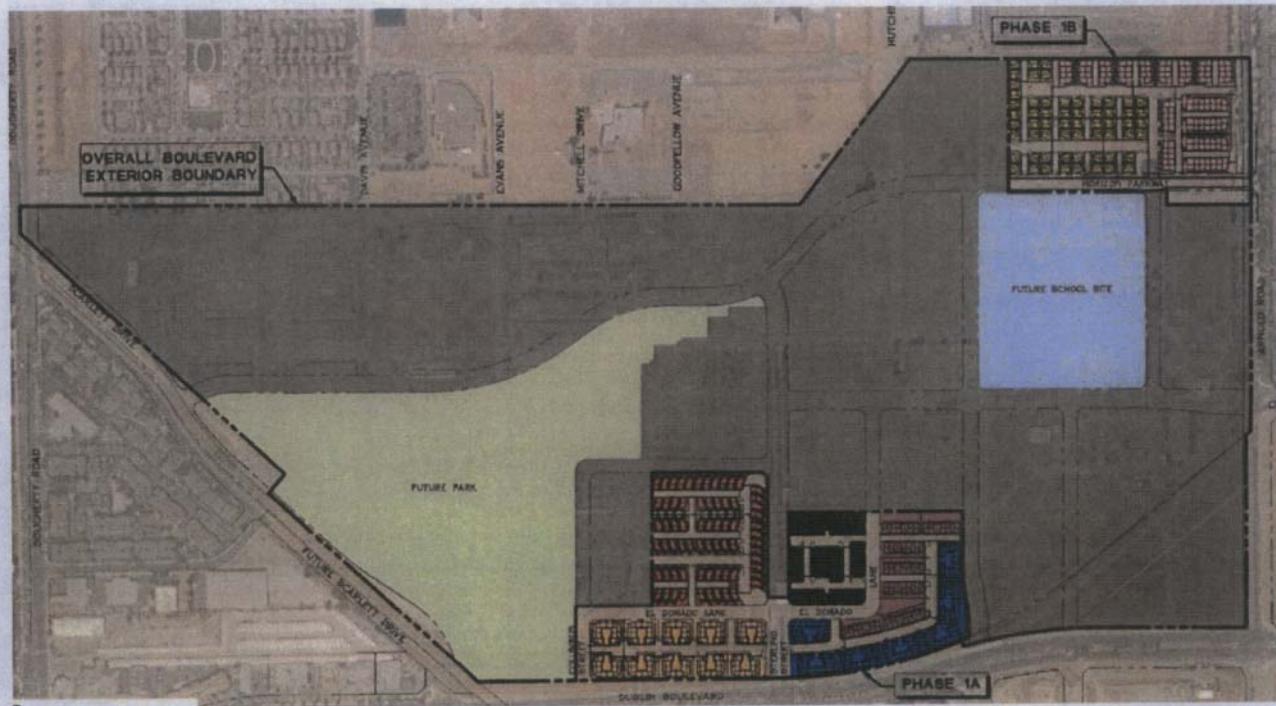
One of the challenges of the development of the 189-acre Boulevard project site is the way in which the development will be phased and constructed over time. Most projects of this scale are built in phases, but they are typically phased based on practical development constraints and the logical installation of infrastructure. The phasing of the Boulevard project is based on the timing of delivery of different parcels of land from the US Army to Dublin Crossing LLC, and therefore the project phasing is disjointed and creates situations where the areas being

developed are not contiguous with one another and/or require both an interim and final design solution. For example, the project plan set includes both the interim design for Horizon Parkway, which will eventually connect to Arnold Road at its ultimate location, but that during Phase 1B, will have an interim connection utilizing an existing bridge over the Arnold Road canal. Staff has reviewed each of the interim design solutions with an eye to ensuring that they are attractive, functional, and appropriate given the fact that they will be in place until future phases of the community are constructed.

### **Proposed Project**

Dublin Crossing LLC has submitted two development applications for the first phase of development of the Boulevard project. The first phase comprises approximately 28.34 acres of land that are geographically not contiguous, so are therefore referred to as Phase 1A and 1B. The locations of Phase 1A and 1B are shown in Figure 2 below:

*Figure 2: Location of Phases 1A and 1B*



The two development applications are:

1. Site Development Review to construct six new neighborhoods that include the construction of 453 townhomes, condominiums, and detached small-lot single family homes, landscape improvements, and street improvements for Phase 1A and 1B; and
2. Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels in Phases 1A and 1B and approval of a new Landscape Master Plan for the overall Boulevard project area.

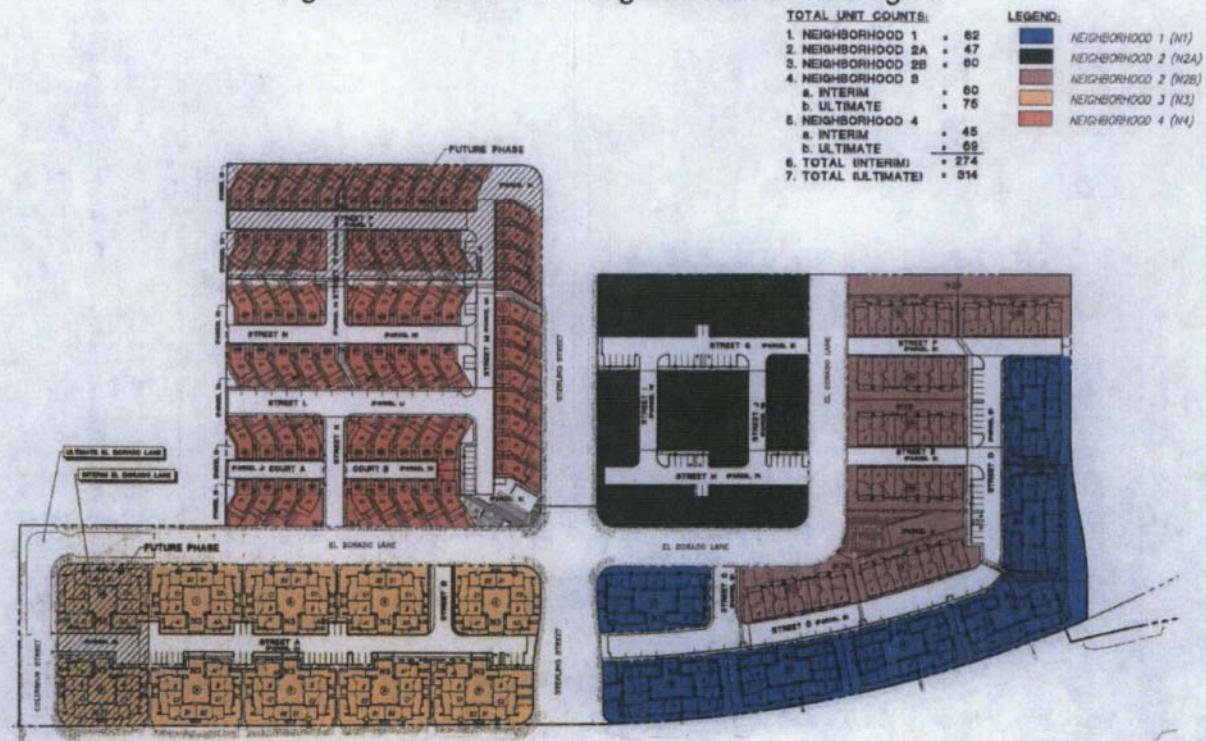
Both of these applications are described in more detail in the sections below.

### **ANALYSIS:**

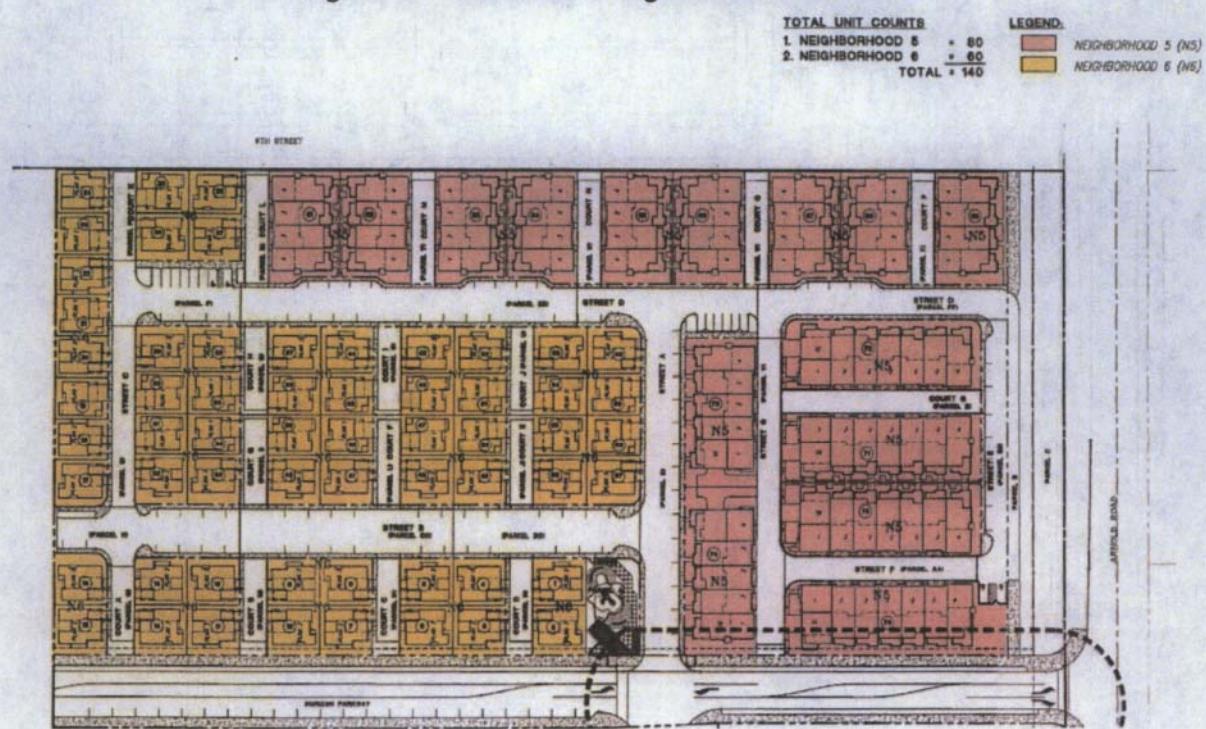
#### **Site Development Review**

The individual neighborhoods that are the subject of this Site Development Review application are the first six of the more than 20 neighborhoods that are expected to be designed and developed within the larger Boulevard project. The location of each neighborhood is shown in Figures 3 and 4, below:

*Figure 3: Phase 1A - Neighborhoods 1 through 4*



*Figure 4: Phase 1B - Neighborhoods 5 and 6*



The overall design aesthetic for Boulevard uses a contemporary approach to the residential architecture, color and material selections, landscape and planting palette, and streetscape elements. The BART station, Persimmon Place, Hacienda Crossings and residential homes located south of the project along Dublin Boulevard have a contemporary architectural feel to them, with a modern color palette and urban materials. Boulevard intends to bring yet another layer to this vibrant streetscape with strong, contemporary lines, massing, rich high-quality materials and color.

In Phase 1A, the streetscape along Dublin Boulevard is primarily comprised of multi-family homes of three to four stories in height (Neighborhoods 1 and 3), with the tallest structures closest to Dublin Boulevard – mirroring the higher density apartments and condominiums across the street at Elan and Eclipse. Density is reduced to three story townhomes and single-family detached homes (Neighborhoods 2 and 4) as the community moves further north up Sterling Street. In Phase 1B, Neighborhoods 5 and 6 are three-story attached townhomes and three-story detached small-lot single family homes.

All six neighborhoods include sidewalks and bike lanes that connect the individual neighborhoods with each other, and introduce elements that, when further phases are developed, will serve to provide linkages to other parts of the greater Boulevard project area. One of the goals of the project design is to create a walkable community that can easily access the BART station, the Iron Horse Trail, nearby shopping and services at Persimmon Place, Hacienda Crossings, the Transit Center, and other facilities and amenities along Dublin Boulevard.

The Project Plans in their entirety are included as Exhibit A to Attachment 1. The various sheets within the plan set will be referenced in the sections below.

#### ***Access, Circulation, and Parking***

Phases 1A and 1B are physically separated from each other due to the phasing requirements described earlier in this report. Access to Neighborhoods 1 through 4 in Phase 1A is provided by two new public streets: Sterling Street and Columbus Street off Dublin Boulevard, and El Dorado Lane that runs primarily east-west through the neighborhoods. Access to Neighborhoods 5 and 6 is provided by Horizon Parkway off Arnold Road.

Private streets provide access and circulation to each of the individual neighborhoods and parcels and allow locations for guest parking. As allowed by the Dublin Zoning Ordinance, guest parking is also counted in the adjacent public streets, although the spaces are not reserved for use by the residents or guests and are open to use by the public. The parking provided for each neighborhood is in accordance with Sheets C1.4, C2.5.2, C3.5.2, and C4.5 of the Project Plan set and as follows:

Neighborhood	Units	Parking requirement	Parking required	Parking provided	Surplus
N1 (Motorcourt condominiums)	62	1.5 spaces per unit plus 15% guest parking	107		
N2a (Townhomes)	47	2 spaces per unit plus 1 guest parking space	141		
N2b (Med-High Density Townhomes)	60	1.5 spaces per unit plus 15% guest parking	104		
Neighborhoods 1 and 2 combined			352	381	29
N3 (Courtyard condominiums)	75	2 spaces per unit plus 1 guest parking space	225	228	3
N4 (Small lot detached)	69	2 spaces per unit plus 1	207	211	4

single family)		guest parking space			
N5 (Townhomes)	80	2 spaces per unit plus 1 guest parking space	240		
N6 (Small lot detached single family)	60	2 spaces per unit plus 1 guest parking space	180		
Neighborhoods 5 and 6 combined		420	427	7	
Total	453		1,204	1,247	43

### ***Building Architecture, Colors, and Materials***

While each neighborhood has a different product type that utilizes certain forms, materials, and colors, all of the neighborhoods in Phase 1A and 1B share a similar design aesthetic that trends towards the contemporary. More detailed descriptions of the housing types and design features are as follows:

#### **Neighborhood 1:**

Neighborhood 1 is comprised of seven buildings of condominium-style units that contain eight or nine units each for a total of 62 units. The motorcourt "U"-shaped buildings are three stories each with the garages facing the interior of the "U" and each individual unit front door is on the outside of the "U" along Dublin Boulevard and the internal paseos. Access to the neighborhood is provided by private streets off El Dorado Lane. The condominiums range in size from 1,352 to 1,992 square feet. The buildings are finished with stucco, fiber cement board, and brick veneer in key locations. They have metal canopies over the entries, balconies on several of the units, and a contemporary flat roof with tower elements at the building corners. A street scene of the Motorcourt Condominiums is depicted on Sheet A1.00 of the Project Plan set and the three color and material palettes are shown on Sheet A1.27. The architectural details, floor plans, building sections, and roof plans are shown on Sheets A1.01 to A1.26.

Each home has been designed with a direct-access, private, two-car, garage. Some of the units have tandem garages, which is permitted in this land use district of the Dublin Crossing Specific Plan, which only requires 1.5 parking spaces per unit. In the case of the tandem garages, those units are only getting "credit" for one of the parking spaces. The tandem space is considered a bonus.

#### **Neighborhood 2:**

Neighborhood 2 is comprised of 15 buildings that contain five, six, eight, or nine units each for a total of 107 units. The neighborhood is located on both sides of El Dorado Lane and access is provided by private streets off El Dorado. The units are a more traditional townhome style, with the garages on one side of the building facing the common drive aisles and the unit entries all at the front of the buildings that face the street or landscaped paseo. The townhomes range in size from 1,336 to 2,091 square feet. The buildings are finished with stucco, fiber cement board, and brick veneer in key locations. They have varying roof heights and porches and/or balconies on every unit. A street scene of the townhomes is depicted on Sheet A2.00 of the Project Plan set and the three color and material palettes are shown on Sheet A2.35. The architectural details, floor plans, building sections, and roof plans are shown on Sheets A2.01 to A2.34.

Each home has been designed with a direct-access, private, two-car, garage. A few of the units in the buildings that are adjacent to, and in the same land use district as, Neighborhood 1 have tandem garages. Similar to Neighborhood 1, those units are only getting "credit" for one of the parking spaces. The tandem space is considered a bonus.

### Neighborhood 3:

Neighborhood 3 is comprised of ten buildings that contain seven to eight units each for a total of 75 units. Neighborhood 3 is located along Dublin Boulevard between Columbus Street and Sterling Street south of El Dorado Lane, and access to the neighborhood is provided by a private street off El Dorado Lane. This neighborhood is also designed with "U"-shaped motorcourt buildings, although the architecture and individual unit styles are different than Neighborhood 1. The motorcourt "U"-shaped buildings are primarily three stories, but there are elements of the building that reach to four stories along the front of the building. The garages face the interior of the "U" and each individual unit front door is on the outside of the "U" along Dublin Boulevard and the internal paseos. The condominiums range in size from 1,563 to 2,407 square feet. The buildings are finished with stucco, fiber cement board, and brick veneer in key locations. They have metal canopies over the entries, both fiberglass and glass/aluminum garage doors, balconies on several of the units, and a contemporary flat roof clean lines. A street scene of the Motorcourt Condominiums is depicted on Sheet A3.SS of the Project Plan set and the two color and material palettes are shown on Sheet A3.25. The architectural details, floor plans, building sections, and roof plans are shown on Sheets A3.02 to A3.24.

Each home has been designed with a direct-access, private, two-car side-by-side garage.

### Neighborhood 4:

Neighborhood 4 is the only neighborhood in Phase 1A that is comprised of 69 detached, single-family homes. Neighborhood 4 is located on the west side of Sterling Street and north of El Dorado Lane. Access to the neighborhood is provided by a private street off El Dorado Lane. The units are a unique take on the traditional small-lot home, where each unit has a bend, thereby creating a jagged street scene with each unit addressing the street at an angle. This unique approach allows for a bit more privacy for front yard terraces and second/third story balconies. Typical with small-lot homes, the private streets with garage access is on one side of the building and the main unit entries are at the front of the buildings that face the street or landscaped paseo. The townhomes range in size from 2,407 to 2,685 square feet. The buildings are finished with stucco, fiber cement board, and brick veneer in key locations. They have varying roof heights and porches and/or balconies on every unit. A street scene of the townhomes is depicted on Sheet A4.00 of the Project Plan set and the three color and material palettes are shown on Sheet A2.35. The architectural details, floor plans, building sections, and roof plans are shown on Sheets A2.01 to A2.34.

Each home has been designed with a direct-access, private, two-car, side-by-side garage.

### Neighborhood 5:

Neighborhoods 5 and 6 are located north of Horizon Parkway and West of Arnold Road. Access is provided by a private street off Horizon. Neighborhood 5 is comprised of 15 buildings that contain either four, six, seven, or eight three-story townhome-style units each for a total of 80 units. Most of the units are a more traditional townhome style, with the garages on one side of the building facing the common drive aisles and the unit entries all at the front of the buildings that face the street or landscaped paseo. Several of the seven and eight-unit buildings also have end units that have a side entry. The townhomes range in size from 1,578 to 2,598 square feet. The buildings are finished with stucco, fiber cement board, and stone veneer in key locations, and concrete roof tiles. These units have a more traditional sloped roof element and porches and/or balconies on every unit. Each of the buildings have an end unit with a wrapped balcony. A street scene of the townhomes is depicted on Sheet A5.SS of the Project Plan set and the two color and material palettes are shown on Sheet A5.18. The architectural details, floor plans, building sections, and roof plans are shown on Sheets A5.01 to A5.17.

Each home has been designed with a direct-access, private, two-car, side-by-side garage.

Neighborhood 6:

Neighborhood 6 is comprised of 60 small-lot detached single family homes that are arranged in primarily in a four-pack formation where four homes all take garage access off the same drive motorcourt/drive aisle. One of the unique aspects of these units is that they each have a driveway and the garage entry (either single door or double door) is recessed underneath the house. This serves to make the garage door much more visually subordinate and the other elements of the front elevation more pronounced. The single family homes range in size from 2,339 to 2,704 square feet. There are three plan types with two elevation styles each. Architecturally, this product type is the most traditional of the six neighborhoods, offering elevations with hipped roofs, a more extensive use of stone veneer and wood siding, and more traditional forms. A street scene of the homes is depicted on Sheet A6.SS of the Project Plan set and the six color and material options are shown on Sheet A6.4.0. The architectural details, floor plans, building sections, and roof plans are shown on Sheets A6.1.1 to A6.3.9.

Each home has been designed with a direct-access, private, two-car, side-by-side garage.

In every neighborhood, residents will be required to maintain their garages clear to accommodate two cars at all times (per neighborhood association regulations) and each garage contains a minimum of 200 cubic feet of storage space for household items as well as space in the garage for garbage bins.

**Landscape/Streetscape Plan**

The landscape palette and layout have been designed to be consistent with the Dublin Crossing Specific Plan and the contemporary design aesthetic of the community. The Landscape Master Plan (Exhibit B to Attachment 2) includes concepts for the neighborhood entry monuments and gateway intersection treatments, street frontage design concepts, the proposed streetscape plant, tree, and shrub palette. The Landscape Master Plan also illustrates various site elements such as the lighting, benches, wall treatments, trash receptacles, and bike racks that will be installed throughout the community. Many of these items, including the tree and plant palette and some street furniture, were noted in the Dublin Crossing Specific Plan, which was already approved. However, the Landscape Master Plan provides detail on where the various landscape elements are to be located at the project entries, it contains a more robust plant selection, and provides a larger menu of site elements consistent with the Specific Plan.

A Landscape Master Plan was approved for the entire Boulevard project area in 2014 when the original Vesting Tentative Map was approved (PC Resolution 14-14). Since that time, the future builders became involved with the project and the design for the homes and common spaces evolved. The development team took a fresh look at the design of the entry elements and other streetscape features and wanted to revise the approved designs. The Landscape Master Plan included with this staff report, if approved, would replace the previously-approved document in its entirety.

The landscape concepts for the individual neighborhoods are shown in each section of the Project Plan set specific to that neighborhood. In addition to the typical landscape and hardscape elements such as paseos between residential units, sufficient landscaping to screen parking areas and utilities, and features at key intersection entries into the community, Phase 1A and 1B also include several pocket parks. Neighborhoods 1 and 2 share a pocket park ("The Kitchen") off El Dorado Lane, Neighborhood 4 has two pocket parks ("The Office" and "The Lounge") on the corners of Sterling Street/El Dorado and Sterling Street/Future Street, and Neighborhoods 5 and 6 share a pocket park ("The Playground") at the entry to the neighborhood.

off Horizon Parkway. Renderings of each of these park concepts are included at the beginning of the Project Plan set as Sheets A.00.2 to A.00.4. They are also shown on Sheets L2.3, L4.4, L4.5, and L6.2

#### **Public Art Compliance**

The Applicant intends to satisfy the requirements of the City's Public Art Ordinance on-site. However, at this time the details of where the public art may be located are unknown. Condition of Approval No. 16 of Attachment 1 describes the process for preparing a project-wide Public Art Master Plan, which will detail how the project will satisfy the public art requirement in a comprehensive fashion and not neighborhood-by-neighborhood. The Public Art Master Plan will be subject to approval of the City Council upon recommendation by the Heritage and Cultural Arts Commission.

The Resolution approving Site Development Review for 453 residential units in six neighborhoods within Phases 1A and 1B of the Boulevard (Dublin Crossing) Project Area is included as Attachment 1 to this Staff Report, and Exhibit A to Attachment 1 contains the entire Project Plan set for the proposed project, including all architectural designs, landscape plans, and civil sheets.

#### **Vesting Tentative Maps 8306, 8307, 8308, and 8309**

The Applicant has submitted a request to Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within the Boulevard (Dublin Crossing) Project Area. The maps create the individual development parcels within each neighborhood, identify those areas that would be reserved as open and/or common space, and identifies roadway rights of way to provide access to, through, and around any future subdivisions.

Vesting Tentative Maps 8306, 8307, 8308, and 8309 were reviewed by the City's Engineering Staff for compliance with good engineering principles and with Master Vesting Tentative Map 8150, which created the five original phasing parcels.

The Resolution approving Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within the Boulevard (Dublin Crossing) Project Area is included as Attachment 2 to this Staff Report, with the VTM exhibits included as Exhibit A and the project-wide Landscape Master Plan included as Exhibit B.

#### **CONSISTENCY WITH GENERAL PLAN, SPECIFIC PLAN & ZONING ORDINANCE**

The proposed project will contribute to housing opportunities and diversity of product type consistent with the Housing Element, Dublin Crossing Specific Plan, and the City's Zoning Ordinance. The proposed neighborhoods have been designed to be compatible with other uses in the vicinity of the Dublin Crossing Specific Plan area and the high density residential uses located on Dublin Boulevard.

#### **REVIEW BY APPLICABLE DEPARTMENT AND AGENCIES:**

The Building Division, Fire Prevention Bureau, Public Works Department, Dublin Police Services and Dublin San Ramon Services District reviewed the project to ensure that the project is established in compliance with all local Ordinances and Regulations. Conditions of Approval from these departments and agencies are included in each Resolution as appropriate.

## **ENVIRONMENTAL REVIEW:**

The project is located within the Dublin Crossing Specific Plan area, which was the subject of an Environmental Impact Report (EIR) (SCH# 2012062009) certified by the City Council on November 5, 2013 (Resolution 186-13). Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15168, Site Development Review and Vesting Tentative Map approval for this project is within the scope of the project analyzed in the Specific Plan EIR and no further CEQA review or document is required.

## **PUBLIC NOTICING:**

In accordance with State law, a public notice was mailed to all property owners and occupants within 300 feet of the proposed project to advertise the project and the upcoming public hearing. A public notice also was published in the East Bay Times and posted at several locations throughout the City. A copy of this Staff Report has been provided to the Applicant.

## **ATTACHMENTS:**

1. Resolution approving Site Development Review for 453 residential units in six neighborhoods within Phases 1A and 1B of the Boulevard (Dublin Crossing) Project Area, with the Project Plans included as Exhibit A.
2. Resolution approving Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within the Boulevard (Dublin Crossing) Project Area, with the Vesting Tentative Maps included as Exhibit A and the Landscape Master Plan included as Exhibit B.

**GENERAL INFORMATION:**

**APPLICANT:** Joe Guerra, Dublin Crossing LLC/Brookfield Residential, 500 La Gonda Way Suite 100, Danville, CA 94526

**PROPERTY OWNER:** Dublin Crossing LLC (16.29 acres), and United States Army (12.05 acres)

**LOCATION/APN:** Northeast corner of Dublin Boulevard and Arnold Road (APN 986-0001-001-20 and a portion of APN 986-0001-001-15).

**GENERAL PLAN**

**LAND USE DESIGNATION:** Dublin Crossing Specific Plan

**SPECIFIC PLAN**

**LAND USE DESIGNATION:** Dublin Crossing Specific Plan

**SURROUNDING USES:**

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
North	A	Public Lands	Camp Parks/US Army Reserve
South	PD	High Density Residential	Transit Center – Multi Family Residential
West	PD	Retail/Office and Automotive	Light Industrial buildings, apartments, duplex homes
East	PD	Business Park/Industrial	Office and Business Park uses



# Planning Commission Minutes

## Tuesday, May 24, 2016

A regular meeting of the City of Dublin Planning Commission was held on **Tuesday, May 24, 2016**, in the City Council Chambers located at 100 Civic Plaza. Chair Kohli called the meeting to order at 7:00 p.m.

Present: Chair Kohli; Vice Chair Mittan; Commissioners Do, Bhuthimethee and Goel; Luke Sims, AICP, Community Development Director; Kit Faubion, Assistant City Attorney; Kristi Bascom, Principal Planner; and Debra LeClair, Recording Secretary.

Absent: None

### 1. CALL TO ORDER & PLEDGE OF ALLEGIENCE TO THE FLAG

### 2. ORAL COMMUNICATIONS – NONE

### 3. CONSENT CALENDAR –

#### Items 3.1 and 3.2

On a motion by Cm. Bhuthimethee and seconded by Mittan, on a vote of 5-0, the Planning Commission took the following actions:

**Approved 3.1 - Minutes of the May 10, 2016 Planning Commission Meeting.**

**Adopted 3.2**

### RESOLUTION NO. 16-09

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

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#### FINDING THE PROPOSED VACATION BY THE CITY AND THE DEDICATION TO THE ADJACENT PROPERTY OWNER OF EIGHT SQUARE FEET OF ST. PATRICK WAY RIGHT OF WAY TO BE IN CONFORMANCE WITH THE DUBLIN GENERAL PLAN

### 4. WRITTEN COMMUNICATIONS – NONE

### 5. PUBLIC HEARINGS –

- 5.1 **Boulevard (Dublin Crossing) - Site Development Review and Vesting Tentative Tract Maps for six new residential neighborhoods in Phase 1A-1B and Site Development Review for a new Landscape Master Plan for the overall Boulevard project area (PLPA-2015-00062)**

Kristi Bascom, Principal Planner, presented the project as outlined in the Staff Report.

Cm. Goel asked for the reason that the land use was changed from retail/commercial to residential at the northwest corner of Arnold Road and Dublin Blvd.

Ms. Bascom responded that the Dublin Crossing Specific Plan (DCSP) was approved in 2013 with a General Plan Amendment, EIR, and Development Agreement (DA). She stated that the EIR studied an overall project of up to 1,995 residential units and 200,000 square feet of commercial space. She stated that the corner parcel was originally designated for Mixed Use with at least 75,000 square feet and up to 200,000 square feet of commercial development. Since that time, the City requested an amendment to the DA in order to facilitate the acquisition of the 12 acre site for the Dublin Unified School District (DUSD) to build a school. Typically, the DUSD must acquire/purchase land to build a school, but at the direction of the City Council, negotiations took place to enable the acquisition of the school site at no cost to the school district. She stated that one of the concessions that the City made was to change the land use designation on the corner parcel in question from Mixed Use, which would have required a minimum amount of commercial to be built there and changed it to a split land use designation of general commercial/medium high density residential. She stated that the Applicant has chosen to move forward to build residential on that corner parcel but that will not change the upper limit for residential units within the entire Boulevard development.

Kit Faubion, Assistant City Attorney, stated that the comments made by Ms. Bascom are for background and context for the project but that the issue regarding the uses on the corner lot is not on the Agenda and suggested that it not be discussed further.

Cm. Mittan asked, if the corner lot was not to be discussed, why the land use designation was shown on the map.

Ms. Bascom responded that the map is a land use diagram that has been approved for the DCSP and to provide context to the Planning Commission for the overall project.

Cm. Mittan felt that the map implies that a decision has already been made.

Ms. Faubion clarified that the PowerPoint slide shown by Ms. Bascom which he referred to is the land use diagram from the DCSP which shows the overall project. The slides in the presentation are the application under review at this time, and that is the matter on the agenda.

Cm. Mittan asked what the term "contemporary" means to the developer and where the term is described. He asked if examples were given to the Applicant indicating what type of development was encouraged. He wanted to ensure that he was clear as to what he would be reviewing.

Ms. Bascom responded that particular design was not a direction from Staff to the Applicant but the direction taken by their design team. There are design guidelines and development standards in the DCSP that identifies the residential architecture types that could be considered in the specific plan area. She stated that "contemporary" was one of the types, along with a number of other architectural styles. She stated that there are examples of building materials and design elements for each of the design styles and themes within the DCSP. She stated that the Applicant reviewed the DCSP and chose the design from that document.

Cm. Mittan asked what other style choices are mentioned in the DCSP.

Ms. Bascom felt that it would be more useful to hear the Applicant's presentation. She stated that there are seven different residential architectural styles that could be considered for the project. She stated that there are design guidelines that speak to the design influence behind each style criteria. She felt that the design team looked at crafting a number of different product types over a few phases allowing them to be different but with a common theme.

Cm. Mittan asked if the contemporary style would be used throughout the other phases of the project.

Ms. Bascom stated that the Planning Commission is reviewing Phases 1A and 1B, but felt that the design team will speak to how the first phase will tie the whole community together and how it will influence Phases 2-5.

Joe Guerra, Director of Forward Planning for Brookfield Residential, representing the Applicant, gave an overview of the design of the project and explained the phases and why they are being built in the order that is presented.

Nicole Moore, Brookfield Residential, Applicant, spoke in favor of the project and detailed the theme and vision for the project and how the name "Boulevard" was determined. She detailed their outreach efforts with the community to determine what was wanted and what was not.

Melonie O'Sullivan, Gates and Associates, spoke in favor of the project and gave an overview of the landscape design theme, pedestrian and bike connectivity, and the trails within the site and the surrounding areas.

Mandi Misassi, CalAtlantic Homes, spoke in favor of the project and gave an overview of the marketing and master planning for the project.

Robert Lee, William Hezmalhalch Architecture, spoke in favor of the project and gave an overview of the architecture in Neighborhoods 3, 5 & 6.

Jill Williams, KTGY, spoke in favor of the project and gave an overview of the architecture in Neighborhoods 1, 2 & 4.

Mr. Guerra responded to Cm. Goel's question regarding the corner of Arnold Road and Dublin Blvd. He reiterated Ms. Bascom's explanation regarding the agreement with DUSD, the Applicant and the City for the school site, and how it affected the land use for that corner.

Ms. Faubion suggested that the discussion keep to the agenda items.

Mr. Guerra stated that he tried to keep the presentation as brief as possible and appreciated that this is a large SDR package. He stated that he and his team are here to answer questions. He asked for the Planning Commission's support for the staff recommendation and stated that he agrees with that recommendation.

Cm. Bhuthimethee was concerned with the land use changes to the plan that was approved in 2014. She felt that there are a lot of discrepancies between what was originally approved and

the current submittal. She felt that, within the 30 acre park, the open space and green space within the stream corridor had been redesigned.

Ms. Bascom stated that the Landscape Master Plan presented, is an illustrative plan only which shows the builder's vision for the future, but is not a finalized plan. She stated that what is approved, but not subject to discussion today, is the land uses approved in 2013 and what is currently before the Planning Commission is the implementation of what the neighborhoods will look like. She pointed out that the 30 acre community park is subject to the direction of the Dublin Crossing Community Park Task Force; the Chabot creek runs through that area and is being designed as part of the community park but will be reviewed and approved separately. She stated that the Community Park Master Plan will go before the Parks Commission and then to the City Council for approval.

Chair Kohli asked if Cm. Bhuthimethee's question was related to what is on the agenda.

Cm. Bhuthimethee felt that the Landscape Master Plan that was included as an attachment to the Staff Report will replace the previous one. She felt that, even though the landscape plan is an illustrative plan it was approved based on what was in the plan. She felt that a lot of the pocket parks have been replaced by buildings.

Ms. Bascom stated that the slide is an illustrative plan, but is provided to show the project area that includes the land uses that are part of the DCSP. She stated that the pocket parks, etc. that are shown on the illustrative plan are in addition to the community parks that are shown on the land use diagram. She stated that the plans that are before the Planning Commission this evening have pocket parks in each neighborhood and are above and beyond the park requirements as part of the Dublin Crossing project.

Mr. Guerra agreed with Ms. Bascom and stated that, when the DCSP was approved, it was determined that the community park met the requirements for the entire project which is why the rest of the project has no designated open space. He stated that, by choice, they added pocket parks in all the neighborhoods as a marketing tool but it goes above the requirements for parks in the DCSP.

Ms. Faubion stated that, the fact of showing the different illustrative landscape plan does not make it the development plan for the project. She referred to the DCSP where the qualifying language states: *the plan is looking into the future of how Dublin may develop, it is a concept, just one configuration for illustrative purposes only and should not be viewed as an absolute plan or form of regulation.* The fact that there is a different iteration in the Master Landscape Plan does not mean that it is officially changed; they are both still concept plans showing how the development could occur.

Cm. Bhuthimethee was disappointed with the changes to the Landscape Master Plan. She noticed that some of the entry elements have changed and are not actual entrances any longer. She asked about the entrance at Horizon Parkway and Arnold Road and stated that in the previous Landscape Master Plan it was designated as an enhanced minor entry, but it has changed.

Mr. Guerra stated that both Horizon Parkway at Arnold Road and Central Parkway at Arnold Road are both designated as major entries. He explained that there is a storm drain ditch along Arnold Road and the specific plan intended for it to be undergrounded with landscaping installed

on top of it. The Applicant was unable to obtain approval from the Regional Water Quality Board to place the ditch underground. They requested some adjustments to the DA from the City Council and those adjustments were approved. Horizon Parkway will still be a major entry, but the area adjacent to the intersection will remain a culvert and will be an enhanced as an exposed canal in the area.

Cm. Bhuthimethee asked about the enhanced paving.

Ms. O'Sullivan stated that a lot of what they are allowed to do in that area relates to the culvert, therefore, some of the improvements in the previous Landscape Master Plan cannot realistically happen. She stated that they changed Horizon Parkway to a major entry as it is a major backbone through the project site. She stated that they felt that both sides should be major entries. She stated that the monumentation and major entry feature will remain but they will lose some of the plaza paving from the previous version.

Cm. Do asked if the map is incorrect.

Ms. Bascom answered that the map was meant to illustrate the changes between the previous version and the current proposal.

Cm. Do asked if there is one less entry off of Dublin Blvd.

Ms. Bascom answered that, in the current project, F Street is no longer connecting to Dublin Blvd. because it was deemed not necessary from a traffic standpoint. She pointed out the entries to the project.

Cm. Bhuthimethee was concerned with what the building elevations are from the public view. She asked for the architects to give an overview of the enhanced elevations along some of the major corridors starting at Neighborhood 3, going east along Dublin Blvd.

Mr. Lee answered that Neighborhood 3 has U-shaped buildings, 3-4 story row houses and stacked flats, luxury penthouse on 3<sup>rd</sup> and 4<sup>th</sup> levels; the front doors wrap on 3 sides of the building with access to the garage from the interior courts.

Cm. Bhuthimethee was concerned that, while the Applicant has used the "contemporary" style, there are some elements missing; i.e., decorative railings, metal awnings, cornices, corbels, decorative railings, etc. She felt that some elevations are great and some could use more enhancements. She was concerned with the side elevations; some have been enhanced where most visible but also felt that some have not. She was more concerned with the elevations that have not been enhanced.

Mr. Lee referred to the Neighborhood 3 architectural package on Pages A3.2-24 of the project plans. He stated that there are actually no side elevations but only the three front elevations. He stated that the buildings are a U-shaped format with an internal court which is the least visible portion of the structure.

There was a discussion regarding the elevations of Neighborhood 3 and how the elevations are situated, and exactly where the front elevation was located.

Cm. Bhuthimethee was also concerned with the side elevations of Neighborhood 4 seen from the public view.

There was a discussion regarding the elevations of Neighborhood 4 and how the elevations are situated and the enhanced elevations at the end units where they would be visible.

Ms. Bascom stated that she shared Cm. Bhuthimethee's concerns, but having seen the product type in real life she realized that these are very small lot single family homes, and that the way they are oriented, the spacing between the units, and the fact that the private space is in the front of the units, there are very few places where you could see a side building elevation where the side elevation is most visible, as one would only see a pocket park in those areas. She clarified that the elevations are not as flat as what is seen on the plans. She stated that Staff can have the Applicant add some enhancements to make the elevations look more interesting, but in real life there will be very few places where the side view would be visible.

Cm. Bhuthimethee asked what will be built to the west of Neighborhoods 3 and 4.

Ms. Bascom stated that is not a subject for this proposal but will be in another phase.

Cm. Bhuthimethee was concerned with having a lot of those elevations stacked together along that side of those neighborhoods.

Ms. Bascom responded that in future phases the neighborhood design/architecture will carry further to the west and will be concluded at the public street with the same treatment.

Ms. Masissi stated that the streets are stubbed to the west so that they can carry into the future phase and is proposed to be a continuation of the same housing type.

Cm. Bhuthimethee referred to the DCSP regarding the suggestions for visible rear and side elevations and was concerned with the architectural elements of the project versus the buildings across Dublin Blvd. She shared pictures of the developments across Dublin Blvd. and felt that there were more desirable architectural features on those buildings.

Mr. Guerra stated that he would welcome direction from the Planning Commission and work with Staff to refine and enhance the architecture.

Chair Kohli closed the public hearing.

Ms. Bascom mentioned that the City Attorney reminded her that there are different SDR findings specific to the DCSP therefore; the SB 343 package delivered to the dais this evening has revisions to the findings for this Site Development Review and Vesting Tentative Map that may help to guide the discussion. She stated that Findings A., B., and C. in the SB 343 package are what need to be made in order to approve the current project.

Ms. Faubion stated that the DCSP has specific findings for this project that supersede the regular findings for Site Development Review.

Cm. Bhuthimethee was concerned with making the findings for the project.

Chair Kohli asked about the range for the number of units since the Applicant's slide and Staff's slide were different.

Ms. Bascom answered that the DCSP notes the approval of 1,600 – 1,995 residential units but the Applicant indicated that, through the design process, the actual unit number will be in the mid-1,700 range.

Cm. Bhuthimethee restated her concerns regarding the elevations and that she would like to see them include greater details similar to the adjacent properties.

Cm. Mittan agreed with Cm. Bhuthimethee regarding the buildings across Dublin Blvd. and felt that the Elan project would be a good guide. He felt that the enhancements were of high quality but the low income housing to the right of Elan had much less enhancements and has a lower quality look and feel. He was concerned with the lack of quality enhancements in Neighborhood 2. He was also concerned that there is not enough detail to make a decision. He also felt that he had seen better detail represented on AutoCad in prior submittals and presentations.

Chair Kohli asked if he was referring to the illustrative map or the entire presentation.

Cm. Mittan answered that he is referring to the entire presentation of the elevations and felt that it is too "surface level" and stated that he has seen better.

Cm. Goel felt that the project falls short of what the Applicant was trying to do and imagined a very congested feeling on Dublin Blvd. with both sides having 3-4 story buildings. He stated that the Applicant indicated that the project would have an urban like "San Francisco" feel and asked if that is what we want for Dublin. He was also concerned with the phasing and how long it will take to complete the project. He was concerned that with an economic downturn, and if the development stops, what will happen to the individual communities. He agreed with Cm. Bhuthimethee's comments regarding adding enhancements to the elevation. He felt that some of the neighborhoods were well done but needed more enhancements. He stated that he would not move this forward and would rather continue the project until it was redesigned.

Cm. Do asked for the height of the buildings across the street.

Ms. Bascom stated that Elan and Eclipse at Dublin Station are 5 to 6 stories.

Chair Kohli asked Cm. Bhuthimethee if she would like to provide guidance or conditions to put before the Planning Commission.

Cm. Bhuthimethee did not feel that the project was ready to go forward.

Chair Kohli felt that it is a good project and liked the different styles. He was concerned that it is a bit "hodge podge" with the different styles but commended the architects for their creativity. He understands the Planning Commissioner's concerns, and felt that there can be improvement, but it is a good project.

Cm. Bhuthimethee was concerned with current residents and how they feel about housing and they will look to the Planning Commission for having approved the project.

Chair Kohli stated that the Planning Commission approved housing to be placed on this project area.

Cm. Bhuthimethee agreed but felt that the Planning Commission is responsible for whether or not this project is approved as is or requires more enhancements.

Chair Kohli agreed and stated that he likes the project as is.

Cm. Do felt that the pictures boards were more descriptive than the project plan booklets and only had an issue with one of the elevations that she felt looked flat.

Cm. Bhuthimethee agreed and felt that other roof treatments, such as cornices or corbels, could be used to enhance the elevations.

Cm. Do stated that she liked the other neighborhoods and commended the architect for including the pocket parks. She felt the pocket parks create neighborhood gathering places to achieve a sense of community and that was important to her. She also liked the electric vehicle charging stations in the garages.

Cm. Bhuthimethee agreed with Cm. Do regarding the pocket parks.

Cm. Mittan felt that the Elan and Sorrento developments have great "curb appeal" with high quality enhancements and felt that those developments should be the standard for this project.

Chair Kohli agreed, but felt that those developments, in his opinion, look a little busy. He felt that having something more simple and streamlined brings a different dynamic. He felt that the Planning Commissioners have different opinions as to what is appealing.

Cm. Mittan asked how the Applicant will handle the issue of BART parking in their development, due to its proximity to the BART station.

Ms. Bascom responded that Condition of Approval #15 in the SDR Resolution speaks to the management of BART parking in the neighborhood.

**15. On-street parking spaces (public streets): Time-limited.** *To ensure that parking on public streets within the project area is not utilized by BART patrons, the Applicant shall ensure that all on-street parking on public streets within Phase 1A is signed as time-limited during commute hours. The Applicant shall provide a mechanism for enforcement, execute an agreement with the City, and provide a funding source for the parking enforcement to the satisfaction of the City Engineer.*

Cm. Mittan was concerned that the enforcement would be complaint driven and not proactive.

Ms. Bascom answered that the intent of the enforcement program will be proactive.

Cm. Goel asked if this development has Mello-Roos and if the enforcement will be included as part of that program.

Ms. Bascom answered that there is Mello-Roos but the parking enforcement funding will not be part of the Mello-Roos district. She stated that there will be a separate funding mechanism, paid for by the developer, not the future homeowners.

Cm. Goel asked how many years the enforcement program would be in effect.

Ms. Bascom responded that the details have not been refined as yet but, prior to the occupancy of the first unit, the details of the program will be worked out to the satisfaction of the City Engineer. She read Condition of Approval #15 from the SDR Resolution (see above).

Cm. Mittan asked about the drop off area of the future school site.

Ms. Bascom responded that would be driven by the school district.

In response to Chair Kohli, Luke Sims, Community Development Director, mentioned that the Planning Commission has four alternatives:

1. Approve the project as submitted
2. Deny the project as submitted
3. Continue the project
4. Approve the project with a Condition of Approval that the Applicant will address the specific concerns voiced by the Planning Commission.

Mr. Sims felt that, if the Planning Commission considers alternative #4, they should ask the Applicant whether or not they would be willing to do that.

Chair Kohli reopened the public hearing.

Mr. Guerra stated that they have heard the Planning Commission's concerns regarding the architecture at key locations of the project. He stated that they would agree to work with Staff to address those concerns.

Cm. Goel asked if the project were to be continued, in order to receive a submittal with more detail, would he consider that option.

Mr. Guerra answered yes; but stated that their preference would be to work with Staff due to time constraints. He stated that he understood what the Planning Commission is looking for and would be willing to work with Staff to address the specific issues.

Cm. Bhuthimethee felt that the Planning Commission needed to decide how comfortable they were with creating Conditions of Approval that would achieve the level of design that would represent a project that the Planning Commission would be proud of; or continue the item and review the changes that the Applicant makes at a future meeting.

Cm. Do felt that the Planning Commission has added conditions to previous projects and Staff has worked with those Applicants without any issues. She stated that she has faith in the Staff to work on their behalf to ensure what the Planning Commission wants to achieve. She felt that the Planning Commission should approve the project with conditions for the Applicant to work with Staff.

Cm. Bhuthimethee felt that the wording of the condition is important and agreed that Staff would do a good job.

Cm. Do felt that, if the Planning Commission is detailed enough in creating the condition, she has full faith that Staff understands what they are looking for and will represent the Planning Commission's wishes.

Chair Kohli invited the Commissioners to articulate their conditions and then they will decide how to move forward with the item.

Ms. Faubion felt that the Planning Commission was narrowing their choice to two options; develop detailed conditions to provide direction or continue the item to give the Applicant the opportunity to change the project to meet their wishes. She stated that if the Planning Commission continues the item to a date certain it would not need to be re-noticed, saving time. If the item is continued to a date uncertain, it would need to be re-noticed.

Cm. Goel asked if the item was continued to a date certain, understanding the issues, how long would it take to assemble a new project.

Mr. Guerra answered that it would depend on the degree of clarity regarding the Planning Commission's wants. He felt that, if they had clear direction, it would not take very long. He restated that his preference would be to work with Staff with clear direction from the Planning Commission.

Cm. Goel was concerned with what happens if the economy has another downturn and the developer has a significant exposure with the project's 8-10 year build-out timeline.

Mr. Guerra responded that, in reality, the timeline has been accelerated by the Army. He gave an overview of the progress of the phases and felt that they could submit construction documents by the end of this calendar year. He stated that the build-out is closer to 5 years. He stated that the DCSP has specific direction regarding an economic downturn and Ms. Bascom worked with the Applicant to ensure that, whatever the economic atmosphere, the project would be designed in such a way that, if construction stopped, it would not be noticeable.

Chair Kohli closed the public hearing.

Cm. Bhuthimethee asked if this is the product they had in mind when the Planning Commission approved the DCSP. She felt that the project generally meets what was approved as far as density, and that it is almost there with respect to design, and with the addition of the items requested i.e., enhanced elevation and detailing, she felt that it could "get there" but that there are too many issues to approve it at this time.

Chair Kohli stated that the Applicant is requesting that the Planning Commission provide specific conditions so that they can respond appropriately. He asked if Staff could read the conditions back to the Commission.

There was a discussion regarding specific Conditions of Approval and clear direction for the Applicant.

Cm. Goel asked for a straw poll to see who is in favor of adding conditions or continuing the item.

Chair Kohli asked if there can be a straw poll.

Ms. Faubion gave the Planning Commission guidance on how to proceed. She felt that the Applicant should refer to the design details in the DCSP which could provide them with more direction.

Chair Kohli understood that the Planning Commission should point to definitions in the DCSP so that the Applicant can refer to that document and essentially address the issues based on the DCSP.

Chair Kohli asked the Planning Commissioners for their comments regarding guidance to the Applicant and how they would like to proceed; continuance versus approving with conditions.

Cm. Do felt that they either trust that the Staff understands the Planning Commission's needs or micromanage the project and review it before it can be approved. She stated that she trusts that Staff will do what the Planning Commission wants. She stated that she would condition Neighborhood 2 for more accents on the roof elements.

Cm. Mittan stated that he does not trust and would want either continuance or denial.

Cm. Bhuthimethee stated she would vote for a continuance.

Chair Kohli asked if by "continuance" they meant with guidance as stated by Staff. He felt that, if the Planning Commission wants a continuance, then it's up to them to articulate their issues specifically.

Cm. Goel stated that he would either deny the item or continue it with a very long list of conditions.

Chair Kohli asked if the Planning Commission is either voting for a continuance or denial.

Ms. Faubion responded that those are two of the options and someone would need to make a motion with a second and then a vote.

Ms. Bascom stated that, if it would help the Planning Commission, Staff can list the issues that they have captured. She stated that Cm. Do was specific about wanting better roof elements in Neighborhood 2; Cm. Bhuthimethee spoke regarding Neighborhood 4, small lot single family homes, needing more enhancements on the side elevations, more railings, and more metal awnings. She stated that the City Attorney mentioned the "contemporary" criteria listed on Page 3.32 in the DCSP. She stated that they could talk about what they thought was missing in terms of the criteria and design elements to be incorporated. She stated that whether the item is continued or brought back with conditions, Staff will make sure whatever comes back incorporates what they are looking for.

Chair Kohli felt that, if they want to continue the item, then they should be specific about what they want, but if the list is too long, then should they deny the item.

Cm. Goel stated that he would vote for denial.

Cm. Bhuthimethee stated she would support a continuance with guidance. She stated that generally she would like to see more enhancements as stated in the specific plan and revisit the items they discussed to make it a better project.

Cm. Goel felt that the Applicant had indicated that the Planning Commission would need to give specific comments and be clear with what the issues are.

Cm. Bhuthimethee stated her issues:

1. The project requires overall enhancements, for example, the DCSP mentions brick or stone accents, industrial or modern style shades or awnings used to provide articulation, decorative railings.
2. In Neighborhood 5 there are some nice metal awnings but felt there could be more.
3. In Neighborhood 4 enhanced side elevations that are visible from the public view; concerned with large expanses of just blank wall and asked for further articulation and quoted the DCSP: *building projections are strongly encouraged to add depth to the building façade...* She felt that would be very effective in breaking up the large wall mass; adding more metal awnings and metal railings; she stated that some of the enhanced locations have none of these elements.
4. In Neighborhood 1 - some metal railings and awnings. She stated that there is only one metal awning in the entire façade of the high density building, and felt there should be more.
5. She felt that generally the color palette is attractive and suggested that cornices and railings could be introduced or some roof treatments expanded in some buildings.

Chair Kohli felt that Cm. Bhuthimethee's comments would give the Applicant guidance to understand the theme across the neighborhoods.

Cm. Bhuthimethee asked to enhance the culvert to make it more attractive.

Cm. Goel agreed and suggested some landscaping along the culvert.

Cm. Bhuthimethee agreed.

Cm. Goel felt that his issues are regarding the plainness of the sides and felt that Cm. Bhuthimethee captured a lot of it.

Cm. Goel stated his issues:

1. Page A3.14 - some type of enhancement to the rear and was concerned with ladders on the back of the buildings.
2. Page A4.03 - overall very plain with windows that can look into adjacent buildings, felt it is boring and that it should be enhanced.
3. Page A4.07 - the same side, different elevation, but exterior elevation should be enhanced.
4. Page A4.12 - the same side, different elevation, but exterior elevation should be enhanced.

5. Page A4.14 - the same side, different elevation, but exterior elevation should be enhanced.
6. Page A4.17 - the same side, different elevation, but exterior elevation should be enhanced
7. Page A4.19 - the same side, different elevation, but exterior elevation should be enhanced.
8. Page L5.3 - Better clarity for the 4ft ornamental fence.
9. Page L5.8 – He would like to enhance the channel and canal buffer zone to create a vegetation habitat and provide better water quality.
10. Page A5.5S – Likes the street scene of 3-story townhomes.
11. Page A5.03 - in the rear on Plan 4 and Plan 4X would like some enhancements.
12. Page A5.04 – could use some enhancements.
13. Page A5.12 – Did not like the colors on the front and left elevation. He would like it to “pop” similar to the A5.11.
14. Page A6.5S - Plan 3a - was unsure how it fit into other plans on the street scene since it is the only one with a flat top and also the one that has some nice curb appeal versus Plan 1B but may be an architectural design element.
15. Page A6.1.7 – add enhancements on both left and right side
16. Page A6.1.6 - add enhancements to rear and still reflects in all the other plans.
17. Page A6.2.6 - same on rear side – some plainness to some of the elements that does not capture the quality throughout; he would prefer some type of continuation that goes through.
18. Landscaping Master Plan – indicate how the Circulation Network on Page 15 will work, specifically the sidewalks for the phases being considered.

Cm. Goel stated that there are Conditions of Approval regarding the fencing to ensure that, if the project stalls, the children are safe. He stated that, when the Applicant brings the project back, he would like some information regarding the pedestrian bridge because that is a safety element, especially along Dublin Blvd. that will connect the project to the Transit Center.

Cm. Mittan agreed and felt there is a theme regarding side and rear elevations that there should be additional details and quality added to those elevations. He felt that these are structures that are not the typical single family home where individuals do not see the rear of the home; the rear of the home will be seen and should pop more. He stated that he had a negative reaction to the rear, side and front elevations in Phase 1B and felt that it needs to be reworked to look like a more quality development. He suggested building the same structure but adding more stonework and different coloring. He felt that it was not a quality project as submitted. He stated that he concurs with the previously stated issues.

Cm. Do stated that she does not like the flatness of the roofs in Neighborhood 2 and felt that anything that makes it less flat and plain looking would be great.

On a motion by Cm. Goel and seconded by Cm. Bhuthimethee, on a vote of 5-0, the Planning Commission unanimously voted to continue the item for three weeks (July 14, 2016 meeting) in

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order for the Applicant to incorporate the comments provided by the Planning Commission into their design.

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**6. UNFINISHED BUSINESS – NONE**

**7. NEW BUSINESS - NONE**

**8. OTHER BUSINESS** - Brief INFORMATION ONLY reports from the Planning Commission and/or Staff, including Committee Reports and Reports by the Planning Commission related to meetings attended at City Expense (AB 1234).

**9. ADJOURNMENT** – The meeting was adjourned at 10:02:32 PM

Respectfully submitted,

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Planning Commission Chair

ATTEST:

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Luke Sims, AICP  
Community Development Director

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**RESOLUTION NO. 16-xx**

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

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**ADOPTING A RESOLUTION APPROVING SITE DEVELOPMENT REVIEW FOR 453  
RESIDENTIAL UNITS IN SIX NEIGHBORHOODS WITHIN PHASES 1A AND 1B OF THE  
“BOULEVARD” (DUBLIN CROSSING) PROJECT AREA  
(APN 986-0001-001-20 AND A PORTION OF APN 986-0001-001-15)  
PLPA-2015-00062**

**WHEREAS**, Dublin Crossing LLC is requesting approval to construct six new neighborhoods in the Boulevard (Dublin Crossing Specific Plan) development area (“Project Site”), which includes the construction of 453 townhomes, condominiums, and detached small-lot single family homes, landscape improvements, and street improvements for Phase 1A and 1B (the first of five phases of development); and

**WHEREAS**, the Applicant is also requesting approval of Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within Phases 1A and 1B within the Boulevard (Dublin Crossing) project area, and approval of a new Landscape Master Plan for the overall Boulevard project area; and

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

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

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

**WHEREAS**, a Staff Report was submitted recommending that the Planning Commission approve Site Development Review for Phases 1A and 1B of the Boulevard (Dublin Crossing) project; and

**WHEREAS**, the Planning Commission did hold public hearings on said application on May 24, 2016 and June 14, 2016 for this project, at which time all interested parties had the opportunity to be heard; and

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

**WHEREAS**, a Staff Report was submitted recommending that the Planning Commission approve Site Development Review for Phases 1A and 1B of the Boulevard (Dublin Crossing) project; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Dublin hereby makes the following findings and determinations regarding the proposed Site Development Review for Phases 1A and 1B of the Boulevard (Dublin Crossing) project:

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

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

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Dublin hereby approves the Site Development Review for Phases 1A and 1B of the Boulevard (Dublin Crossing) project based on findings that the proposed project is consistent with the General Plan, the Dublin Crossing Specific Plan, and the Dublin Crossing Zoning District, subject to the conditions included below.

**CONDITIONS OF APPROVAL:**

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

#	CONDITION TEXT	RESPON. AGENCY	WHEN REQ'D Prior to:
<b>PLANNING CONDITIONS</b>			
1.	<p><b>Approval.</b> This Site Development Review approval is for Phase 1A and 1B (Neighborhoods 1-6) of Boulevard (Dublin Crossing) This approval shall be as generally depicted and indicated on the:</p> <ol style="list-style-type: none"> <li>1. Updated Sheets and Addendum prepared by William Hezmalhalch Architects, KTGY Architecture + Planning, RJA Engineers, Gates + Associates, Brookfield Residential, and CalAtlantic Homes (attached to this Resolution as <u>Exhibit A</u>) – dated received June 8, 2016</li> <li>2. Original Project Plans prepared by William Hezmalhalch Architects, KTGY Architecture + Planning, RJA Engineers, Gates + Associates, Brookfield Residential, and CalAtlantic Homes (attached to this Resolution as <u>Exhibit B</u>) – dated received May 17, 2016, and</li> <li>3. Color and material boards prepared by William Hezmalhalch Architects and KTGY Architecture + Planning and AT Design.</li> </ol> <p>The plans are on file in the Community Development Department. The approval is as further specified as the following Conditions of Approval for this project.</p>	PL	Ongoing
2.	<b>Effective Date.</b> This SDR approval becomes effective 10 days after action by the Planning Commission unless otherwise appealed to the City Council.	PL	Ongoing
3.	<b>Permit Expiration.</b> Construction or use shall commence within one (1) year of Permit approval or the Site Development Review shall lapse and become null and void. If there is a dispute as to whether the Permit has expired, the City may hold a noticed public hearing to determine the matter. Such a determination may be processed concurrently with revocation proceedings in appropriate circumstances. If a Permit expires, a new application must be made and processed according to the requirements of this Ordinance.	PL	One Year After Effective Date
4.	<b>Time Extension.</b> The original approving decision-maker may, upon the Applicant's written request for an extension of approval prior to expiration, upon the determination that all Conditions of Approval remain adequate and all applicable findings of approval will continue to be met, grant an extension of the approval for a period not to exceed six (6) months. All time extension requests shall be noticed and a public hearing shall be held before the original hearing body.	PL	Prior to Expiration Date
5.	<b>Compliance.</b> The Applicant/Property Owner shall operate this use in compliance with the Conditions of Approval of this Site Development Review Permit, the approved plans and the regulations established in the Zoning Ordinance. Any violation of the terms or conditions specified may be subject to enforcement action.	PL	On-going
6.	<b>Revocation of Permit.</b> The Site Development Review approval shall be revocable for cause in accordance with Section 8.96.020.1 of the Dublin Zoning Ordinance. Any violation of the terms or conditions of this permit shall be subject to citation.	PL	On-going
7.	<b>Requirements and Standard Conditions.</b> The Applicant/ Developer shall comply with applicable City of Dublin Fire Prevention Bureau, Dublin Public Works Department, Dublin Building Department, Dublin Police Services, Alameda County Flood Control District Zone 7, Livermore Amador Valley Transit Authority, Alameda County Public and Environmental Health, Dublin San Ramon Services District and the California Department of Health Services requirements and standard conditions. Prior to issuance of building permits or the installation of any improvements related to this project, the Developer shall supply written statements from each such agency or department to the Planning Department, indicating that all applicable conditions required have been or will be met.	Various	Building Permit Issuance
8.	<b>Required Permits.</b> Developer shall obtain all permits required by other agencies including, but not limited to Alameda County Flood Control and Water Conservation District Zone 7, California Department of Fish and Game, Army Corps of Engineers, Regional Water Quality Control Board, Caltrans and provide copies of the permits to the Public Works Department.	PW	Building Permit Issuance

9.	<b>Fees.</b> Applicant/Developer shall pay all applicable fees in effect at the time of building permit issuance, including, but not limited to, Planning fees, Building fees, Traffic Impact Fees, TVTC fees, Dublin San Ramon Services District fees, Public Facilities fees, Dublin Unified School District School Impact fees, Fire Facilities Impact fees, Alameda County Flood and Water Conservation District (Zone 7) Drainage and Water Connection fees; or any other fee that may be adopted and applicable. Approved Development Agreement supersedes where applicable.	Various	Building Permit Issuance
10.	<b>Indemnification.</b> The Developer shall defend, indemnify, and hold harmless the City of Dublin and its agents, officers, and employees from any claim, action, or proceeding against the City of Dublin or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Dublin or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director, Zoning Administrator, or any other department, committee, or agency of the City to the extent such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however, that the Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Developer of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceedings.	ADM	On-going
11.	<b>Clarification of Conditions.</b> In the event that there needs to be clarification to the Conditions of Approval, the Director of Community Development and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Community Development and the City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.	PW	On-going
12.	<b>Modifications.</b> Modifications or changes to this Site Development Review approval may be considered by the Community Development Director if the modifications or changes proposed comply with Section 8.104.100 of the Zoning Ordinance and with the Dublin Crossing Specific Plan.	PL	On-going
13.	<b>Mailboxes.</b> Location subject to USPS review and approval.	PL	Approval of Improvement Plans
14.	<b>On-street parking spaces (public and private streets): Counted for guest parking.</b> Parking spaces on both the public and private streets throughout the project area have been counted to satisfy the guest parking requirement for each neighborhood. However, none of the parking spaces on public streets shall be assigned or reserved for use by residents or guests only. These spaces will remain open to public use and will have no restrictions other than the time limits imposed by Condition 15. None of the parking spaces on private streets shall be assigned or reserved to a specific unit or person and shall be open to use by any guest to the project area.	PL, PW	Ongoing
15.	<b>On-street parking spaces (public streets): Time-limited.</b> To ensure that parking on public streets within the project area is not utilized by BART patrons, the Applicant shall ensure that all on-street parking on public streets within Phase 1A is signed as time-limited during commute hours. The Applicant shall provide a mechanism for enforcement, execute an agreement with the City, and provide a funding source for the parking enforcement to the satisfaction of the City Engineer.	PL, PW	Occupancy of first unit
16.	<b>Public Art.</b> The Applicant/Developer is intending to acquire and install public art on the project site in accordance with Chapter 8.58 of the Dublin Municipal Code. The value of the public art project is required to equal or exceed 0.5% of the building valuation (exclusive of land) for the entire project. The Building Official will determine the building valuation at the time of Master Plan Check submittal for each neighborhood. The Developer shall prepare a Public Art Master Plan for the entire Boulevard project area, which shall be reviewed and approved prior to occupancy of the first unit constructed under this SDR approval. An agreement that sets forth the manner in which public art shall be installed throughout the Boulevard project area shall be executed within this same timeframe and shall include the Public Art Master Plan. This agreement	PL	Prior to occupancy of the first unit

	shall also set forth the ownership, maintenance responsibilities, and insurance coverage for all public art within entire the Boulevard project area. All public art installations are subject to approval of the City Council upon recommendation by the Heritage and Cultural Arts Commission.		
17.	<b>Noise Attenuation.</b> The Applicant/Developer is required to conduct a site-specific noise study to determine if the exterior noise environment for the buildings adjacent to Dublin Boulevard is in excess of 60 dBA. If it is, the study shall include measures to be incorporated into the building construction to ensure that the interior noise environment is at or below 45dBA in any habitable room.	PL	Issuance of building permit
18.	<b>Satellite Dishes:</b> The Applicant/Developer's Architect shall prepare a plan for review and approval by the Director of Community Development and the Building Official that provides a consistent and unobtrusive location for the placement of individual satellite dishes. Individual conduit will be run on the interior of the unit to the satellite location on the exterior of the home to limit the amount of exposed cable required to activate any satellite dish. The plan shall show a common and consistent location for satellite dish placement to eliminate the over proliferation, haphazard and irregular placement.	PL	Issuance of building permit
<b>BUILDING CONDITIONS</b>			
19.	<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
20.	<b>Phased Occupancy Plan.</b> If building occupancy is requested to occur in phases, then all physical improvements serving that building shall be required to be completed prior to occupancy except for items specifically excluded in an approved Phased Occupancy Plan, or minor handwork items, approved by the Department of Community Development. The Phased Occupancy Plan shall be submitted to the Directors of Community Development and Public Works for review and approval a minimum of 45 days prior to the request for occupancy of any building covered by said Phased Occupancy Plan. Any phasing shall provide for adequate vehicular access to all parcels in each phase, and shall substantially conform to the intent and purpose of the subdivision approval. No individual building shall be occupied until the improvements intended to serve the building are finished, safe, accessible, and provided with all reasonable expected services and amenities, and separated from remaining additional construction activity. Subject to approval of the Director of Community Development, the completion of landscaping may be deferred due to inclement weather with the posting of a bond for the value of the deferred landscaping and associated improvements.	B	Occupancy of any affected building
21.	<b>Building Permits.</b> To apply for building permits, Applicant/Developer shall submit five (5) sets of construction plans to the Building & Safety Division for plan check. Each set of plans shall have attached an annotated copy of these Conditions of Approval. The notations shall clearly indicate how all Conditions of Approval will or have been complied with. Construction plans will not be accepted without the annotated resolutions attached to each set of plans. Applicant/Developer will be responsible for obtaining the approvals of all participation non-City agencies prior to the issuance of building permits.	B	Issuance of Building Permits
22.	<b>Construction Drawings.</b> Construction plans shall be fully dimensioned (including building elevations) accurately drawn (depicting all existing and proposed conditions on site), and prepared and signed by a California licensed Architect or Engineer. All structural calculations shall be prepared and signed by a California licensed Architect or Engineer. The site plan, landscape plan and details shall be consistent with each other.	B	Issuance of building permits
23.	<b>Separate Permits.</b> Site accessory structures (entry portals, trellises, sound walls, etc.) will require a separate building permit. Please indicate this on the cover sheet of plans.	B	Issuance of building permits
24.	<b>Air Conditioning Units.</b> Units shall be permanently installed on concrete pads or other non-movable materials approved by the Chief Building Official and Director of Community Development. Air conditioning units shall be located such that each dwelling unit has one side yard with an unobstructed width of not less than 36 inches and the units shall be screened with aesthetically-complementary materials. Air conditioning units shall be located in accordance with approved plot plans.	B	Occupancy of Unit

25.	<b>Temporary Fencing.</b> Temporary Construction fencing shall be installed along the perimeter of all work under construction.	B	Through Completion
26.	<p><b>Addressing</b></p> <ul style="list-style-type: none"> <li>a) Provide a site plan with the City of Dublin's address grid overlaid on the plans (1 to 30 scale). Highlight all exterior door openings on plans (front, rear, garage, etc.). The site plan shall include a single large format page showing the entire project and individual sheets for each neighborhood. Three copies on full size sheets and five copies reduced sheets.</li> <li>b) Provide plan for display of addresses. The Chief Building Official shall approve plan prior to issuance of the first building permit. (Prior to permitting)</li> <li>c) Addresses will be required on the front of the dwellings. Addresses are also required above the garage door opening if the opening is not on the same side of the dwelling as the front door.</li> <li>d) Townhomes / Condos are required to have address ranges posted on street side of the buildings.</li> <li>e) Address signage shall be provided as per the Dublin Residential Security Code.</li> <li>f) Exterior address numbers shall be backlit and be posted in such a way that they may be seen from the street.</li> <li>g) Driveways servicing more than one (1) individual dwelling unit shall have a minimum of 4 inch high identification numbers, noting the range of unit numbers placed at the entrance to each driveway at a height between 36 and 42 inches above grade. The light source shall be provided with an uninterrupted AC power source or controlled only by photoelectric device.</li> </ul>	B	<ul style="list-style-type: none"> <li>a. Prior to release of addresses</li> <li>b. Prior to permitting</li> <li>c. Prior to permitting</li> <li>d. Occupancy of any Unit</li> <li>e. Occupancy of any Unit</li> <li>f. Prior to permit issuance, and through completion</li> <li>g. Prior to permit issuance, and through completion</li> </ul>
27.	<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 prior to scheduling the final frame inspection.	B	Scheduling the final frame inspection
28.	<b>Architect Observation.</b> For Neighborhood 3, the multi-family buildings shall require the architect-of-record to review and find in compliance the buildings' fire-resistivity elements (e.g., for area wall locations, member penetrations, fire protection, etc.) for the two distinct construction types, V-A and V-B. A <u>written report</u> shall be submitted to the City Inspector prior to the final inspection.	B	Through Completion
29.	<b>Foundation.</b> Geotechnical Engineer for the soils report shall review and approve the foundation design. A letter shall be submitted to the Building Division on the approval.	B	Permit issuance
30.	<p><b>Green Building</b></p> <ul style="list-style-type: none"> <li>a. Green Building measures as detailed in the SDR package may be adjusted prior to master plan check application submittal with prior approval from the City's Green Building Official provided the design of the project complies with the City of Dublin's Green Building Ordinance and State Law as applicable. In addition, all changes shall be reflected in the Master Plans. (Through Completion)</li> <li>b. The Green Building checklist shall be included in the master plans. The checklist shall detail what Green Points are being obtained and where the information is found within the master plans. (Prior to first permit).</li> <li>c. Prior to each unit final, the project shall submit a completed checklist with appropriate verification that all Green Points required by 7.94 of the Dublin Municipal Code have been incorporated. (Through Completion)</li> <li>d. Homeowner Manual – if Applicant takes advantage of this point the Manual shall be submitted to the Green Building Official for review or a third party reviewer with the results submitted to the City. (Project)</li> <li>e. Landscape plans shall be submitted to the Green Building Official for review. (Prior to approval of the landscape plans by the City of Dublin)</li> <li>f. Developer may choose self-certification or certification by a third party as permitted by the Dublin Municipal Code. Applicant shall inform the Green Building Official of method of certification prior to release of the first permit in each subdivision / neighborhood.</li> </ul>	B	<ul style="list-style-type: none"> <li>a. Through Completion</li> <li>b. Prior to first permit</li> <li>c. Through Completion</li> <li>d. Project</li> <li>e. Prior to approval of the landscape plans by the City of Dublin</li> <li>f. Prior to approval of the landscape plans by the City of Dublin</li> </ul>
31.	<b>Cool Roofs.</b> Flat roof areas shall have their roofing material coated with light colored gravel or painted with light colored or reflective material designed for	B	Through Completion

	Cool Roofs.		
32.	<b>Electric Vehicle Charging Stations.</b> Show the location of Electric Vehicle Charging Stations mandated for new residential construction (multifamily dwellings) effective July 1, 2015. Include the number and location of EV charging stations on plans.	B	Through Completion
33.	<b>Solar Zone – CA Energy Code.</b> Show the location of the Solar Zone on the site plan. Detail the orientation of the Solar Zone. This information shall be shown in the master plan check on the overall site plan, the individual roof plans and the plot plans. This condition of approval will be waived if the project meets the exceptions provided in the CA Energy Code.	B	Through Completion
34.	<b>Accessible Parking.</b> The required number of parking stalls, the design and location of the accessible parking stalls shall be as required by the CA Building Code.	B	Through Completion
35.	<b>Options.</b> Selected options that affect the square footage of the dwellings shall be listed on the building permit application. Selected options that affect the footprint of the dwelling shall be shown on the plot plan.	B	Through Completion
36.	<b>Accessible units under CBC 11A.</b> For multi-family product types, a minimum of 10% of the units shall meet the requirements of chapter 11A of the CBC. The ten percent (10%) accessible units shall be constructed concurrently with the project. Certificate of Occupancies may be withheld by the Chief Building Official's determination at any time that the 10% requirements are not being met.	B	Through Completion
37.	<b>Mailbox Lighting.</b> Mailboxes shall be provided with lighting meeting the requirements of the City's Residential building security requirements.	B	Through Completion
38.	<b>Copies of Approved Plans.</b> Applicant shall provide City with two (2) reduced (1/2 size) copies of the City of Dublin Building Plans stamped "approved".	B	30 days after permit and each revision issuance
39.	<b>Electronic File:</b> The applicant/developer shall submit all building drawings and specifications for this project in an electronic format to the satisfaction of the Chief Building Official prior to the issuance of building permits. Additionally, all revisions made to the building plans during the project shall be incorporated into an "As Built" electronic file and submitted prior to the issuance of the final occupancy.	B	Issuance of the final occupancy
<b>PLANNING - LANDSCAPE</b>			
40.	<b>Private Pocket Parks.</b> Several neighborhoods include a private pocket park that provides additional open space and recreational amenities for the neighborhood. Design details for each pocket park shall be reviewed and approved through the neighborhood landscape plans and site improvement plans.	P	Issuance of building permits for each neighborhood
41.	<b>Final landscape and irrigation system plans.</b> All landscape submittals shall insure: <ol style="list-style-type: none"> <li>That plant material utilized will be capable of healthy growth within the given range of soil and climate.</li> <li>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.</li> <li>All ground cover shall be a minimum of 1 gallon, shrubs shall be a mix of 1 and 5 gallon (at least 50% 5 gallon), and trees shall be a mix of 15 gallon and 24" box size. 36" box trees (or larger) shall be installed at key locations throughout each neighborhood. Public street trees shall be 24" box.</li> <li>That a plan for an automatic irrigation system be provided which assures that all plants get adequate water.</li> <li>That concrete curbing is to be used at the edges of all planters and paving surfaces unless otherwise designed.</li> <li>That all cut and fill slopes conform to the master vesting tentative map and conditions detailed in the Site Development Review packet.</li> <li>That all cut and fill slopes graded and not constructed by September 1, of any given year, are hydroseeded with perennial or native grasses and flowers, and that stockpiles of loose soil existing on that date are hydroseeded in a similar manner.</li> </ol>	P	Issuance of building permit

	<p>h. Cut and/or fill slopes exceeding a 3:1 grade shall be stabilized with jute netting or approved equal to control erosion. Trees planted on slopes that exceed a 3:1 grade shall be installed with approved rock slope protection above and below the tree pit to catch grade.</p> <p>i. That the area under the drip line of all existing oaks, walnuts, etc., which are to be saved are fenced during construction and grading operations and no activity is permitted under them that will cause soil compaction or damage to the tree, if applicable.</p> <p>j. That a warranty from the owners or contractors shall be required to warranty all shrubs and ground cover, all trees, and the irrigation system for one year.</p> <p>A permanent maintenance agreement on all landscaping will be required from the owner insuring regular irrigation, fertilization and weed abatement, if applicable.</p>		
42.	<b>Water Efficient Landscaping Regulations.</b> The Applicant shall meet all requirements of the City of Dublin's Water-Efficient Landscaping Regulations, Section 8.88 of the Dublin Municipal Code.	P	Issuance of the building permit
43.	<b>Open Space Areas.</b> Private open space areas shall be planted and irrigated to create landscape that is attractive, conserves water, and requires minimal maintenance.	P	Issuance of the building permit
44.	<b>Stub street landscaping.</b> Many private streets/courts in this SDR approval are stub streets that provide access to a few units and whose terminus abuts a public right of way. The depth of the landscape areas at the terminus shall be no narrower than 3 feet of planting area. Design landscaping at the terminus of these private streets/courts shall include trees and shrubs (as well as groundcover) that will grow to a height and width to provide a visual screen and adequate buffer to the private streets and parking areas.	P	Issuance of building permits for each neighborhood
45.	<p><b>Interim condition landscaping.</b> The following streets are being designed with interim conditions that will change once future phases are built:</p> <p>a. El Dorado Lane through Neighborhood 2;</p> <p>b. Street "A" within Neighborhood 3;</p> <p>c. Columbus Street/El Dorado Lane near Neighborhoods 3/4;</p> <p>d. Streets "L", "N", and "P" and Court "B" within Neighborhood 4;</p> <p>e. Horizon Parkway near Neighborhoods 5/6; and</p> <p>f. Street "B" within Neighborhoods 5/6.</p> <p>All streets with interim conditions shall install interim hardscape and landscape at their edge and/or terminus that has an appearance of intention and permanence. The interim improvements, while provisional in nature, may be in place for some time and should not appear obviously temporary.</p>	P	Issuance of Sitework Permits or approval of Final Landscape Plans, whichever comes first
46.	<p><b>Plant Clearances.</b> All trees planted shall meet the following clearances:</p> <p>a. 6' from the face of building walls or roof eaves</p> <p>b. 7' from fire hydrants, storm drains, sanitary sewers and/or gas lines</p> <p>c. 5' from top of wing of driveways, mailboxes, water, telephone and/or electrical mains</p> <p>d. 15' from stop signs, street or curb sign returns</p> <p>e. 20' from either side of a streetlight</p> <p>f. Plant clearances may be modified with approval from the Community Development Director on a case by case basis.</p>	P	Approval of Final Landscape Plans
47.	<b>Irrigation System Warranty.</b> The applicant shall warranty the irrigation system and planting for a period of one year from the date of installation. The applicant shall submit for the Dublin Community Development Department approval a landscape maintenance plan for the Common Area landscape including a reasonable estimate of expenses for the first five years	P	Final sign-off on Sitework Permit
48.	<b>Walls, Fences and Mailboxes.</b> Walls and fences installed within the neighborhoods shall be in accordance with this SDR approval. Final details of the walls and fences shall be reviewed and approved by Planning through neighborhood-specific Improvement Plans and/or Master Building Plan checks. Mailbox locations shall be integrated within the landscape and shall comply with USPS requirements.	P	Issuance of Sitework Permits or approval of Final Landscape Plans, whichever comes first

49.	<b>Sustainable Landscape Practices.</b> The landscape design shall demonstrate compliance with sustainable landscape practices as detailed in the <i>Bay-Friendly Landscape Guidelines</i> by earning a minimum of 60 points or more on the Bay-Friendly scorecard, meeting 9 of the 9 required practices and specifying that 75% of the non-turf planting only requires occasional, little or no shearing or summer water once established. Final selection and placement of trees, shrubs and ground cover plants shall ensure compliance with this requirement. Herbaceous plants shall be used along walks to reduce maintenance and the visibility of the sheared branches of woody ground cover plants. Planters for medium sized trees shall be a minimum of six feet wide. Small trees or shrubs shall be selected for planting areas less than six feet wide.	P	Approval of Final Landscape Plans
50.	<b>Copies of Approved Plans.</b> The Applicant shall provide the City with one full size copy, one reduced (1/2 sized) copy and one electronic copy of the approved landscape plans prior to construction.	P	Issuance of any building permit
51.	<b>Plan Coordination.</b> Civil Improvement Plans, Joint Trench Plans, Street Lighting Plans and Landscape Improvement Plans shall be submitted on the same size sheet and plotted at the same drawing scale for consistency, improved legibility and interdisciplinary coordination.	P	Approval of Final Landscape Plans
52.	<b>Utility Placement and Coordination:</b> Utilities shall be coordinated with proposed tree locations to eliminate conflicts between trees and utilities. Submit typical utility plans for each house type to serve as a guide during the preparation of final grading, planting and utility plans. Utilities may have to be relocated in order to provide the required separation between the trees and utilities. The applicant shall submit a final tree/utility coordination plan as part of the construction document review process to demonstrate that this condition has been satisfied.	P	Approval of Final Landscape Plans
<b>FIRE PREVENTION</b>			
53.	Fire apparatus roadways shall have a minimum unobstructed width of 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Roadways under 36 feet wide shall be posted with signs or shall have red curbs painted with labels on one side; roadways under 28 feet wide shall be posted with signs or shall have red curbs painted with labels on both sides of the street as follows: "NO STOPPING FIRE LANE - CVC 22500.1". Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater or as approved by Fire Department. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.	F	Approval of Improvement Plans
54.	<b>New Fire Sprinkler System &amp; Monitoring Requirements.</b> In accordance with The Dublin Fire Code, fire sprinklers shall be installed in the building. The system shall be in accordance with the NFPA 13, the CA Fire Code and CA Building Code. Plans and specifications showing detailed mechanical design, cut sheets, listing sheets and hydraulic calculations shall be submitted to the Fire Department for approval and permit prior to installation. This may be a deferred submittal	F	Permit issuance
55.	<b>FIRE SPRINKLER MONITORING SYSTEM (NOT FIRE ALARM SYSTEM).</b> Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station. <u>One EXTERIOR approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system.</u> Such sprinkler water-flow devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. <u>Visible alarm notification appliances shall not be required except when required by California Fire Code section 907.</u>	F	Permit issuance
56.	<b>FD Building Key Box.</b> Building Access. A Fire Department Key Box shall be installed at the main entrance to the Building. Note these locations on the	F	Occupancy of any building

	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.		
57.	<b>Gate Approvals.</b> Fencing and gates that cross pedestrian access and exit paths as well as vehicle entrance and exit roads need to be approved for fire department access and egress as well as exiting provisions where such is applicable. Plans need to be submitted that clearly show the fencing and gates and details of such. This should be clearly incorporated as part of the site plan with details provided as necessary.	F	Details to be shown on building and/or sitework permit; installation to be complete prior to occupancy of any building
58.	<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.  Building Address. The building shall be provided with all addresses or the assigned address range so as to be clearly visible from either direction of travel on the street the address references. The address characters shall not be less than 5 inches in height by 1-inch stroke. Larger sizes may be necessary depending on the setbacks and visibility.  Multi-Tenants. Where a building has multiple tenants, address shall also be provided near the main entrance door of each tenant space. The address shall be high enough on the building to be clearly visible from the driveway, street or parking area it faces even when vehicles are parked in front of the tenant space. The address shall not be less than 5-inches in height with a ½-inch stroke.	F	Occupancy of any building
59.	<b>FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION</b> <ol style="list-style-type: none"> <li>1. 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.</li> <li>2. 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.</li> <li>3. Combustible debris, rubbish and waste material shall be removed from buildings at the end of each shift of work.</li> </ol> Flammable and combustible liquid storage areas shall be maintained clear of combustible vegetation and waste materials.	F	Ongoing during construction and demolition
<b>DUBLIN SAN RAMON SERVICES DISTRICT</b>			
60.	Complete improvement plans shall be submitted to DSRSD that conform to the requirements of the Dublin San Ramon Services District Code, the DSRSD "Standard Procedures, Specifications and Drawings for Design and Installation of Water and Wastewater Facilities", all applicable DSRSD Master Plans and all DSRSD policies.	DSRSD	Issuance of any building permit
61.	All mains shall be sized to provide sufficient capacity to accommodate future flow demands in addition to each development project's demand. Layout and sizing of mains shall be in conformance with DSRSD utility master planning.	DSRSD	Issuance of any building permit
62.	Sewers shall be designed to operate by gravity flow to DSRSD's existing sanitary sewer system. Pumping of sewage is discouraged and may only be allowed under extreme circumstances following a case by case review with DSRSD staff. Any pumping station will require specific review and approval by DSRSD of preliminary design reports, design criteria, and final plans and specifications. The DSRSD reserves the right to require payment of present worth 20 year maintenance costs as well as other conditions within a separate agreement with the applicant for any project that requires a pumping station.	DSRSD	Issuance of any building permit
63.	Domestic and fire protection waterline systems for Tracts or Commercial Developments shall be designed to be looped or interconnected to avoid dead end sections in accordance with requirements of the DSRSD Standard Specifications and sound engineering practice.	DSRSD	Issuance of any building permit
64.	DSRSD policy requires public water and sewer lines to be located in public	DSRSD	Issuance of any

	streets rather than in off-street locations to the fullest extent possible. If unavoidable, then public sewer or water easements must be established over the alignment of each public sewer or water line in an off-street or private street location to provide access for future maintenance and/or replacement.		building permit
65.	Prior to approval by the City of a grading permit or a site development permit, the locations and widths of all proposed easement dedications for water and sewer lines shall be submitted to and approved by DSRSD.	DSRSD	Issuance of any grading permit or a site development permit
66.	Prior to issuance by the City of any Building Permit or Construction Permit by the Dublin San Ramon Services District, whichever comes first, all utility connection fees including DSRSD and Zone 7, plan checking fees, inspection fees, connection fees, and fees associated with a wastewater discharge permit shall be paid to DSRSD in accordance with the rates and schedules established in the DSRSD Code.	DSRSD	Issuance of any building permit
67.	Prior to issuance by the City of any Building Permit or Construction Permit by the Dublin San Ramon Services District, whichever comes first, all improvement plans for DSRSD facilities shall be signed by the District Engineer. Each drawing of improvement plans shall contain a signature block for the District Engineer indicating approval of the sanitary sewer or water facilities shown. Prior to approval by the District Engineer, the applicant shall pay all required DSRSD fees, and provide an engineer's estimate of construction costs for the sewer and water systems, a performance bond, a one-year maintenance bond, and a comprehensive general liability insurance policy in the amounts and forms that are acceptable to DSRSD. The applicant shall allow at least 15 working days for final improvement drawing review by DSRSD before signature by the District Engineer.	DSRSD	Issuance of any building permit
68.	No sewer line or waterline construction shall be permitted unless the proper utility construction permit has been issued by DSRSD. A construction permit will only be issued after all of the items in Condition No. 66 have been satisfied.	DSRSD	Issuance of any building permit
69.	The applicant shall hold DSRSD, its Board of Directors, commissions, employees, and agents of DSRSD harmless and indemnify and defend the same from any litigation, claims, or fines resulting from the construction and completion of the project.	DSRSD	Ongoing
70.	Improvement plans shall include recycled water improvements as required by DSRSD. Services for landscape irrigation shall connect to recycled water mains. Applicant must obtain a copy of the DSRSD Recycled Water Use Guidelines and conform to the requirements therein.	DSRSD	Issuance of any building permit
71.	Above-ground backflow prevention devices/double detector check valves shall be installed on fire protection systems connected to the DSRSD water main. The Applicant shall collaborate with the Fire Department and DSRSD to size and configure the fire system. The Applicant shall minimize the number of backflow prevention devices/double-detector check valve through strategic placement and landscaping.	DSRSD	Issuance of any building permit and ongoing
72.	Development plans will not be approved until landscape plans are submitted for DSRSD review and approval.	DSRSD	Approval of Final Landscape Plans
73.	Grading for construction shall be done with recycled water.	DSRSD	Ongoing
74.	Temporary potable irrigation meters in areas with recycled water service shall only be allowed for cross-connection and coverage testing for a maximum of 14 days.	DSRSD	Ongoing
75.	Applicant is required to re-examine the layout of the DSRSD water, recycled water, and sanitary sewer lines shown in the preliminary layouts for the motorcourt neighborhoods (N1 and N3). The current alignment is crowded and chaotic. The Applicant shall follow DSRSD Standard Specifications for the layout and spacing of the lines inside the courts.	DSRSD	Ongoing
76.	Applicant shall follow DSRSD Standard Specifications in locating water meters and adequate overhead clearance shall be maintained. Some of the product types shown in this SDR do not appear to maintain adequate clearance and this shall be reassessed.	DSRSD	Issuance of building permits or plot plans

**PASSED, APPROVED AND ADOPTED** this 14<sup>th</sup> day of June 2016 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Planning Commission Chair

**ATTEST:**

---

Assistant Community Development Director

G:\IPA\2015\PLPA-2015-00062 *Boulevard Phase 1A-1B SDR-VMNPC Reso SDR Phase 1A-1B.docx*

# BOULEVARD

phase 1

Dublin, California

Site Development Review  
UPDATED SHEETS & ADDENDUM  
JUNE 14, 2016



**Brookfield**  
**Residential**

CALATLANTIC  
HOMES<sup>SM</sup>



RECEIVED

JUN 09 2016

DUBLIN PLANNING

EXHIBIT A TO  
ATTACHMENT 3

# Site Development Review - ADDENDUM

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T1    SPECIFIC PLAN – CONTEMPORARY PAGES  
T2    SPECIFIC PLAN – CONTEMPORARY PAGES

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L0.7    INTERIM FENCING SECTIONS – 1A  
L0.8    INTERIM FENCING SECTIONS -1A

### **NEIGHBORHOOD 1&2**

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### **NEIGHBORHOOD 3&4**

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#### *ARCHITECTURE*

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A6.3.6    PLAN 3A ELEVATIONS  
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### ADDENDUM

A1.18    BUILDING PLAN – MOTOCOURT GARAGES  
A4.29    NEIGH 4 - ENHANCED ELEVATION  
A4.30    NEIGH 4 - ENHANCED ELEVATION  
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L6.3    NEIGHBORHOOD 5&6 FENCING ENLARGEMENT

### 3.3. Residential Architectural Styles

Residential architecture within Dublin Crossing is intended to include a variety of complementary architectural styles selected from the following palette:

- Contemporary
- Craftsman
- European Cottage
- Mediterranean
- Monterey
- Spanish Eclectic
- Tuscan
- Other styles that may be deemed appropriate for the community

On the following pages, each architectural style is defined by elements that are typical characteristics of that style. Suggested elements are those that help to further define the character of each style and are meant as elective by a homebuilder. These added suggested elements are encouraged only. These style elements apply only to front and publicly visible side and rear elevations. The photographs are intended to illustrate some of the typical characteristics of each style and are not intended as inflexible requirement or standards.

#### 3.3.1. Contemporary

Influenced by the modern movement of the 1950s to 1970s, the Contemporary style is characterized by clean, simple lines and box-like massing. Contemporary roof forms typically consist of parapets or shallow pitched roof forms. This style lends itself well to multi-family and mixed-use buildings.

Exterior finishes for contemporary buildings are predominantly stucco with brick or stone accents or color blocking applied to help define massing and variation of wall planes. Windows are rectangular in shape and simple in design. Widows are often grouped or divided to enhance vertical or horizontal massing. Industrial or modern style shades or awnings are often added to provide articulation. Decorative detailing is minimal to maintain a sleek modern appearance and rustic elements are avoided.

Refer to Table 3-1: Contemporary Style Criteria.



**Brookfield**  
Residential  
A  
**CALATLANTIC**  
HOMES™

RJA  
RUGGERI-JENSEN AZAR

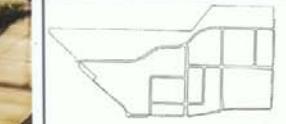
GATES  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

ktgy  
Architectural Planning

WILLIAM HEDDALHACH  
ARCHITECTURE INC.

BOULEVARD phase I —

Dublin, California



OVERALL



Table 3-1: Contemporary Style Criteria

Challenges	Design Elements to be Incorporated	Challenges	Design Elements to be Incorporated
Walls	<ul style="list-style-type: none"> <li>▪ Projects of shallow-pitched roof</li> <li>▪ No exposed rafter or shingles</li> <li>▪ Light to maintain stucco finish</li> <li>▪ Stone veneer siding on portions of the front elevation when appropriate</li> <li>▪ Courtyard wall</li> <li>▪ Recycled/thermo shaped windows</li> <li>▪ No window mullions</li> <li>▪ Modern shade devices</li> </ul>	Gutters	<ul style="list-style-type: none"> <li>▪ Contemporary doors and surrounds for entry, gildeway and hardware</li> <li>▪ Substantial gathering and storage</li> <li>▪ Built-in-style details should be avoided</li> </ul>
Roof	<ul style="list-style-type: none"> <li>▪ Projects of shallow-pitched roof</li> <li>▪ No exposed rafter or shingles</li> <li>▪ Light to maintain stucco finish</li> <li>▪ Stone veneer siding on portions of the front elevation when appropriate</li> <li>▪ Courtyard wall</li> <li>▪ Recycled/thermo shaped windows</li> <li>▪ No window mullions</li> <li>▪ Modern shade devices</li> </ul>	Windows	<ul style="list-style-type: none"> <li>▪ Contemporary doors and surrounds for entry, gildeway and hardware</li> <li>▪ Substantial gathering and storage</li> <li>▪ Built-in-style details should be avoided</li> </ul>
Gutters		Walls	

**Brookfield**  
Residential  
CALATLANTIC  
HOMES™

RJA  
RUGGERI JENSEN AZAR

GATES  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

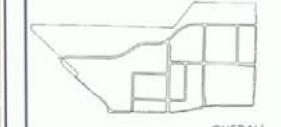
ktgy

WILLIAM HETZELER INC.

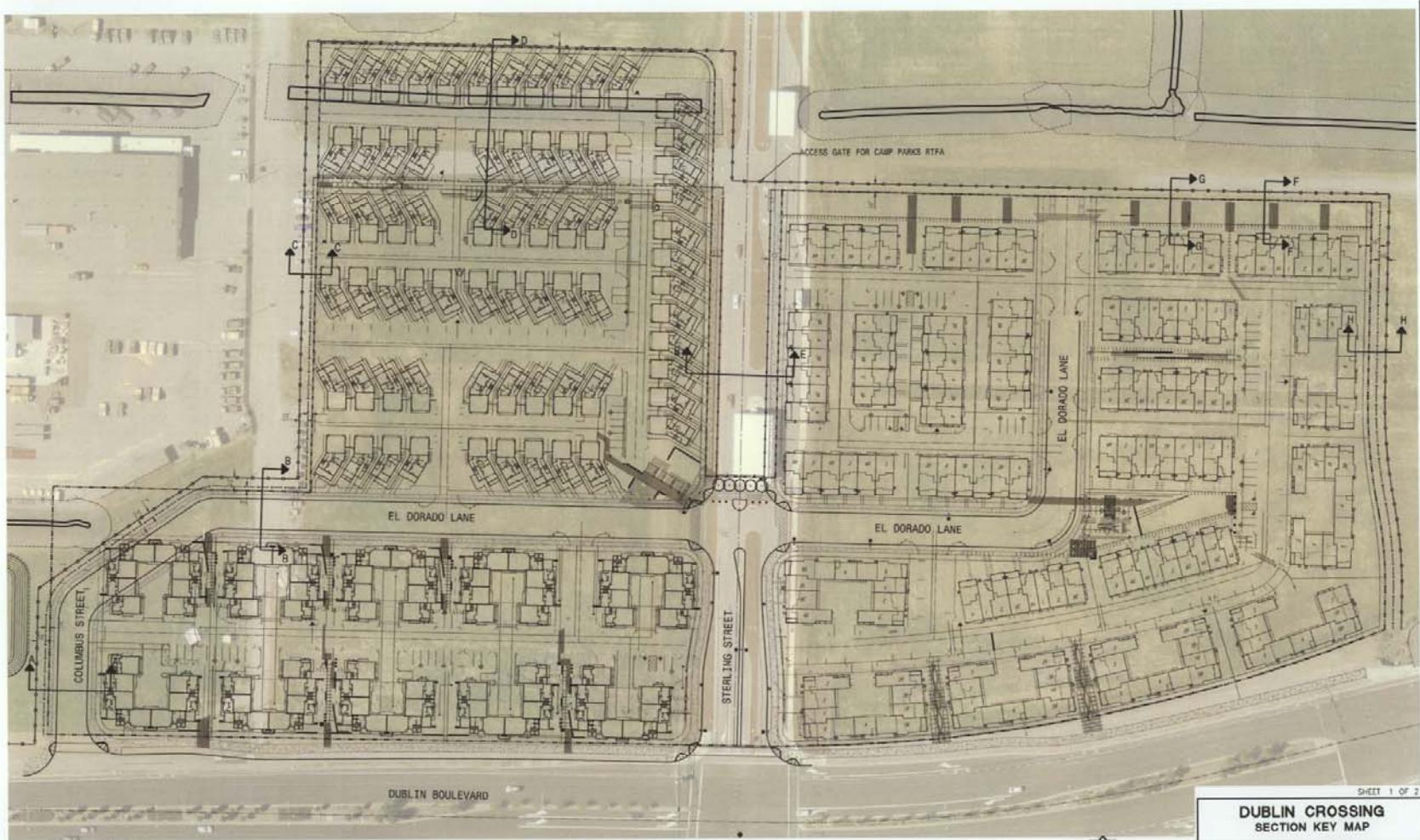
BOULEVARD phase 1

BOULEVARD

Dublin, California



OVERALL



LEGEND:

— PHASE 1A PROPERTY BOUNDARY (PER CERT. COMPLIANCE) — CAMP PARKS FENCE

— IDENTIFIED WETLANDS WITH 25' SETBACK

— NEW SOLID FENCE BY BUILDER



\*BASED ON PHASE 1A SDR

SHEET 1 OF 2  
**DUBLIN CROSSING**  
SECTION KEY MAP

CITY OF DUBLIN CALIFORNIA

**MACKAY & SONS**

INTERIM FENCING PLAN  
PHASE 1A

REVISED JUNE 14, 2016  
APRIL 14, 2016

L0.6

The logo consists of the word "OVERALL" above a stylized graphic of a garment's shoulder and collar area.

BOULEVARD

phase



CALATANIE  
HOMES

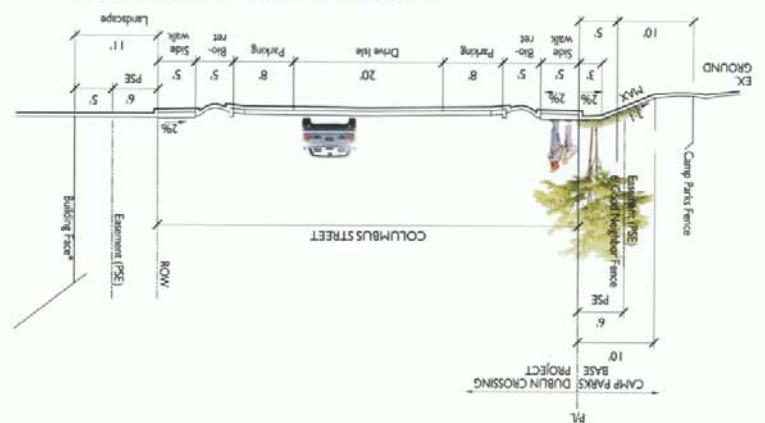
Brookfield  
Residential

RUGGERI-JENSEN-AZAR

103

SECTION B-B

\* BUILDING ROTTLING FOUNDATION SHALL NOT ENCROND INTO PSE



SECTION A-A

The diagram illustrates a cross-section of the Camp Park Crossing project. It shows a building on the left at ground level, with a "Building" label and a "Ground" label. To the right, a "Camp Park Fence" runs vertically. The ground surface is labeled "GROUNDS". A horizontal line represents the "Ex Ground Max" level, which is 2.6 feet above the ground. A vertical line indicates a "Slideaway in Progress" at 2.4 feet. A horizontal dimension line shows a distance of 3.1 feet between two points on the ground line. The top of the diagram features a header: "BUILDING FOOTING FOUNDATION SHALL NOT EXCEED ONE IN TO PSE".

SECTION D-D

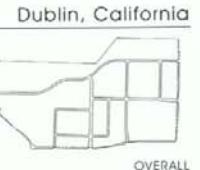
The diagram illustrates a foundation system with the following components and dimensions:

- Base Plate:** Labeled "BUILDING CROSSING PROJECT" and "CAMP PARKS BASE".
- Piles:** Labeled "CAMP PARKS PILE" and "SOIL".
- Soil Layers:** Labeled "Topsoil", "Compacted Gravel", "Soil", "Soil", and "Soil".
- Groundwater Table:** Indicated by a dashed line at elevation 10.0.
- Temporary SDE (Settlement Design Elevation):** Indicated by a horizontal line at elevation 15.0.
- MIN (Minimum) and MAX (Maximum) elevations:** Indicated by vertical lines at elevations 10.0 and 20.0.
- EX (External) and IN (Internal) boundaries:** Indicated by lines connecting the top of the base plate to the ground surface.
- Vertical dimensions:** The distance from the base of the pile to the top of the base plate is 10.0. The thickness of the base plate is 0.3. The thickness of the soil layers is 0.5. The thickness of the gravel layer is 0.2. The total height from the bottom of the pile to the top of the soil layers is 15.0.

SECTION C-C

phase ]

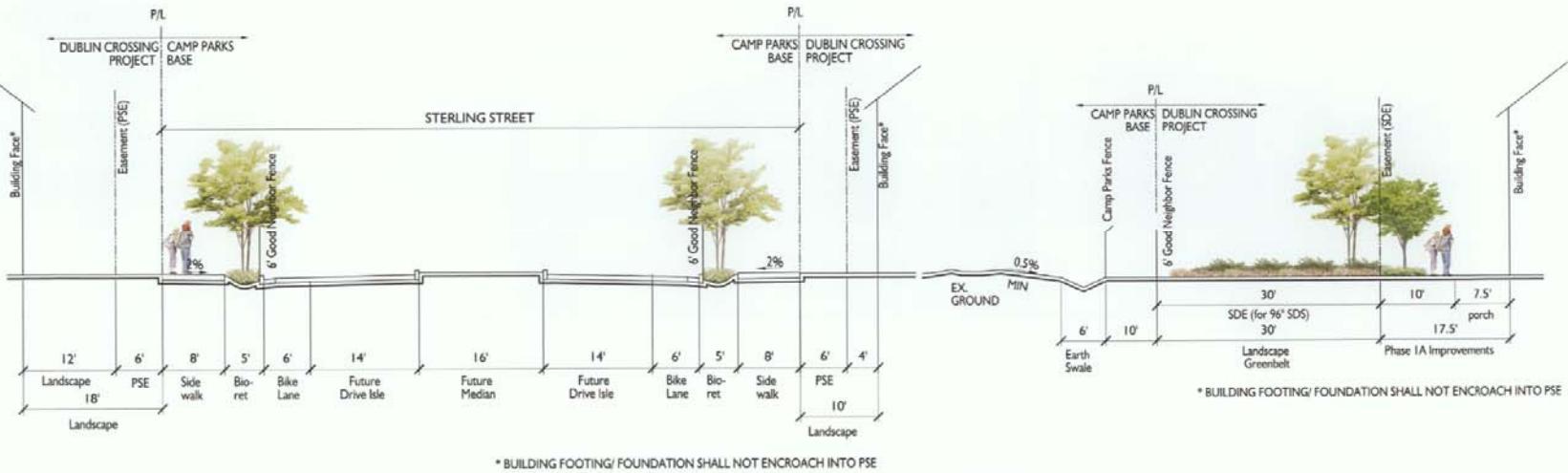
BOULEVARD



Dublin, California  
OVERALL  
INTERIM FENCING  
SECTIONS  
PHASE 1A

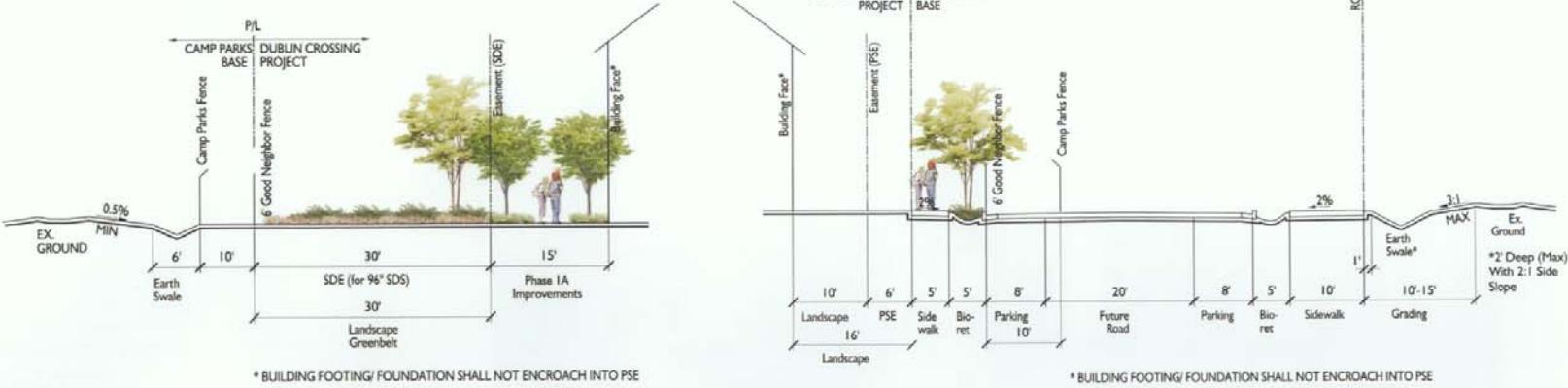
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APRIL 14, 2016

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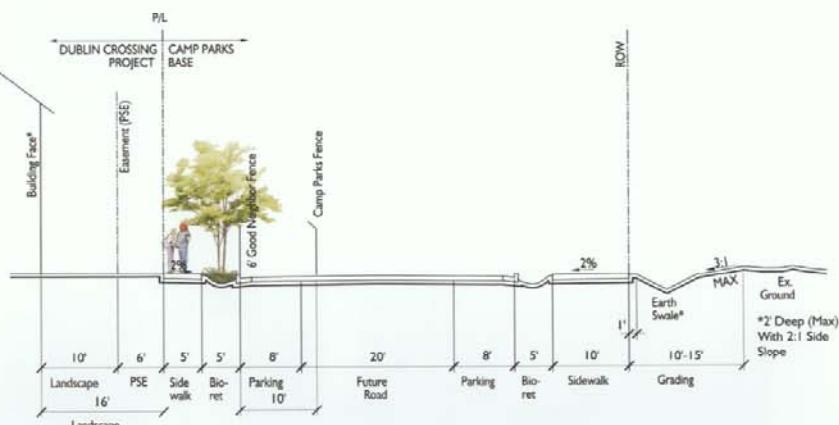
SECTION E-E

SECTION F-F



SECTION G-G

SECTION H-H



A1.01

APRIL 14, 2016

REVISED JUNE 14, 2016

MOTORCOURT CONDOS  
9 PLEX Elevation Drawings - A.  
0 4 8 16 24 FEET



BOULEVARD phase 1

LAMSON ASSOCIATES  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

RUGGERI, ESENSEN & ZABAR  
ARCHITECTS  
CIVIL ENGINEERS  
DEVELOPERS  
HOMES<sup>®</sup>

CALATANATICO  
DEVELOPERS  
HOMES<sup>®</sup>

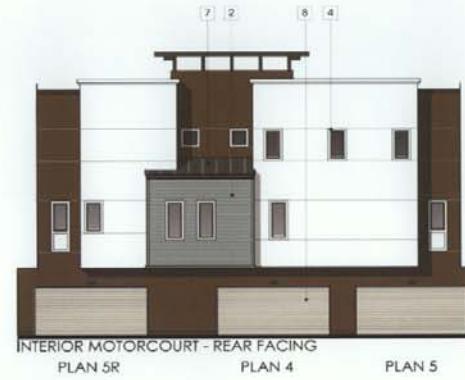


DEVELOPER:  
 CALATLANTIC  
HOMES™

CIVIL ENGINEER:  
 RUGGERI-JENSEN-AZAR  
ARCHITECT:  
 ktgj  
Architects+Planners

LANDSCAPE ARCHITECT:  
 GATES  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



#### MATERIALS

1. STUCCO - SAND FINISH
2. FIBERGLASS BOARD
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPIES
7. METAL ROOF
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN

Dublin, California



MOTORCOURT CONDOS

9 Flex Exterior Elevations - 'A'

0 4 8 16 24 FEET

REVISED JUNE 14, 2016  
APRIL 14, 2016

A1.02

A2.12

REVISED JUNE 14, 2016  
APRIL 14, 2016

REVIEWED JUNE 14, 2016

0 4 6 16 24 FEET  
BLDG 3 (6 Plans) A. Elevations  
3-STORY TOWNHOMES

NEIGH 2



Dublin, California

BOULEVARD phase 1

Landscape Architecture  
GATES ASSOCIATES

Architectural rendering of a three-story townhome unit labeled KITEV.

RUGGER-JENSEN AZAR  
Civil Engineer

DEVELOPER  
CALIFORNIA HOMES



**Brookfield  
Residential**

 CALATLANTIC  
HOMES™

RJAJ  
RUGGERI JENSEN AZAR

GATES  
+ASSOCIATES  
ARCHITECTS PLANNERS

ktgy  
Architects Engineers

WILLIAM HEZMHALCH

WILLIAM REZMALHALCH  
SOCIETY INC.

BOULEVARD

Dublin, California

OVERALL  
NEIGH 4

## NEIGHBORHOOD 4 AGE CONDITION

REVISED JUNE 14, 2016  
APRIL 14, 2016

143

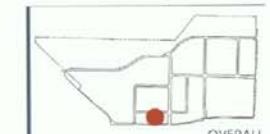




phase 1

BOULEVARD

Dublin, California



NEIGH 3

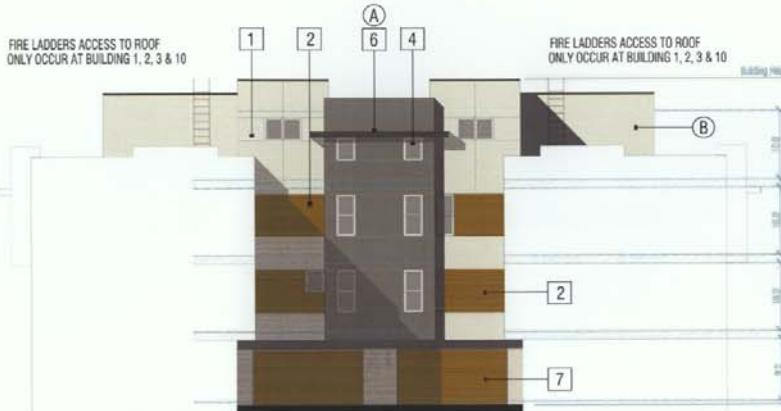
MOTORCOURT  
7-PLEX - ELEVATIONS  
0 4 8 16 24 FEET

Revised June 14, 2016  
April 14, 2016

A3.15

FIRE LADDERS ACCESS TO ROOF  
ONLY OCCUR AT BUILDING 1, 2, 3 & 10

FIRE LADDERS ACCESS TO ROOF  
ONLY OCCUR AT BUILDING 1, 2, 3 & 10

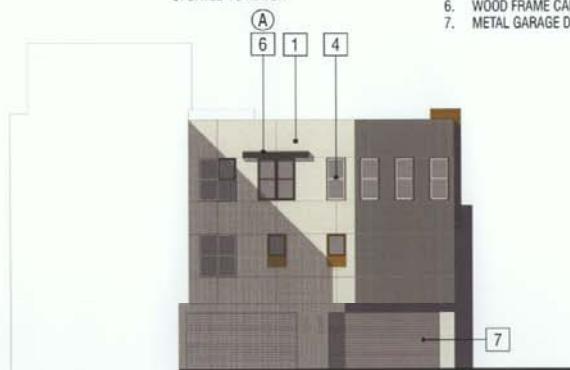


MOTORCOURT ELEVATION B

- (A) WOOD FRAME CANOPIES ADDED  
SHEETS A 3.7 AND A 3.8 WILL BE  
UPDATED TO MATCH
- (B) WINDOW REMOVED BECAUSE  
FIRE CODE ISSUE  
SHEETS A 3.7 AND A 3.8 WILL BE  
UPDATED TO MATCH

MATERIALS:

1. STUCCO - SAND FINISH
2. FIBER CEMENT SIDING
3. SYNTHETIC STONE VENEER
4. VINYL WINDOWS W/ FACTORY PAINT FINISH
5. GUARD RAILS: FIBER CEMENT HORIZ. BOARDS
6. WOOD FRAME CANOPIES
7. METAL GARAGE DOOR
8. ALUM/ GLASS GARAGE DOOR OPTIONAL
9. FIBERGLASS FRONT ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS NUMERAL



MOTORCOURT ELEVATION C



MOTORCOURT ELEVATION A

A4.00

REVISED JUNE 14, 2016  
APRIL 14, 2016

0 2 4 6 8 10 12 FEET

SINGLE FAMILY DETACHED  
StreetScene

NEIGH A



OVERALL



Dublin, California

BOULEVARD phase 1

GATES  
LANDSCAPE ARCHITECTURE  
+ ASSOCIATES

RJG  
RUGGERI JENSEN AZAR  
ARCHITECTS  
CALIFORNIA

Brookfield Residential  
DEVELOPERS



DEVELOPER:  
**Brookfield**  
Residential

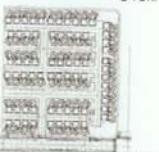
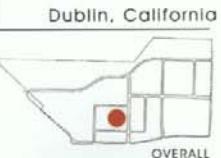
CIVIL ENGINEER:  
**RJA**  
RUGGERI-JENSEN AZAR

ARCHITECTS:



LANDSCAPE ARCHITECT:  
**GATES**  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



NEIGH 4  
OVERALL  
SINGLE FAMILY DETACHED  
Rendered Front Elevations 1

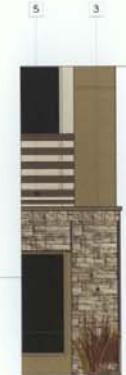
0 2 4 8 12 FEET

REVISED JUNE 14, 2016  
APRIL 14, 2016

A4.01

MATERIALS

1. STUCCO - SAND FINISH
2. FIBER CEMENT BOARD
3. STONE VENEER
4. VINYL WINDOWS
5. HORIZONTAL METAL RAILINGS
6. OPEN METAL / MESH CANOPES
7. STEEL ROOFING
8. STEEL GARAGE DOOR
9. FIBERGLASS ENTRY DOOR
10. EXTERIOR LIGHT
11. ADDRESS SIGN



ELEVATION '1A'  
Scheme 1



ELEVATION '1B'  
Scheme 3



ELEVATION '1C'  
Scheme 5



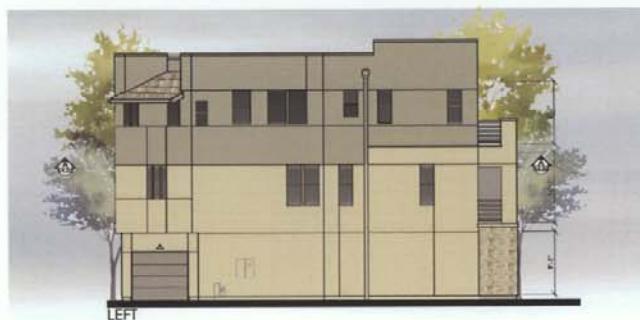
DEVELOPER:  
**Brookfield**  
Residential

CIVIL ENGINEER:  
**RJA**  
RUGGERI-JENSEN AZAR  
ENGINEERS • PLANNERS • SURVEYORS

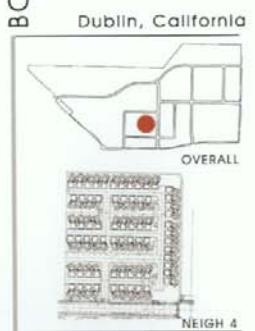
ARCHITECTS:  
**ktrgy**  
Architecture Planning

LANDSCAPE ARCHITECT:  
**GATES**  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



ROOF PLAN



SINGLE FAMILY DETACHED  
Exterior Elevations 2A

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A4.10

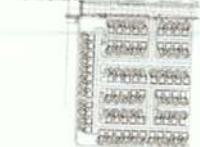
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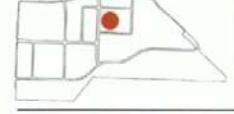
0 4 8 16 24 FEET

SINGLE FAMILY DETACHED  
Detached Elevations 3A

NEIGH A



OVERALL



Dublin, California

BOULEVARD phase 1

LANDSCAPE ARCHITECT  
**GATES**  
LANDSCAPE ARCHITECTURE + ASSOCIATES

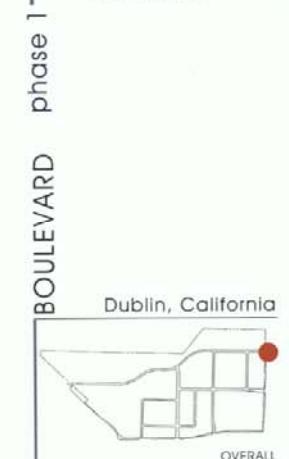
CIVIL ENGINEER  
**RJA**  
RUGGERI-JESEN-ZABAR  
CIVIL ENGINEER

Residential  
**Brookfield**  
DEVELOPMENT



ENHANCED ELEVATION CONDITIONS AT INTERIOR LOTS - WITHOUT

LOT 41-PLAN 18 ENHANCED RIGHT  
LOT 40-PLAN 19 ENHANCED RIGHT  
LOT 22-PLAN 30 ENHANCED RIGHT  
LOT 10-PLAN 31 ENHANCED RIGHT  
LOT 11-PLAN 32 ENHANCED LEFT  
LOT 12-PLAN 33 ENHANCED LEFT  
LOT 8-PLAN 34 ENHANCED LEFT  
LOT 9-PLAN 35 ENHANCED LEFT  
LOT 13-PLAN 36 ENHANCED LEFT  
LOT 14-PLAN 37 ENHANCED LEFT  
LOT 15-PLAN 38 ENHANCED LEFT  
LOT 16-PLAN 39 ENHANCED LEFT  
LOT 17-PLAN 40 ENHANCED LEFT  
LOT 18-PLAN 41 ENHANCED LEFT  
LOT 19-PLAN 42 ENHANCED LEFT  
LOT 20-PLAN 43 ENHANCED LEFT  
LOT 21-PLAN 44 ENHANCED LEFT  
LOT 23-PLAN 45 ENHANCED LEFT  
LOT 24-PLAN 46 ENHANCED LEFT



**HORIZON PARKWAY**  
ULTIMATE CONDITION

0 20' 40' 60'  
REVISED JUNE 14, 2016  
APRIL 14, 2016

L5.5

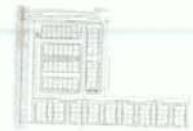


A5.SS

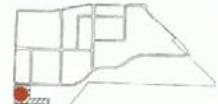
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APRIL 14 2016

3-STORY TOWNHOMES

NEIGH 5



OVERALL



Dublin, California

BOULEVARD phase 1

Elevation A  
6 Plex



Elevation B  
6 Plex



WILLIAMS ENTREPRENEURIAL



GATES  
ASSOCIATES

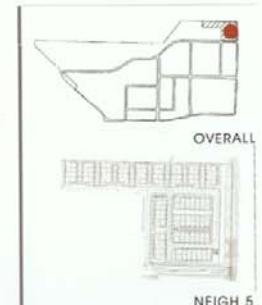
MODERN DESIGN AZAR



Residential  
**BROOKFIELD**

BOULEVARD phase 1

Dublin, California



**3-STORY TOWNHOMES**

4 PLEX  
ELEVATION B  
0 4 8 16 24 FEET

REVISED: JUNE 14 2016  
APRIL 14 2016

**A5.04**



6 RAILING EXAMPLE, OR SIMILAR



Rear Elevation



Left Elevation



Right Elevation



Front Elevation

(A) AWNINGS ADDED ON PLANS 3 & 4, ABOVE 2ND FLOOR SLIDING GLASS DOORS.  
SHEETS A5.22, A5.08 & A5.12 WILL BE UPDATED TO MATCH.

(B) AWNING ADDED ON PLAN 4X, ELEVATION B & ELEVATION A (SHEET A5.03), ABOVE GARAGE MAN DOOR.

\* COLORS ON ALL ELEVATION B'S HAVE CHANGED.  
COLOR BOARDS, SHEET A5.18, WILL BE UPDATED TO MATCH NEW COLORS.

MATERIALS:

1. STUCCO - SAND FINISH
2. FIBER CEMENT SIDING
3. STUCCO - SAND FINISH W/ REGLET BREAKUPS
4. SYNTHETIC STONE VENEER
5. VINYL WINDOWS W/ FACTORY PAINT FINISH
6. GUARD RAILS: WIRE MESH
7. FLAT ROOF OVERHANG
8. FIBERGLASS GARAGE DOOR PAINTED TO SIMULATE WOOD W/ SIDE WINDOWS
9. FIBERGLASS GARAGE DOOR PAINTED TO SIMULATE WOOD
10. FIBERGLASS FRONT ENTRY DOOR
11. EXTERIOR LIGHT
12. ADDRESS NUMBERS
13. SHED ROOF
14. CONCRETE SLATE TILE

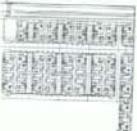
A6.SS

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APRIL 14, 2016

NOT TO SCALE

STREETSCENE

NEIGH 6



OVERALL



Dublin, California

BOULEVARD phase 1



RJA

HOMES™

CALATIANTIC

BUILDING CODE DATA  
MAP OF CONSTRUCTION  
MAY 2016  
REVISED JUNE 14, 2016  
APRIL 14, 2016

 CALATLANTIC  
HOMES™

 RUGGERI JENSEN AZAR  
DESIGNERS CONSTRUCTORS DEVELOPERS

 GATES  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

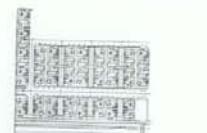
 WILLIAM HEZMHALCH  
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 6

PLAN 1 'A'  
EXTERIOR ELEVATIONS  
0 2 4 8 12 FEET

REVISED JUNE 14, 2016  
APRIL 14, 2016

A6.1.6



Rear



Front

Plan 1 'A'

BUILDING MATERIALS:  
COLOR SCHEME 1

1. STUCCO
2. FIBER CEMENT HORIZONTAL SIDING
3. VINYL WINDOWS WITH FACTORY PAINT FINISH
4. METAL RAILING
5. ENTRY CANOPY
6. EXTERIOR LIGHT
7. CONCRETE FLAT TILE ROOF
8. FASCIA/GUTTER TYPICAL
9. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
10. GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL GLAZING
11. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE
12. EYE-BROW TRIM

Note: Artist's conception; colors, materials and application may vary.

A6.1.7

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Plan 1 A'

Right



Left



Note: Artist's conception; colors, materials and application may vary.

PLAN 1 A'

EXTERIOR ELEVATIONS

NEIGH 6

OVERALL

Dublin, California

BOULEVARD phase 1

WILSON NEIGHBORHOOD

GATES ASSOCIATES

RUGGED DESIGN AZAR

TSA

CALATLANTIC HOMES™

A

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APRIL 14, 2016

0 2 4 6 8 10 12 FEET

1. STUCCO  
2. METAL FRAMING  
3. VINYL WINDOWS WITH FACTORY PAINT FINISH  
4. REED CEMENT HORIZONTAL SIDING  
5. ENTRY CANOPY  
6. EXTERIOR LIGHT  
7. RECESSED LIGHT  
8. RECESSED LIGHT TERRACOTTA  
9. FRONT ENTRY DOOR: PAINT GRADE WITH ULTRA GRAN COLOR,  
OPTIONAL GLAZING  
10. GROOVING GRADE DOOR: PAINT GRADE WITH ULTRA GRAN COLOR,  
OPTIONAL GLAZING  
11. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE  
12. EAVE-BRROW TRIM

 CALATLANTIC  
HOMES™

 RUGGERI JENSEN AZAR  
ARCHITECTS + PLANNERS + DESIGNERS

 GATES  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

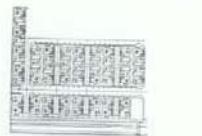
 WILLIAM HEZMALHALCH  
ARCHITECTS INC.

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 6

PLAN 2 'A'  
EXTERIOR ELEVATIONS  
0 2 4 8 12 FEET

REVISED JUNE 14, 2016  
APRIL 14, 2016

A6.2.6



Rear



Front

Plan 2 'A'

BUILDING MATERIALS:  
COLOR SCHEME 2

1. STUCCO
2. FIBER CEMENT HORIZONTAL SIDING
3. SUN SHADE CANOPY
4. VINYL WINDOWS WITH FACTORY PAINT FINISH
5. METAL RAILING
6. ENTRY CANOPY
7. EXTERIOR LIGHT
8. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
9. GROOVED GARAGE DOOR WITH ULTRA GRAIN COLOR, OPTIONAL GLAZING
10. MANUFACTURED STONE VENEER
11. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.



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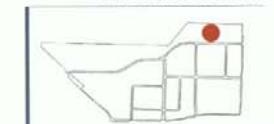
 RUGGERI-JENSEN AZAR  
ARCHITECTURE + DESIGN

 GATES  
+ ASSOCIATES  
INTERIOR DESIGNERS

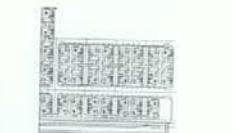
 WILLIAM HEIMHALCH  
ARCHITECTURE INC.

BOULEVARD phase 1

Dublin, California



OVERALL



NEIGH 6

PLAN 3 'A'  
EXTERIOR ELEVATIONS  
0 2 4 8 12 FEET

REVISED JUNE 14, 2016  
APRIL 14, 2016

A6.3.6



Rear



Front

Plan 3 'A'

BUILDING MATERIALS:  
COLOR SCHEME 3

1. STUCCO
2. FIBER CEMENT HORIZONTAL SIDING
3. MANUFACTURED STONE VENEER
4. SUN SHADE CANOPY
5. VINYL WINDOWS WITH FACTORY PAINT FINISH
6. METAL RAILING
7. FRONT ENTRY DOOR: PAINT GRADE WITH GLAZING
8. EXTERIOR LIGHT
9. CONCRETE FLAT TILE ROOF
10. WOOD FASCIA
11. GARAGE DOOR: ANODIZED ALUMINUM WITH OPTIONAL GLAZING
12. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

Note: Artist's conception; colors, materials and application may vary.

A6.3.7

APRIL 14, 2016  
REVISED JUNE 14, 2016

0 2 4 6 8 10 FEET

EXTERIOR ELEVATIONS

Note: Artists conception; colors, materials and application  
may vary.

12. ILLUMINATED ADDRESS LIGHT ABOVE GARAGE

OPTIONAL GLAZING

11. GOODGE GARAGE DOOR WITH ULTRA GRAIN COLOR,

10. WOOD PGSIA

9. CONCRETE FLAT TILE ROOF

8. EXTERIOR LIGHT

7. FRONT ENTRY DOOR PAINT GRADE WITH GLAZING

6. METAL RAILING

5. VINYL WINDOWS WITH FACTORY PAINT FINISH

4. SINK SHADE CANOPY

3. MARBLETOP HORIZONTAL SINKING

2. RUBBER EMULSION HORIZONTAL SINKING

1. STUCCO

BUILDING MATERIALS:

COLOR SCHEME 3

BUILDING MATERIALS:

OVERALL

NEIGH 6

PLAN 3-A.

EXTERIOR ELEVATIONS

0 2 4 6 8 10 FEET

BOULEVARD phase 1

Dublin, California

WILLIAM THOMPSON MALLON

RUGGIERI DESIGN AZAR

RTA

HOMES™

CALATLANTIC

AG

GATES ASSOCIATES

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RUGGIERI DESIGN AZAR

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RUGGIERI DESIGN AZAR

RTA

HOMES™

CALATLANTIC

AG

GATES ASSOCIATES

WILLIAM THOMPSON MALLON

RUGGIERI DESIGN AZAR

DEVELOPER:  
  
**CALATLANTIC**  
HOMES™

CIVIL ENGINEER:  
  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS

ARCHITECT:  
  
**ktgy**  
Architecture + Planning

LANDSCAPE ARCHITECT:  
  
**GATES**  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

BOULEVARD phase 1



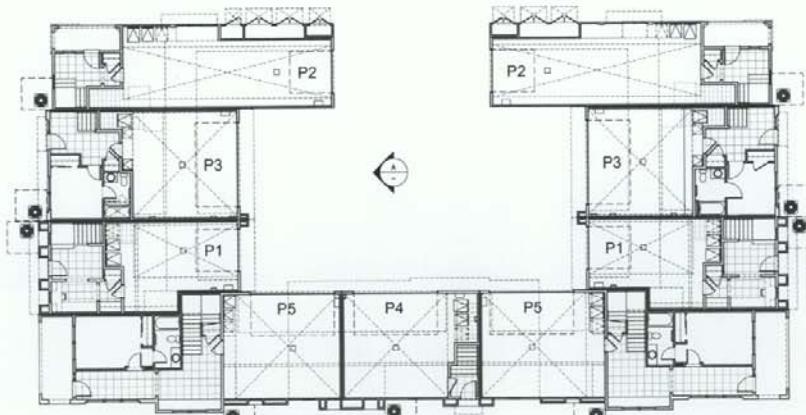
(A) TYPICAL 'A' STYLE ELEVATION



OCCURS AT PLANS 1,3,4, & 5



OCCURS AT PLAN 2 ONLY



TYPICAL BUILDING PLAN



MOTORCOURT CONDOS  
GARAGE DOORS

JUNE 14, 2016  
**A1.28**

HUNTINGTON AT BOULEVARD



Architecture+Planning

KTY Group, Inc.  
Architectural + Planning  
580 Second St, Suite 200  
Oakland, CA 94607  
510.272.2910  
kty.com

DUBLIN, CA  
KTY# 2015-0675

1A ENH. LEFT AT LOT 8  
3B ENH. LEFT AT LOT 9  
ENTRY PERSPECTIVE A4.29





HUNTINGTON AT BOULEVARD

**Brookfield**  
Homes



1A ENH. LEFT AT LOT 8  
1A ENH. RIGHT AT LOT 1 & 14 P1A - PERSPECTIVES A4.30

DUBLIN, CA  
KTGY# 2015-0675

KTGY Group, Inc.  
Architecture + Planning  
580 Second St, Suite 200  
Oakland, CA 94607  
510.272.2910  
[ktgy.com](http://ktgy.com)

**ktgy**  
Architecture+Planning

**Brookfield** Homes

HUNTINGTON AT BOULEVARD

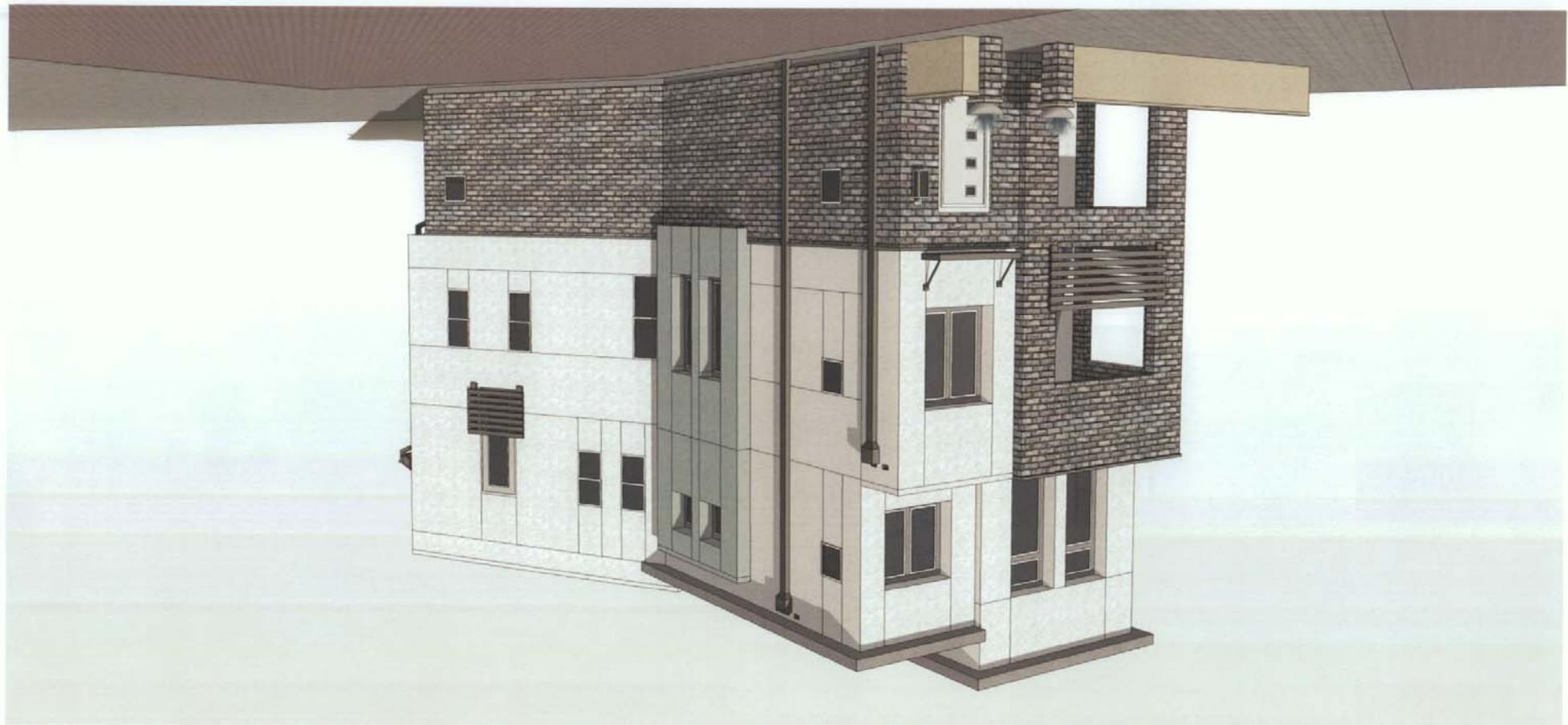


Architecture+Planning

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Architectural + Planning  
580 Second St, Suite 200  
Oakland, CA 94607  
510.272.2910  
ktrgy.com

DUBLIN, CA  
KTRGY# 2015-0675  
Architectural + Planning

P3B - PERSPECTIVE A4.31  
3B ENH AT LOT 9 & 24





Illustrative Land Plan

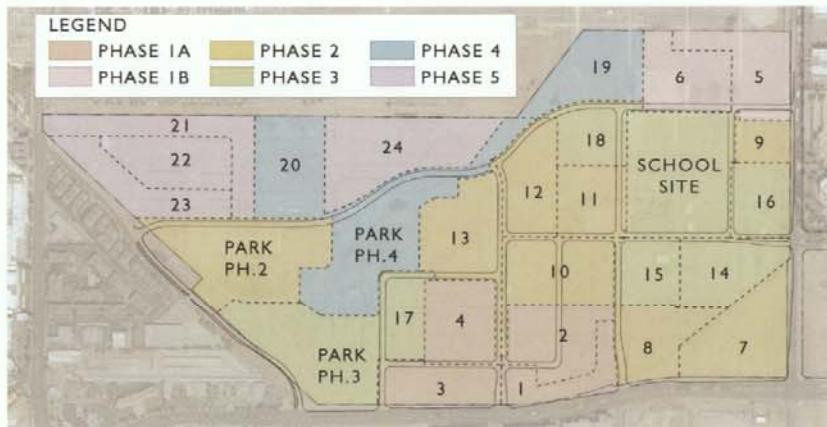
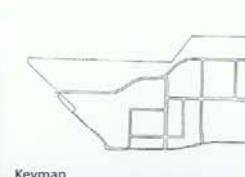
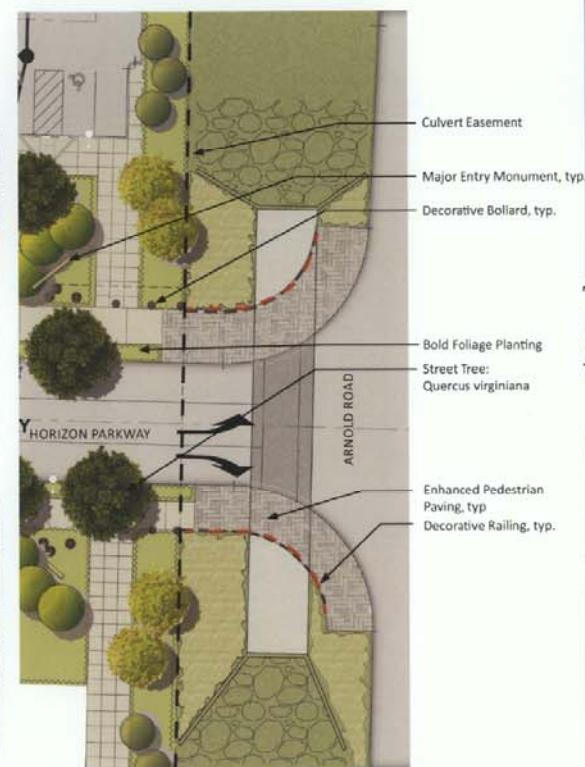


Diagram of Project Phases



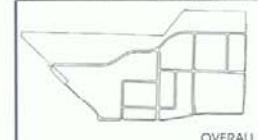
### MAJOR ENTRY HORIZON PARKWAY AT ARNOLD ROAD



phase 1

BOULEVARD

Dublin, California

LANDSCAPE MASTER  
PLAN PAGES

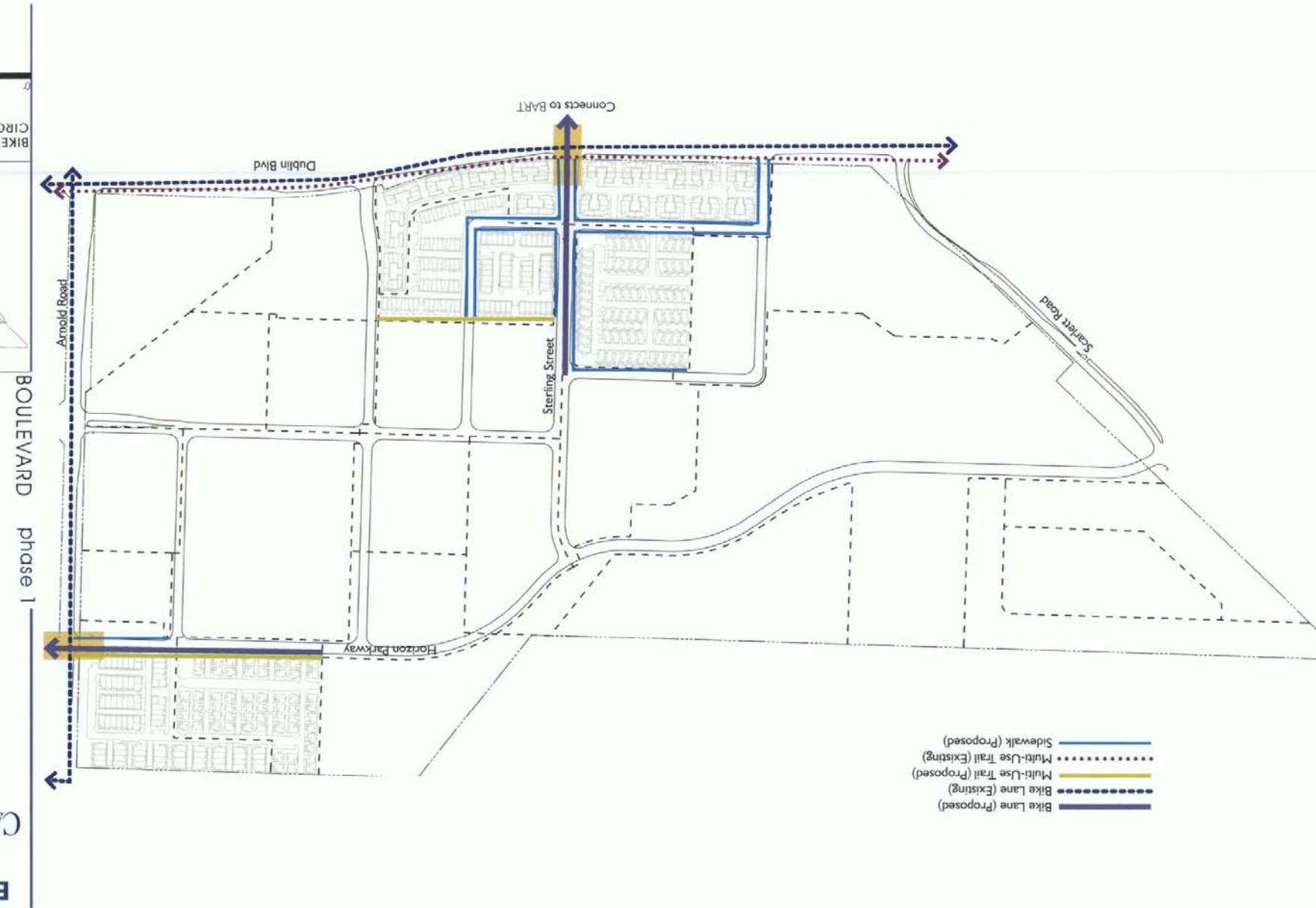
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JUNE 14, 2016

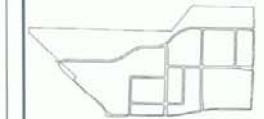
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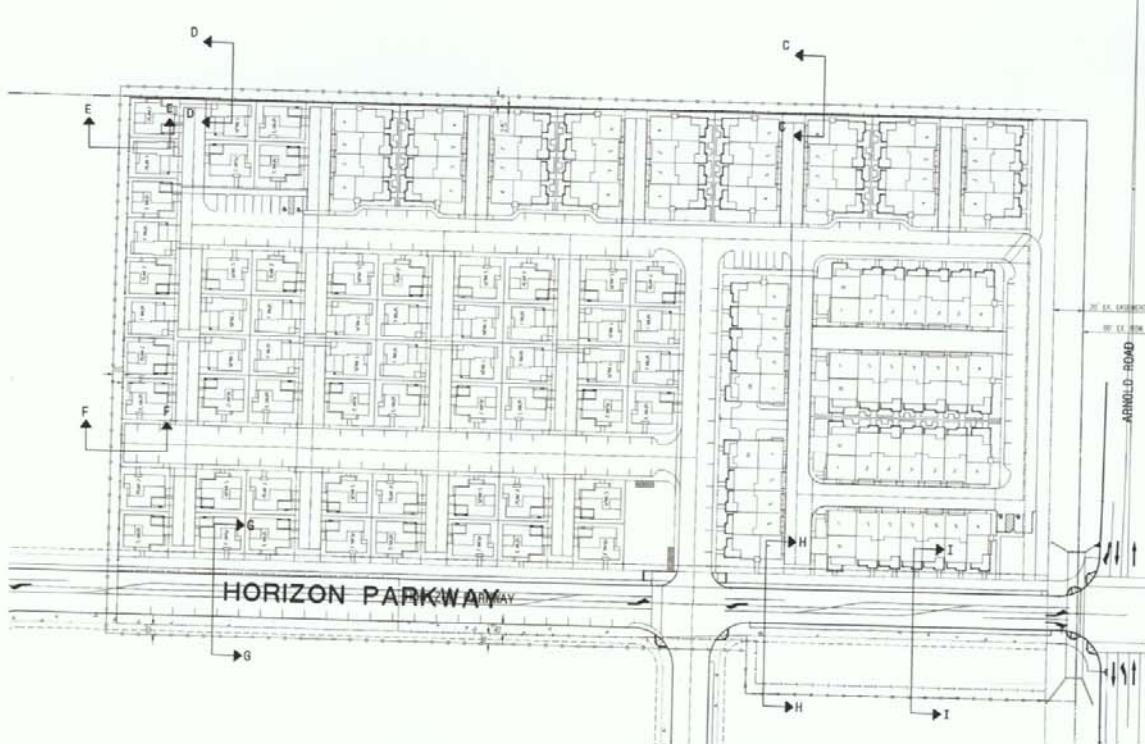
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Dublin, California



OVERALL



LEGEND:

- PHASE 1B PROPERTY BOUNDARY
- CAMP PARKS FENCE
- NEW SOLID FENCE BY BUILDER

SHEET 1 OF 3

**DUBLIN CROSSING**  
**PHASE 1B SECTION KEY MAP**

CITY OF DUBLIN CALIFORNIA

**MACKAY & SONS**  
CONTRACTORS  
DUBLIN, CALIFORNIA  
PHONE NUMBER: 408-867-2200  
FAX NUMBER: 408-867-2201  
E-MAIL: DUBLIN@MACKAYSONS.COM

SECTION SPECIFICATIONS  
SECTION SIZE: 1" = 50' DATE DRAWN: 05/06/2016 DRAWN BY: JHM  
SECTION NUMBER: 100-001-0001 DATE CHECKED: 05/14/2016  
SHEET NUMBER: 100-001-0001 DATE APPROVED: 05/14/2016

INTERIM FENCING PLAN  
PHASE 1B

JUNE 14, 2016

L0.9

LO. 10

JUNE 14, 2016



Dublin, California



BROOKFIELD  
RESIDENTIAL  
HOMES™

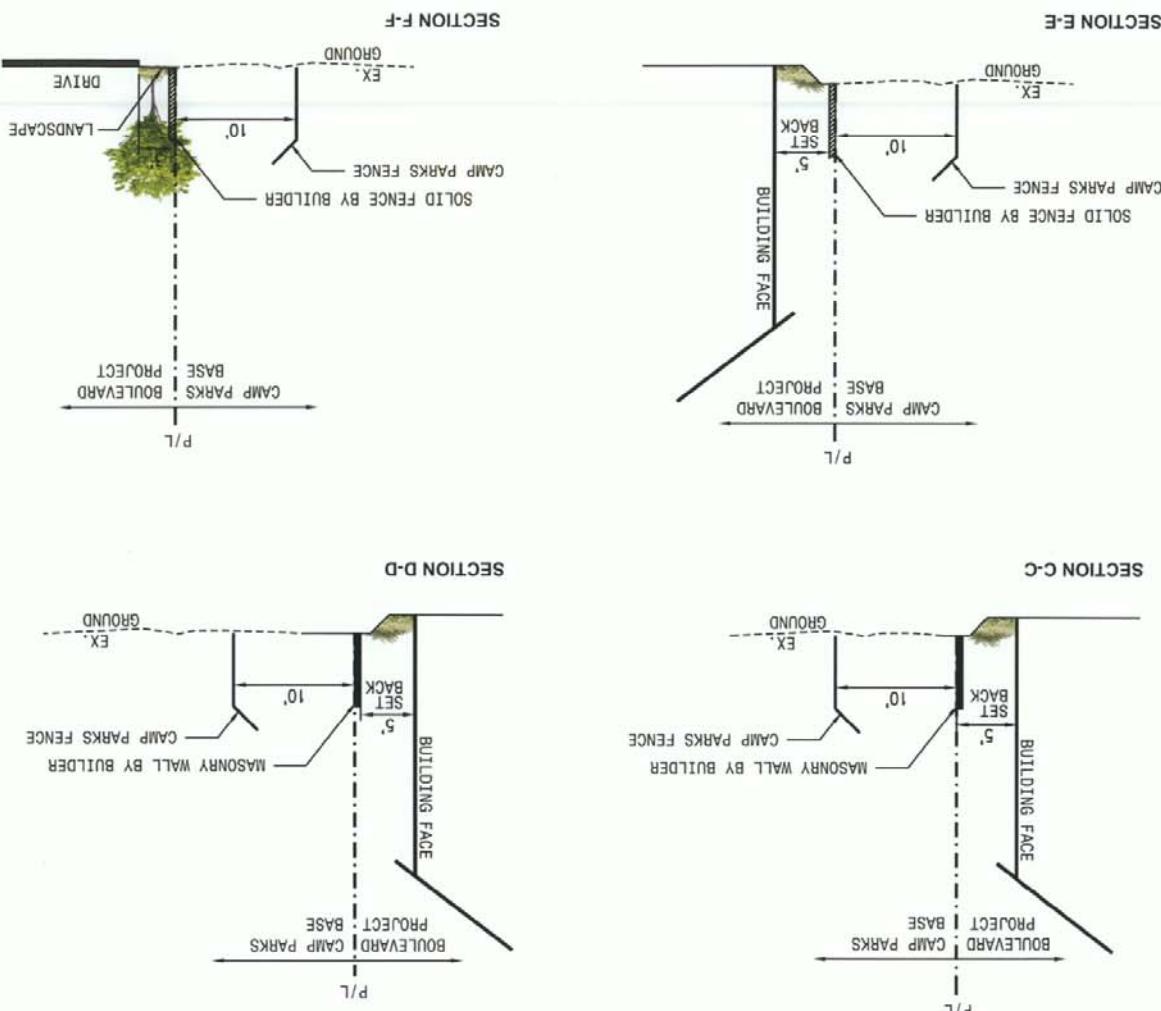
WILLIAM REED & ASSOCIATES  
ARCHITECTURE INC.

BOULEVARD

phase 1

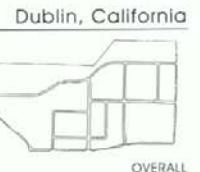
INTERIM FENCING

PHASE 1B



phase 1

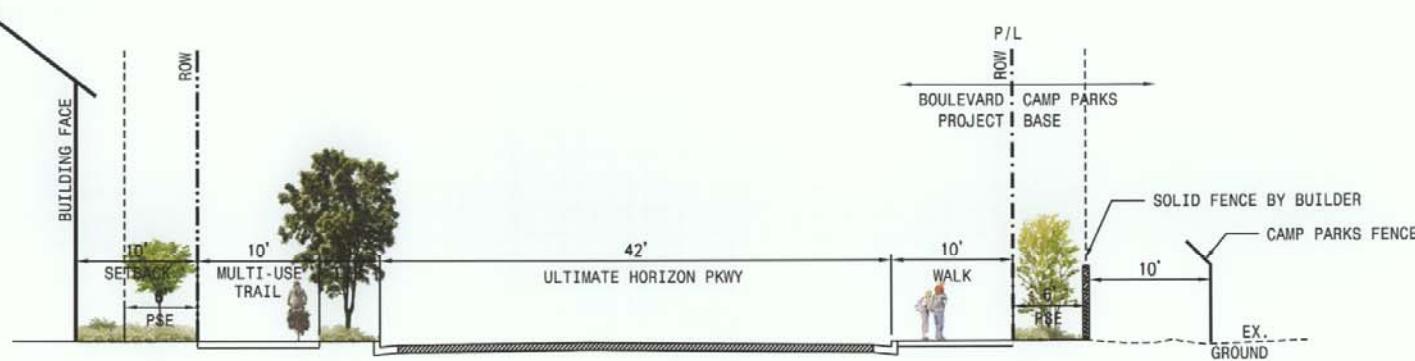
BOULEVARD



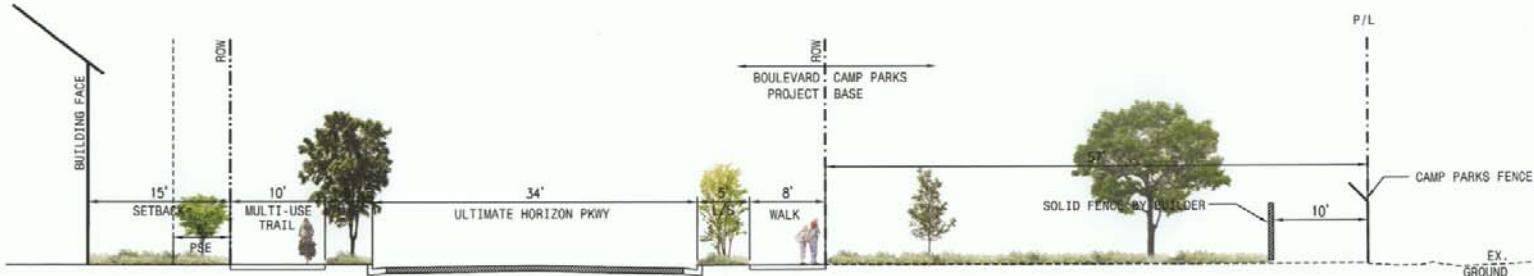
INTERIM FENCING  
SECTIONS  
PHASE 1B

JUNE 14, 2016

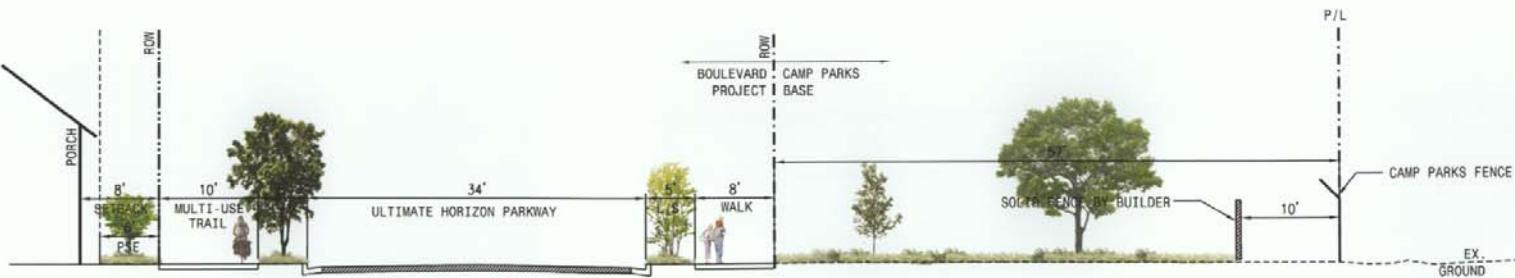
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SECTION G-G

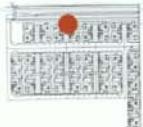


SECTION H-H

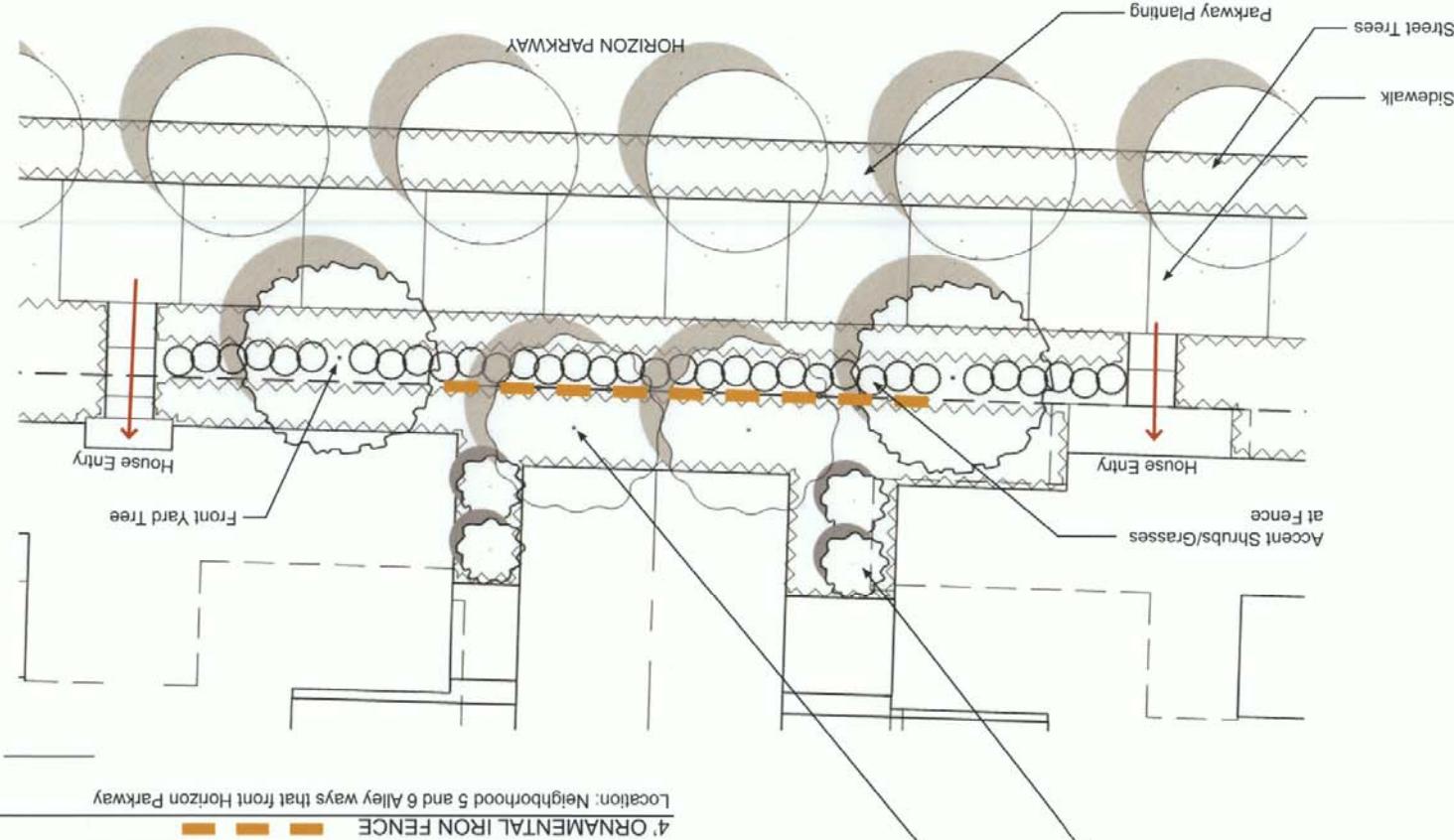


SECTION I-I

NEIGHBORHOOD 5&6  
Fencing Enlargement



BOULEVARD phase I



**RESOLUTION NO. 16-xx**

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

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**APPROVING VESTING TENTATIVE MAPS 8306, 8307, 8308, AND 8309 TO CREATE  
INDIVIDUAL NEIGHBORHOODS AND PARCELS ON 28.34 ACRES WITHIN THE  
BOULEVARD (DUBLIN CROSSING) PROJECT AREA  
(APN 986-0001-001-20 AND A PORTION OF APN 986-0001-001-15)  
PLPA-2015-00062**

**WHEREAS**, the Applicant, Dublin Crossing LLC, is requesting approval of Vesting Tentative Maps 8306, 8307, 8308, and 8309 to create individual neighborhoods and parcels on 28.34 acres within Phases 1A and 1B within the Boulevard (Dublin Crossing) project area, and approval of a new Landscape Master Plan for the overall Boulevard project area; and

**WHEREAS**, the Applicant is also requesting approval to construct six new neighborhoods in the Boulevard (Dublin Crossing) project area ("Project Site"), which includes the construction of 453 townhomes, condominiums, and detached small-lot single family homes, landscape improvements, and street improvements for Phase 1A and 1B (the first of five phases of development)

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

**WHEREAS**, Master Vesting Tentative 8150 was approved via Resolution 14-14 that divided the 189-acre Boulevard (Dublin Crossing) project area into five master parcels to coincide with the five anticipated phases development; and

**WHEREAS**, Vesting Tentative Maps 8306, 8307, 8308, and 8309 will further divide the five master parcels into smaller parcels for the purposes of development in compliance with the Dublin Crossing Specific Plan, which was approved by the City Council via Resolution 187-13; and

**WHEREAS**, the Vesting Tentative Map application, Vesting Tentative Maps 8306, 8307, 8308, and 8309, attached as Exhibit A, and the Boulevard Landscape Master Plan, attached as Exhibit B, collectively defines this "Project" and is available and on file in the Community Development Department; and

**WHEREAS**, Vesting Tentative Maps 8306, 8307, 8308, and 8309 (Exhibit A) illustrates the lotting plans, proposed roadway improvements (roadway widths, bike and pedestrian, and bus stops), utility plans (water, sewer, and wastewater), grading plans, stormwater treatment plans, and also includes the Dublin Crossing Landscape Master Plan (Exhibit B) as a separately-bound document; and

**WHEREAS**, multiple future Final Maps map be filed; and

**WHEREAS**, Vesting Tentative Maps 8306, 8307, 8308, and 8309 are in conformance with the Dublin Crossing Specific Plan and General Plan; and

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

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

**WHEREAS**, a Staff Report was submitted recommending that the Planning Commission approve Vesting Tentative Maps 8306, 8307, 8308, and 8309; and

**WHEREAS**, the Planning Commission did hold public hearings on said application on May 24, 2016 and June 14, 2016 for this project, at which time all interested parties had the opportunity to be heard; and

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

**WHEREAS**, a Staff Report was submitted recommending that the Planning Commission approve Vesting Tentative Maps 8306, 8307, 8308, and 8309; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Dublin does hereby make the following findings and determinations regarding Vesting Tentative Maps 8306, 8307, 8308, and 8309 for the Boulevard (Dublin Crossing) Project in conformance with Chapter 9 (Subdivisions) of the Dublin Municipal Code:

- A. Proposed Vesting Tentative Maps 8306, 8307, 8308, and 8309, together with the provisions for its design and improvement, are consistent with the Dublin General Plan and the Dublin Crossing Specific Plan, as amended, as *they relate to the subject property in that they are subdivisions for implementation that are generally consistent with the design guidelines and development standards of the policy documents*.
- B. The subdivision site is physically suitable for the type and proposed density of development because *the project design, architecture, and concept have been integrated with topography of the project site created by Vesting Tentative Maps 8306, 8307, 8308, and 8309 to incorporate habitat preservation, install water quality measures, and minimize overgrading and extensive use of retaining walls. Therefore, the proposed subdivisions are physically suitable for the type and intensity of development proposed*.
- C. Proposed Vesting Tentative Maps 8306, 8307, 8308, and 8309 are consistent with the intent of applicable subdivision design or improvements of the tentative tract map are consistent with the Dublin General Plan and the Dublin Crossing Specific Plan.

- D. The design of Proposed Vesting Tentative Maps 8306, 8307, 8308, and 8309 and proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because *all mitigations required by the Dublin Crossing Specific Plan related to biological resources have been complied with*.
- E. The design of the subdivision or type of improvements will not cause serious public health concerns.
- F. The design of proposed Vesting Tentative Maps 8306, 8307, 8308, and 8309 and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision; or alternate easements are provided. *The City Engineer has reviewed the maps and title reports and has not found any conflicting easements of this nature*.
- G. The design or improvements of proposed Vesting Tentative Maps 8306, 8307, 8308, and 8309 are consistent with the Dublin General Plan and the Dublin Crossing Specific Plan because *the project design, architecture, and concept have been integrated with topography of the project site created by Vesting Tentative Maps 8306, 8307, 8308, and 8309 to incorporate habitat preservation, install water quality measures, and minimize overgrading and extensive use of retaining walls. Therefore, the proposed subdivisions are physically suitable for the type and intensity of development proposed*.
- H. Proposed Vesting Tentative Maps 8306, 8307, 8308, and 8309 are designed to provide for future passive or natural heating or cooling opportunities in that, *where feasible, building orientation and spacing has been taken into account when plotting the building locations on the development sites, and passive/natural heating and cooling opportunities have not been precluded*;
- I. Proposed Vesting Tentative Maps 8306, 8307, 8308, and 8309, including design and improvement, shall comply with all the applicable provisions and requirements of the zoning ordinance, the latest municipal stormwater permit issued to the city by the Regional Water Quality Control Board, this title, any other ordinance of the city, and the Subdivision Map Act as required by the *Dublin Crossing EIR and project-specific conditions of approval noted herein*.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Dublin does hereby make the following findings and determinations under CEQA regarding Vesting Tentative Maps 8306, 8307, 8308, and 8309 for the Boulevard (Dublin Crossing) Project. These findings are based on information contained in the EIR, the Planning Commission Staff Report, and all other information contained in the entire record for the Project. These findings constitute a summary of the information contained in the entire record. Other facts and information in the record that constitute substantial evidence to support each finding that is not specifically included below are incorporated herein by reference:

- A. Vesting Tentative Maps 8306, 8307, 8308, and 8309 are within the scope of the project analyzed in the EIR. The environmental impacts of Vesting Tentative Maps 8306, 8307, 8308, and 8309 are analyzed in the EIR and no further environmental review is required under CEQA for Vesting Tentative Maps 8306, 8307, 8308, and 8309 under Public Resources Code section 21166 and CEQA Guidelines sections 15162 and 15163.
- B. Vesting Tentative Maps 8306, 8307, 8308, and 8309 do not constitute a substantial change to the project analyzed in the EIR that will require major revisions to the EIR due

to new significant environmental effects or a substantial increase in severity of previously identified significant effects. Vesting Tentative Maps 8306, 8307, 8308, and 8309 are consistent with the Project analyzed in the EIR and do not propose any change to the Project.

- C. There are no substantial changes that have occurred with respect to the circumstances under which the Project will be undertaken that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in severity of significant effects identified in the EIR. The EIR was certified in 2013 and no substantial changes to circumstances affecting the Project have occurred within that period of time.
- D. There is no new information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time the EIR was certified in 2013 that show any of the conditions in CEQA Guidelines section 15162(a)(3)(A) – (D).
- E. The mitigation measures in the Mitigation Monitoring and Reporting Program adopted by the City Council on November 5, 2013 apply to Vesting Tentative Maps 8306, 8307, 8308, and 8309 as applicable.

**BE IT FURTHER RESOLVED** that the City Council of the City of Dublin hereby approves Vesting Tentative Maps 8306, 8307, 8308, and 8309 for 453 residential units in six neighborhoods subject to the conditions included below.

**CONDITIONS OF APPROVAL – Vesting Tentative Maps 8306, 8307, 8308, and 8309:**

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

COA #	Condition Text	Resp. Agency	Required Prior to:
<b>PLANNING DIVISION</b>			
1.	<b>Approval.</b> Vesting Tentative Maps 8306, 8307, 8308, and 8309 establish the first six residential neighborhoods for Phase 1A and 1B and the associated Landscape Master Plan establishes landscape design concepts for the whole Boulevard (Dublin Crossing Specific Plan) Area. Unless modified by the Conditions of Approval contained herein Development pursuant to this Vesting Tentative Map approval generally shall conform to the civil drawings prepared by RJA dated received May 17, 2016 (attached to this Resolution as <u>Exhibit A</u> ) and the Boulevard Landscape Master Plan (LSMP) prepared by Gates and Associates dated April 2016 (attached to this Resolution as <u>Exhibit B</u> ), both of which are on file in the Community Development Department. Approval of this Landscape Master Plan supersedes the previous	PL	Ongoing

COA #	Condition Text	Resp. Agency	Required Prior to:
	Landscape Master Plan approval in its entirety (PC Resolution 14-14).		
2.	<b>VTM 8150.</b> All Conditions of Approval in PC Resolution 14-14 that do not relate to the Landscape Master Plan remain in full force and effect.	PL	Ongoing
3.	<b>Effective Date.</b> This VTM approval becomes effective 10 days after action by the Planning Commission unless otherwise appealed to the City Council.	PL	Ongoing
4.	<b>Expiration.</b> The Vesting Tentative Maps, of which the Landscape Master Plan is a part, shall have that life determined by the Subdivision Map Act, including but not limited to Section 66452.6	PL	Ongoing
5.	<b>Compliance.</b> The Applicant/Property Owner shall operate this use in compliance with the Conditions of Approval of this VTM approval, the approved plans and the regulations established in the Zoning Ordinance. Any violation of the terms or conditions specified may be subject to enforcement action.	PL	Ongoing
6.	<b>Revocation of Permit.</b> The VTM approval shall be revocable for cause in accordance with Chapter 9 of the Dublin Municipal Code and the State Subdivision Map Act. Any violation of the terms or conditions of this permit shall be subject to citation.	PL	Ongoing
7.	<b>Requirements and Standard Conditions.</b> The Applicant/Developer shall comply with applicable City of Dublin Fire Prevention Bureau, Dublin Public Works Department, Dublin Building Department, Dublin Police Services, Alameda County Flood Control District Zone 7, Livermore Amador Valley Transit Authority, Alameda County Public and Environmental Health, Dublin San Ramon Services District and the California Department of Health Services requirements and standard conditions except where superseded by the Development Agreement. Prior to issuance of building permits or the installation of any improvements related to this project, the Developer shall supply written statements from each such agency or department to the Planning Department, indicating that all applicable conditions required have been or will be met.	Various	Building Permit Issuance
8.	<b>Required Permits.</b> Developer shall obtain all permits required by other agencies including, but not limited to Zone 7 Water Agency, California Department of Fish and Wildlife, Army Corps of Engineers, Regional Water Quality Control Board, Caltrans and provide copies of the permits to the Public Works Department.	PW	Building Permit Issuance
9.	<b>Fees.</b> Applicant/Developer shall pay all applicable fees in effect at the time of building permit issuance, including, but not limited to, Planning fees, Building fees, Traffic Impact Fees, TVTC fees, Dublin San Ramon Services District fees, Public Facilities fees, Dublin Unified School District School Impact fees, Fire Facilities Impact fees, Alameda County Flood and Water Conservation District (Zone 7) Drainage and Water Connection fees; or any other fee that may be adopted and applicable except where superseded by the Development Agreement.	Various	Building Permit Issuance
10.	<b>Indemnification.</b> The Developer shall defend, indemnify, and hold harmless the City of Dublin and its agents, officers, and employees from any claim, action, or proceeding against the City of Dublin or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Dublin or its advisory agency, appeal board, Planning Commission, City Council, Community	ADM	Ongoing

COA #	Condition Text	Resp. Agency	Required Prior to:
	Development Director, Zoning Administrator, or any other department, committee, or agency of the City to the extent such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however, that the Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Developer of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceedings.		
11.	<b>Clarification of Conditions.</b> In the event that there needs to be clarification to the Conditions of Approval, the Director of Community Development and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Community Development and the City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.	PL, PW	Ongoing
12.	<b>Archaeology.</b> Should any prehistoric, cultural, or historic artifacts be exposed during excavation and construction operations, the Community Development Department shall be notified and work shall cease immediately until an archaeologist, who is certified by the Society of California Archaeology (SCA) or the Society of Professional Archaeology (SOPA), is consulted to evaluate the significance of the find and suggest appropriate mitigation measures, if deemed necessary, prior to resuming ground breaking construction activities. Standardized procedures for evaluating accidental finds and discovery of human remains shall be followed as prescribed in Sections 15064.5 and 15126.4 of the California Environmental Quality Act Guidelines. Compliance with this condition required throughout construction.	PL	During Construction
13.	<b>Mitigation Monitoring Program.</b> The Applicant/Developer shall comply with the Dublin Crossing Final Environmental Impact Report (EIR) certified by City Council Resolution 186-13, including all mitigation measures, action programs, and implementation measures contained therein. The EIR is on file with the Community Development Department.	PL	Ongoing
<b>DSRSD</b>			
14.	All easement dedications for DSRSD facilities shall be by separate instrument irrevocably offered to DSRSD or by offer of dedication on the Final Map.	DSRSD	Approval of Final Map
15.	Final Map shall be submitted to and approved by DSRSD for easement locations, widths, and restrictions.	DSRSD	Approval of Final Map
<b>PUBLIC WORKS</b>			
<b>GENERAL CONDITIONS OF APPROVAL</b>			
16.	<b>General Conditions of Approval.</b> Developer shall comply with the following General Conditions of Approval for the Neighborhood Vesting Tentative Tract Maps 8306, 8307, 8308, and 8309 (Boulevard Phase 1A and 1B).	PW	Ongoing
17.	<b>Street Lighting Maintenance Assessment District:</b> The Developer shall form a new Street Landscape and Lighting Maintenance Assessment District (LLMD) for the Boulevard development. The Developer shall provide all exhibits required for the formation of the LLMD. In addition, Developer shall pay all administrative costs associated with processing the formation of	PW	First Final Map for any of the neighborhoods

COA #	Condition Text	Resp. Agency	Required Prior to:
	the Boulevard LLMD.		
18.	<b>Ownership and Maintenance of Improvements.</b> Ownership and maintenance of street right-of-ways, common area parcels and open space areas and improvements shall be by the Boulevard Master Homeowner's Association or Zone 7 as shown on the Boulevard Phase 1 Site Development Review Maintenance Responsibility Plans, Sheets C1.11, C2.13, C3.13 and C4.12 prepared by Ruggeri-Jensen-Azar Associates, dated February 12, 2016 and April 14, 2016, except as modified by these Conditions of Approval.	PW	Final Map and Ongoing
19.	<b>Landscape Features within Public Right of way.</b> The Developer shall enter into an "Agreement for Long Term Encroachments" with the City to allow the Boulevard Master Homeowner's Association to maintain the landscape and decorative features within public Right of Way including frontage landscaping, decorative pavements and special features (i.e., walls, portals, benches, etc.) as generally shown in the Site Development Review exhibits. The Agreement shall identify the ownership of the special features and maintenance responsibilities. The Homeowner's Association will be responsible for maintaining the surface of all decorative pavements including restoration required as the result of utility repairs.	PW	Final Map
<b>Covenants, Conditions and Restrictions (CC&amp;Rs)</b>			
20.	A Homeowners Association(s) shall be formed by recordation of a declaration of Covenants, Conditions, and Restrictions to govern use and maintenance of the landscape, decorative pavement and other features within the public right of way contained in the Agreement for Long Term Encroachments; all open space and common area landscaping; and all stormwater treatment measures. Said declaration shall set forth the Association name, bylaws, rules and regulations. The CC&Rs shall also contain a provision that prohibits the amendment of those provisions of the CC&Rs requested by City without the City's approval. The CC&Rs shall ensure that there is adequate provision for the maintenance, in good repair and on a regular basis, the landscaping & irrigation, decorative pavements, median islands, fences, walls, drainage, lighting, signs and other related improvements. The Developer shall submit a copy of the CC&R document to the City for review and approval relative to these conditions of approval.	PW	Final Map
21.	Language shall be included in the CC&Rs for Phase 1A disclosing to residents that the Sterling Street median will be closed off at El Dorado Lane with the development of the next anticipated phase of the Boulevard project. The CC&Rs shall further clarify that once the median has been closed, left turn movements to/from El Dorado Lane and Sterling Street will be prohibited.	PW	Final Map
22.	At a minimum the following statements or similar shall be included in the CC&Rs: <ul style="list-style-type: none"> <li>• Stormwater Management Maintenance Agreement. The Development is subject to the Stormwater Management Maintenance Agreement dated _____, _____ and recorded on _____, _____ as Document No. _____ in the records of Alameda County, CA. Under the Stormwater Management Maintenance</li> </ul>		

COA #	Condition Text	Resp. Agency	Required Prior to:
	<p>Agreement, this Development is responsible for ensuring that the installed stormwater management measures remain in effective operating condition in perpetuity.</p> <p>Commencing on the date the Homeowners Association begins operation, the Association assumes the rights and duties of the Property Owner as defined in the Stormwater Management Maintenance Agreement. The Board shall have full right, power and authority to act on behalf of the Association, its Members and the homeowners under the Stormwater Management Maintenance Agreement.</p> <ul style="list-style-type: none"> <li>• <b>On-lot bioretention areas:</b> The Homeowner's Association shall be responsible for the maintenance of all stormwater management measures, including the bioretention areas on private lots. The private, on-lot bioretention areas shall be maintained in accordance with the Stormwater Management Maintenance Agreement and shall not be modified without written approval from the City of Dublin.</li> <li>• <b>Stormwater Management Measure Maintenance:</b> The stormwater management measures shall be inspected and maintained as detailed in the Stormwater Management Maintenance Agreement. The Association shall maintain an inspection and maintenance record on file made available to the City upon request. In addition, all on-site storm drains shall be cleaned at least annually before commencement of the rainy season (by October 1) of each year.</li> <li>• <b>Storm Drainage Restrictions:</b> As part of the original construction of the Development, stormwater management measures were installed within the Development in connection with the Development's drainage system. Neither the Association nor any Owner shall do any work, construct any improvement, place any landscaping or otherwise perform any action whatsoever which alters or interferes with the drainage pattern for any Lot or any portion of the Common Areas, except to the extent such alteration in drainage pattern is approved in writing by the City of Dublin.</li> <li>• <b>Good Housekeeping:</b> The Homeowner's Association shall be responsible for litter control and sweeping of all paved surfaces within the development. All private storm drain systems are to be cleaned immediately before the commencement of the rainy season (October 15).</li> <li>• <b>Landscape Maintenance:</b> Landscaping shall be designed with an efficient irrigation system to reduce runoff and promote surface infiltration. Landscaping shall also be designed and maintained to minimize the use of fertilizers, herbicides and pesticides. Each Owner, and the Association, is encouraged to use integrated pest management practices (less toxic pest management) as a first step in maintaining landscaping. Chemical pesticides and fertilizers should be employed as a last</li> </ul>		

COA #	Condition Text	Resp. Agency	Required Prior to:
	step in managing weeds and other pests, and shall not be applied prior to forecast rain.		
23.	<b>Transportation Fees.</b> The Developer shall be responsible for payment of Transportation Fees as outlined in Section 10 of the Dublin Crossings Development Agreement. Fees will be payable at issuance of building permits.	PW	Issuance of Building Permits
24.	<b>Phased Improvements.</b> Right-of-way dedication and installation of tract improvements may be done in phases as indicated on the Tentative Map subject to the review and approval of the City Engineer. With each phased Final Map, the City Engineer shall identify all improvements necessary to serve and access the phased lots created. All rights-of-way and improvements identified by the City Engineer for construction within the boundaries of each phase of the development shall be required with the Final Map for that phase. In addition, the City Engineer may require the Developer to perform off-site grading in order to conform site grading to the adjacent grade outside of the phase proposed for development.	PW	First Final Map and Ongoing
25.	<b>Pedestrian Ramps.</b> All pedestrian ramps shall be designed and constructed to provide direct access to marked or unmarked crosswalks. Each pedestrian ramp shall be oriented such that it is aligned and parallel to the marked or unmarked crosswalk it is intended to serve. Pedestrian ramps serving more than one marked or unmarked crosswalk shall not be provided, unless specifically approved by the City Engineer.	PW	Prior to Approval of Improvement Plans
26.	<b>Bike Lanes.</b> Bike Lanes on project frontage streets (Arnold Road, and Horizon Parkway) and all internal streets shall be designed and constructed to provide a continuous bike lane facility within the approved curb to curb width. Dropping of bike lanes (other than as approved on Arnold Road) at or near the intersections or along street segments shall not be allowed unless specifically approved by the City Engineer.	PW	Prior to Approval of Improvement Plans
27.	<b>Sight Distance.</b> All landscaping and any architectural features or monuments shall be limited to 30 inch height inside the sight triangles shown on the Sight Distance Exhibits of the Vesting Tentative Maps. Any deviations from this rule shall be approved by the Traffic Engineer.	PW	Prior to Approval Improvement Plans
28.	<b>Pedestrian Access and Sidewalk Easements.</b> Five foot by five foot (5'x5') "turnaround" areas shall be provided at intervals of no less than two hundred feet (200') along sidewalks with a width of less than five feet to meet current accessibility requirements. Pedestrian Access and Sidewalk Easements shall be dedicated over those areas of sidewalk located outside of the common area lots needed to provide the required "turnaround" areas.	PW	Final Map and Improvement Plans
29.	<b>Wedge Curb.</b> Prior to the approval of any Improvement Plans which include the use of the proposed 3-inch Wedge Curb, the Developer shall submit gutter capacity calculations, signed and stamped by the Engineer of Record, demonstrating that accumulated stormwater runoff will not overtop the 3-inch curb under the design storm.	PW	Improvement plans
30.	<b>Stormwater Management.</b> If the neighborhood tracts are developed in phases, suitable stormwater treatment and hydromodification measures shall be installed with each phase such that the stormwater runoff from the impervious areas created	PW	First Final Map and Ongoing

COA #	Condition Text	Resp. Agency	Required Prior to:
	or replaced within the boundaries of each phase shall be properly treated and metered with stormwater treatment and hydromodification measures constructed with that phase or in previous phases.		
31.	<p><b>Storm Water Treatment Measures Maintenance Agreement.</b> Developer shall enter into an Agreement with the City of Dublin that guarantees the property owner's perpetual maintenance obligation for all stormwater treatment measures installed as part of the project. Said Agreement is required pursuant to the Municipal Regional Stormwater NPDES Permit, Order No. R2-20015-0049. Said permit requires the City to provide verification and assurance that all treatment devices will be properly operated and maintained. The Agreement shall be recorded against the property and shall run with the land. Said agreement shall include an additional exhibit detailing that certain private lots include stormwater treatment measures and purchasers of those lots or purchasers of condominium units on those lots must sign the acknowledgement during escrow.</p>	PW	Final Map
32.	<p><b>Stormwater Management.</b> The provided Stormwater Treatment Plans are approved in concept only. The final Stormwater Management Plan for each neighborhood is subject to City Engineer approval prior to approval of the Improvement Plans for said neighborhood. Approval is subject to the developer providing the necessary plans, details, and calculations that demonstrate the plan complies with the standards established by the San Francisco Bay Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP 2.0).</p>	PW	Prior to Approval of Improvement Plans and Ongoing
33.	<p><b>Trash Capture.</b> The project Stormwater Management Plan for each neighborhood shall incorporate trash capture measures such as screens, filters or CDS/Vortex units to address the requirements of Provision C.10 of the Regional Water Quality Control Board (RWQCB) Municipal Regional Permit (MRP).</p>	PW	Final Map
34.	<p><b>Storm Water Treatment Measures Maintenance Agreement.</b> Developer shall enter into an Agreement with the City of Dublin that guarantees the property owner's perpetual maintenance obligation for all stormwater treatment measures installed as part of the project. Said Agreement is required pursuant to the Municipal Regional Stormwater NPDES Permit, Order No. R2-20015-0049. Said permit requires the City to provide verification and assurance that all treatment devices will be properly operated and maintained. The Agreement shall be recorded against the property and shall run with the land. Said agreement shall include an additional exhibit detailing that certain private lots include stormwater treatment measures. Purchasers of the properties with on-lot stormwater treatment measures must sign an acknowledgement document</p>	PW	Final Map
35.	<p><b>Stormwater Source Control.</b></p> <ol style="list-style-type: none"> <li>1. "No Dumping Drains to Bay" storm drain medallions per City Standard Detail CD-704 shall be placed on all public and private storm drain inlets.</li> <li>2. Air Conditioning Condensate: Condensate from air conditioning units shall be directed to appropriately-sized landscaped areas or the ground. Rooftop Equipment (examples include but are</li> </ol>	PW	Acceptance of storm drain improvements

COA #	Condition Text	Resp. Agency	Required Prior to:
	not limited to exhaust hoods, motors, and pumps): Roof top equipment, other than that producing air conditioning condensate, must drain to the sanitary sewer, or be covered and have no discharge to the storm drain system. The applicant must contact Dublin San Ramon Services District for specific connection and discharge requirements.		
36.	<b>Geotechnical Investigation.</b> The Developer shall submit a design level geotechnical investigation report for each phase defining and delineating any seismic hazard. The report shall be prepared in accordance with guidelines published by the State of California. The report is subject to review and approval by a City selected peer review consultant prior to the acceptance of the first Final map for each phase. The applicant shall pay all costs related to the required peer review. The recommendations of those geotechnical reports shall be incorporated into the project phases subject to the approval of the City Engineer.	PW	Issuance of Grading Permits or Final Map
37.	<b>Soils Report.</b> The Developer shall submit a detailed soils report prepared by a qualified engineer, registered with the State of California. The required report shall include recommendations regarding pavement sections for all project streets including Horizon Parkway and all internal streets. Grading operations shall be in accordance with recommendations contained in the required soils report and grading shall be supervised by an engineer registered in the State of California to do such work.	PW	Final Map
38.	<b>Geotechnical Engineer Review and Approval.</b> The Project Geotechnical Engineer shall be retained to review all final grading plans and specifications. The Project Geotechnical Engineer shall approve all grading plans prior to City approval and issuance of grading permits.	PW	Approval of Grading Plans
39.	<b>Resource Agency Permits.</b> Prior to the start of any grading of the site, all required permits shall be obtained from the US Army Corps of Engineers, the San Francisco Bay Regional Water Quality Control Board, the State of California Department of Fish and Game, and the US Fish and Wildlife Service for the grading or alteration of wetland areas within the site. The project shall be modified as needed to respond to the conditions of the permits.	PW	Issuance of Grading Permit
40.	<b>Grading.</b> The disposal site and haul truck route for any off-haul dirt materials shall be subject to the review and approval by the City Engineer prior to the approval the improvement plans or issuance of a Grading Permit. If the Developer does not own the parcel on which the proposed disposal site is located, the Developer shall provide the City with a Letter of Consent, signed by the current owner, approving the placement of off-haul material on their parcel. A grading plan may be required for the placement of the off-haul material.	PW	Approval of Grading Plans
41.	<b>Dust Control/Street Sweeping.</b> The Developer shall provide adequate dust control measures at all times during the grading and hauling operations. All trucks hauling export and import materials shall be provided with tarp cover at all times. Spillage of haul materials and mud-tracking on the haul routes shall be prevented at all times. Developer shall be responsible for sweeping of streets within, surrounding and adjacent to the project if it is determined that the tracking or accumulation of material on the streets is due to its construction activities.	PW	Construction Ongoing

COA #	Condition Text	Resp. Agency	Required Prior to:
42.	<b>Underground Obstructions.</b> Prior to demolition, excavation and grading on any portion of the project site, all underground obstructions (i.e., debris, septic tanks, fuel tanks, barrels, chemical waste) shall be identified and removed pursuant to Federal, State and local regulations and subject to the review and approval by the City. Excavations shall be properly backfilled using structural fill, subject to the review and approval of the City Engineer.	PW	Grading Operations
43.	<b>Utilities.</b> All new utility service connections, including electrical and communications, shall be installed underground. Electrical transformers shall be installed in underground vaults within an appropriate utility easement or public service easement.	PW	Improvement Plans
44.	<b>Private street and common area subdivision improvements.</b> Common area improvements, private streets, private alleys and all other subdivision improvements owned or maintained by the homeowners' owners association are subject to review and approval by the City Engineer prior to Final Map approval and shall be included in the Tract Improvement Agreement for each respective tract. Such improvements include, but are not limited to: curb & gutter, pavement areas, sidewalks, access ramps & driveways; enhanced street paving; parking spaces; street lights (wired underground) and appurtenances; drainage facilities; utilities; landscape and irrigation facilities; open space landscaping; stormwater treatment facilities; striping and signage; and fire hydrants.	PW	Final Map
45.	<b>Private Street Easements.</b> Public Utility Easements (PUE), Sanitary Sewer Easements (SSE) and Water Line Easements (WLE) shall be established over the entire private street right-of-ways within all subdivisions. The PUE, SSE and WLE dedication statements on each Final Map are to recite that the easements are available for, but not limited to, the installation, access and maintenance of sanitary and storm sewers, water, electrical and communication facilities. Project entry monument signs and walls shall not be located within these easements.	PW	Final Map
46.	<b>Private Street Easements.</b> The Developer shall dedicate Emergency Vehicle Access Easements (EVAE) over the clear pavement width of all private streets and alleys. Easement geometry shall be subject to the approval of the City Engineer and Fire Marshall.	PW	Final Map
47.	<b>Intersections:</b> The design of the intersections shall be generally as shown on the Tentative Map and the Site Development Review. Improvement Plans shall include intersection layout details showing the design for the ramps, sidewalks, entry walls, stop signs, landscape planters, street trees, crosswalk locations and decorative pavement to be approved by the City Engineer prior to the submittal of the Improvement Plans. Decorative pavement shall not be installed over traffic signal loops or pavement striping and markings. Stamped Asphalt Concrete Pavement will be allowed within crosswalks. Final design details shall be subject to review and approval by the City Engineer.	PW	Improvement plans
48.	<b>Fire Hydrants No Parking Zone.</b> All fire hydrants shall have a no parking zone extending 15 feet on each side of the hydrant.	PW	Improvement plans
49.	<b>Cross walks No Parking Zones.</b> All crosswalks shall have a minimum 20 feet no parking zone at each traffic approach.	PW	Improvement plans
50.	<b>Bicycle Parking.</b> All bicycle parking (short and long term)	PW	Improvement

COA #	Condition Text	Resp. Agency	Required Prior to:
	locations shall be included in the Civil Design Plans and not in Landscaping plans.		plans
51.	<b>Monuments.</b> Final Maps shall include private street monuments to be set in all private streets. Private street monuments shall be set at all intersections and as determined by the City Engineer.	PW	Monuments to be shown on Final Map and installed prior to acceptance of improvements
52.	<b>Grading.</b> The toe of any slope shall be one foot back of sidewalk. The top of any slope shall be three feet back of walkway. Minor exceptions may be made in the above slope design criteria to meet unforeseen design constraints subject to the approval of the City Engineer.	PW	Approval of Grading Plans or issuance of grading permit and on going
53.	<b>Landscape Plans.</b> Developer shall submit design development Landscape Plans before 2 <sup>nd</sup> submittal of the civil improvement plans for each respective tract. The Landscape Plans shall show details, sections and supplemental information as necessary for design coordination of the various civil design features and elements including utility location to the satisfaction of the City Engineer. Complete Landscape Plans shall be concurrently approved with the Tract Improvement Agreement and Final Map.	PW	1 <sup>st</sup> submittal or improvement plans and approved with Final Map
54.	<b>Street Light and Joint Trench Plans.</b> Streetlight Plans and Joint Trench Plans shall be submitted before 2 <sup>nd</sup> submittal of the civil improvement plans for each respective tract. The final streetlight plan and joint trench plan shall be completed prior to Final Map approval for each respective subdivision.	PW	1 <sup>st</sup> submittal or improvement plans and approved prior to Final Map
<b>TRACT 8306 (Neighborhoods 1 and 2)</b>			
55.	<b>Sterling Street.</b> Developer shall install improvements along the project's Sterling Street frontage north of El Dorado Lane as shown on the Tentative Map. Required frontage improvements shall include, but are not limited to the installation of an 8' sidewalk, 5' (inclusive of curb width) landscape strip, 6' high good neighbor fence, curb, gutter, drainage structures, stormwater treatment measures, street trees, landscaping, irrigation, utilities, street lights and fire hydrants. Confirmation of authority from Camp Parks Reserve Forces Training Area or the US ACE as appropriate to construct said improvements shall be provided to the City prior to Final Map approval. This applies to Neighborhood 4 also.	PW	Final Map
56.	<b>Traffic Index.</b> Roadway pavement sections for Sterling Street shall be designed using a Traffic Index of 9.0. This applies to Neighborhood 4 also.	PW	Prior to Approval of Improvement Plans
57.	<b>Private Streets.</b> The Developer shall establish private street right-of-way and install complete street improvements, including landscaping, for the proposed private streets – Street C, Street D, Street E, Street F, Street G, Street H, Street I and Street J – within	PW	Final Map and improvement plans

COA #	Condition Text	Resp. Agency	Required Prior to:
	the development as shown on the Vesting Tentative Map Tract 8306 and the Site Development Review package.		
58.	<b>Parcel A.</b> Parcel A shall be a private common area parcel to be owned and maintained by the Homeowner's Association.	PW	Final Map
<b>TRACT 8307 (Neighborhood 3)</b>			
59.	<b>Private Streets.</b> The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets – <i>Street A and Street B</i> – within the development as shown on the Tentative Map and the Site Development Review package.	PW	Final Map
60.	<b>Emergency Vehicle Access.</b> If the development of Tract 8307 is phased such that the portion of Street A identified as Parcel B is not established as a private street connection to El Dorado Lane, the Developer shall construct a minimum twenty foot (20') wide emergency vehicle access road within the Emergency Vehicle Access Easement (EVAE) dedicated on Lot 10 of with Tract 8307 to provide a second point of connection between Street A and El Dorado Lane. The emergency vehicle access road shall have a clear and unobstructed width of twenty feet (20'), an unobstructed vertical clearance of not less than thirteen feet six inches (13'-6"), a pavement section able to accommodate a 75,000 lb. load, paved with an all-weather surface and shall be subject to approval by the City Engineer and Fire Marshall. A clear and unobstructed connection shall also be provided between the emergency vehicle access road and Street A.	PW F	Improvement Plans
61.	<b>Temporary Easements.</b> The Final Map that establishes Lot 9, Lot 10 or Parcel B as shown on Vesting Tentative Tract Map 8307 shall formally vacate the existing Temporary Access Easement and Temporary Storm Drain Easement shown over those parcels.	PW	Final Map establishing Lots 9,10 or Parcel B
62.	<b>Stormwater Basin and El Dorado Lane Improvements.</b> A Final Map establishing Lot 9, Lot 10 or Parcel B as shown on Vesting Tentative Tract Map 8307 shall not be approved until plans for a replacement stormwater basin and the realignment of El Dorado Lane have been approved by the City Engineer and bonds securing the construction of these improvements have been provided to the City.	PW	Final Map establishing Lots 9, 10 or Parcel B
<b>TRACT 8308 (Neighborhood 4)</b>			
63.	<b>Private Streets.</b> The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets – <i>Street K, Street L, Street M, Street N, Street O and Courts A and B</i> – within the development as shown on the Tentative Map and the Site Development Review package.	PW	Final Map
64.	<b>Reciprocal Side Yard Easements:</b> Language shall be included in the CC&Rs for Tract 8308 to establish and define the Reciprocal Side Yard Easements shown on Sheet TM3.5. Reciprocal Side Yard Easements over the individual lots shall be graphically shown on all Plot Plans.	PW	CC&Rs and Plot Plans
65.	<b>Parcels A - I.</b> Parcels A - I shall be a private common area to be owned and maintained by the Homeowner's Association.	PW	Final Map
66.	<b>Silva Cells.</b> Use of Silva Cells to address the requirements of Provision C.3 of the San Francisco Bay Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP 2.0) is approved in concept only. Final approval is contingent on the	PW	Prior to Approval of Improvement Plans

COA #	Condition Text	Resp. Agency	Required Prior to:
	Developer securing RWQCB approval for the use of Silva Cells as part of the project's Stormwater Management Plan.		
<b>TRACT 8309 (Neighborhoods 5 and 6)</b>			
67.	<b>Maintenance of Arnold Road Channel.</b> If the Developer is unsuccessful in reaching an agreement with Zone 7 or other public agency to maintain the enhanced Arnold Road channel by final map for tract 8309, the Developer shall enter into a "Long Term Maintenance Agreement" with the City to allow either the Boulevard Master Homeowner's Association or the Homeowner's Association for Tract 8309 to maintain the open channel and/or box culvert sections of the channel alignment along the project's Arnold Road frontage. The Agreement shall identify ownership of the channel, maintenance responsibilities and minimum maintenance requirements and shall be subject to approval of the City Engineer. Maintenance responsibilities of the Homeowner's Association shall include, but shall not be limited to hydraulic performance of open channel and/or box culvert sections; box culvert structure; dredging of channel; landscaping; slope stability; and removal of debris.	PW	Final Map
68.	<b>Arnold Road Frontage Improvements.</b> The Developer shall install both interim and ultimate roadway and utility improvements along the project's Arnold Road frontage as shown on Vesting Tentative Map Sheets TM7.1 and TM7.2, prepared by Ruggeri-Jensen-Azar dated April 14, 2016. Required roadway and utility improvements along the project's frontage shall include, but are not limited to: installation of retaining walls, pavement, curb, gutter, sidewalk, curb ramps, drainage structures, culvert beneath Horizon parkway, stormwater treatment measures, street trees, irrigation, utilities, street lights, painted medians and bike lane. In addition, signing, striping, pavement conforms and transitions will be required.	PW	Improvement Plans and Final Map for tract 8309
69.	<b>Horizon Parkway Improvements.</b> The Developer shall dedicate right-of-way with the first Final Map for Tract 8309 and install complete roadway and utility improvements for Horizon Parkway along the project's frontage as shown on Vesting Tentative Map Sheet TM7.2, prepared by Ruggeri-Jensen-Azar dated April 14, 2016. Required roadway and utility improvements along the project's frontage shall include, but are not limited to: installation of pavement, curb, gutter, sidewalk, 10' Class 1 trail, curb ramps, drainage structures, stormwater treatment measures, landscaping, street trees, irrigation, utilities, street lights and fire hydrants.	PW	Improvement Plans and First Final Map
70.	<b>Horizon Parkway Interim Improvements.</b> The Developer shall dedicate the necessary right-of-way and/or easements and install complete roadway and utility improvements for the interim Horizon Parkway alignment shown on Vesting Tentative Map Sheet TM7.1, prepared by Ruggeri-Jensen-Azar dated April 14, 2016. Required interim roadway and utility improvements shall include, but are not limited to: installation of pavement, curb, gutter, sidewalk, drainage structures, stormwater treatment measures, landscaping, street trees, irrigation, utilities, street lights and fire hydrants. In addition, the Developer shall install new curb ramps and a striped crosswalk across the northern leg of the interim Horizon Parkway and Arnold Road intersection. After construction and acceptance of the ultimate Horizon Parkway improvements, the Developer shall facilitate the vacation of all public right-of-way and/or easements	PW	Improvement Plans and Final Map

COA #	Condition Text	Resp. Agency	Required Prior to:
	previously required to construct the interim improvements.		
71.	<p><b>Horizon Parkway Interim Improvements.</b> The Developer shall, prior to preparation of Tract Improvement Plans, perform a inspection of the existing box culvert within the drainage channel over which the interim alignment is proposed to be constructed. The purpose of the inspection is to identify any existing structural deficiencies and required repairs necessary to support the new roadway. The inspection report shall be provided to the City for review and approval. All required and/or recommended repairs to the culvert shall be included in the Improvement Plans for Tract 8309.</p>	PW	Prior to 1 <sup>st</sup> submittal of improvement plans for Tract 8309
72.	<p><b>Horizon Parkway Improvements and Bonding.</b> Should the Developer choose to move forward with the design and construction of the Interim Improvements for Horizon Parkway, the Developer shall, in parallel, prepare final improvement plans for the ultimate alignment of Horizon Parkway for review and approval by the City. Bonds guaranteeing the construction of both the Interim and Ultimate alignments of Horizon Parkway fronting the project will be required prior to approval of the first Final Map that includes construction of the Interim Improvements for Horizon Parkway.</p>	PW	Improvement Plans and Final Map
73.	<p><b>Interim Sewer Connection.</b> Confirmation of authority from Camp Parks Reserve Forces Training Area to construct the temporary sewer improvements shown on Sheet TM4.2 shall be provided to the City prior to Final Map approval. Developer shall also secure the dedication of any and all easements by the United States Army required by Dublin San Ramon Services District (DSRSD) for the construction and maintenance of the temporary sewer connection.</p>	PW	Improvement Plans and Final Map
74.	<p><b>Interim Storm Drain Connection and Detention Basin.</b> Confirmation of authority from Camp Parks Reserve Forces Training Area or USACE as appropriate to construct the temporary storm drain improvements shown on Sheet TM4.2 shall be provided to the City prior to Final Map approval. The Developer shall secure the dedication of any and all easements by the United States Army necessary for the City to own, access and maintain both the interim storm drain connection and temporary detention pond. In addition, the Developer shall dedicate to the City of Dublin a Storm Drain Easement over Lot 5 of Tract 8150 to allow for the construction and maintenance of the temporary detention pond as shown on Sheet TM4.2.</p>	PW	Improvement Plans and Final Map
75.	<p><b>Traffic Index.</b> Roadway pavement section for Arnold Road shall be designed using a Traffic Index of 10.0. The roadway pavement section for Horizon Parkway shall be determined by the City Engineer. The roadway pavement section for Arnold Road can be revised if approved by the City Engineer.</p>	PW	Prior to Approval of Improvement Plans
76.	<p><b>Private Streets.</b> The Developer shall establish private street right-of-way and install complete street improvements for the proposed private streets –Street A, Street B, Street C, Street D, Street E, Street F, Street G, and Courts A through Q – within the development as shown on the Tentative Map and the Site Development Review package.</p>	PW	Final Map
77.	<p><b>Rear Yard and Reciprocal Access Easements:</b> Language shall be included in the CC&amp;Rs for Tract 8309 to establish and define the Rear Yard Easements and Reciprocal Access Easements</p>	PW	CC&Rs and Plot Plans

COA #	Condition Text	Resp. Agency	Required Prior to:
	shown on Sheet TM2.1. Rear Yard and Reciprocal Access Easements over the individual lots shall be graphically shown on all Plot Plans.		
78.	<b>Private Common Area Parcels.</b> Parcels A, B and D shall be reserved as private common area to be owned and maintained by the Homeowner's Association. Parcel C shall be reserved as private common area to be owned and/or maintained by either Zone 7 Water Agency, a similar public agency, or the Homeowner's Association.	PW	Final Map
<b>PUBLIC WORKS STANDARD CONDITIONS: GENERAL</b>			
79.	Developer shall comply with the City of Dublin Public Works Standard Conditions of Approval contained below ("Standard Condition") unless specifically modified by Project Specific Conditions of Approval above or the Approved Specific Plan or Development Agreement.	PW	Ongoing
80.	The Developer shall comply with the Subdivision Map Act, the City of Dublin Subdivision, and Grading Ordinances, the City of Dublin Public Works Standards and Policies, the most current requirements of the State Code Title 24 and the Americans with Disabilities Act with regard to accessibility, and all building and fire codes and ordinances in effect at the time of building permit. All public improvements constructed by Developer and to be dedicated to the City are hereby identified as "public works" under Labor Code section 1771. Accordingly, Developer, in constructing such improvements, shall comply with the Prevailing Wage Law (Labor Code. Sects. 1720 and following).	PW	Ongoing
81.	The Developer shall defend, indemnify, and hold harmless the City of Dublin and its agents, officers, and employees from any claim, action, or proceeding against the City of Dublin or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Dublin or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director, Zoning Administrator, or any other department, committee, or agency of the City related to this project (Tract Maps 8306, 8307, 8308, and 8309) to the extent such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however, that The Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying The Developer of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceedings.	PW	Ongoing
82.	In the event that there needs to be clarification to these Conditions of Approval, the Director of Community Development and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Community Development and the City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts of this project.	PW	On going
83.	If there are conflicts between the Tentative Map approval and the SDR approval pertaining to mapping or public improvements the Tentative Map shall take precedent.	PW	On going
<b>Agreement and Bonds</b>			

COA #	Condition Text	Resp. Agency	Required Prior to:
84.	The Developer shall enter into a Tract Improvement Agreement with the City for all public improvements including any required offsite storm drainage or roadway improvements that are needed to serve the Tract that have not been bonded with another Tract Improvement Agreement.	PW	First Final Map and Successive Maps
85.	The Developer shall provide performance (100%), and labor & material (100%) securities to guarantee the tract improvements, approved by the City Engineer, prior to execution of the Tract Improvement Agreement and approval of the Final Map. (Note: Upon acceptance of the improvements, the performance security may be replaced with a maintenance bond that is 25% of the value of the performance security.)	PW	First Final Map and Successive Maps
86.			
<b>PERMITS</b>			
87.	Developer shall obtain an Encroachment Permit from the Public Works Department for all construction activity within the public right-of-way of any street where the City has accepted the improvements. The encroachment permit may require surety for slurry seal and restriping. At the discretion of the City Engineer an encroachment for work specifically included in an Improvement Agreement may not be required.	PW	Prior to Start of Work
88.	Developer shall obtain a Grading / Sitework Permit from the Public Works Department for all grading and private site improvements that serves more than one lot or residential condominium unit.	PW	Prior to Start of Work
89.	Developer shall obtain all permits required by other agencies, as applicable for that portion of work including, but not limited to Alameda County Flood Control and Water Conservation District Zone 7, California Department of Fish and Game, Army Corps of Engineers, Regional Water Quality Control Board, Caltrans and provide copies of the permits to the Public Works Department .	PW	Prior to Start of Work
<b>SUBMITTALS</b>			
90.	All submittals of plans and Final Maps shall comply with the requirements of the "City of Dublin Public Works Department Improvement Plan Submittal Requirements", and the "City of Dublin Improvement Plan Review Check List".	PW	Prior to Approval of Improvement Plans or Final Map
91.	The Developer will be responsible for submittals and reviews to obtain the approvals of all participating non-City agencies. The Alameda County Fire Department and the Dublin San Ramon Services District shall approve and sign the Improvement Plans.	PW	Approval of improvement plans or final map
92.	Developer shall submit a Geotechnical Report, which includes street pavement sections and grading recommendations.	PW	Approval of improvement plans, grading plans or final map
93.	Developer shall provide the Public Works Department a digital vectorized file of the "master" CAD files for the project when the Final Map has been approved. Digital raster copies are not acceptable. The digital vectorized files shall be in AutoCAD 14 or higher drawing format. Drawing units shall be decimal with the precision of the Final Map. All objects and entities in layers shall be colored by layer and named in English. All submitted drawings shall use the Global Coordinate System of USA, California, NAD	PW	Acceptance of improvement s and release of bonds

COA #	Condition Text	Resp. Agency	Required Prior to:
	83 California State Plane, Zone III, and U.S. foot.		
<b>FINAL MAPS</b>			
94.	All Final Maps shall be substantially in accordance with the Tentative Maps approved with this application, unless otherwise modified by these conditions. Multiple final maps may be filed in phases, provided that each phase is consistent with the tentative map, that phasing progresses in an orderly and logical manner and adequate infrastructure is installed with each phase to serve that phase as a stand-alone project that is not dependent upon future phasing for infrastructure.	PW	Approval of Final Map
95.	All rights-of-way and easement dedications required by the Tentative Map shall be shown on the Final Map.	PW	Approval of Final Map
96.	Any phasing of the final mapping or improvements of a Tentative Map is subject to the approval and conditions of the City Engineer.	PW	Approval of Final Map
97.	Street names shall be assigned to each public/private street pursuant to Municipal Code Chapter 7.08. The approved street names shall be indicated on the Final Map.	PW	Approval of Final Map
98.	All Final Maps shall include street monuments to be set in all public streets.	PW	Monuments to be shown on final map and installed prior to acceptance of improvement s
<b>EASEMENTS</b>			
99.	The Developer shall obtain abandonment from all applicable public agencies of existing easements and right of ways that will no longer be used.	PW	Approval of improvement plans or appropriate final map
100.	The Developer shall acquire easements, and/or obtain rights-of-entry from the adjacent property owners for any improvements on their property. The easements and/or rights-of-entry shall be in writing and copies furnished to the City Engineer.	PW	Approval of improvement plans or appropriate final map
<b>GRADING</b>			
101.	The Grading Plan shall be in conformance with the recommendations of the Geotechnical Report, the approved Tentative Map and/or Site Development Review, and the City design standards & ordinances. In case of conflict between the soil engineer's recommendations and City ordinances, the City Engineer shall determine which shall apply.	PW	Approval of grading plans or issuance of grading permits. On going
102.	A detailed Erosion Control Plan shall be included with the Grading Plan approval. The plan shall include detailed design, location, and maintenance criteria of all erosion and sedimentation control measures.	PW	Approval of grading plans or issuance of grading permits. On going
103.	Tiebacks or structural fabric for retaining walls shall not cross property lines, or shall be located a minimum of 2' below the	PW	Approval of grading

COA #	Condition Text	Resp. Agency	Required Prior to:
	finished grade of the upper lot.		plans or issuance of grading permits. On going
<b>IMPROVEMENTS</b>			
104.	The public improvements shall be constructed generally as shown on the Tentative Map and/or Site Development Review. However, the approval of the Tentative Map and/or Site Development Review is not an approval of the specific design of the drainage, sanitary sewer, water, and street improvements.	PW	Approval of grading plans or issuance of grading permits. On going
105.	All public improvements shall conform to the City of Dublin Standard Plans and design requirements and as approved by the City Engineer.	PW	Approval of improvement plans or start of construction. On going
106.	Public streets shall be at a minimum 1% slope with minimum gutter flow of 0.7% around bumpouts. Private streets and alleys shall be at minimum 0.5% slope.	PW	Approval of improvement plans or start of construction. On going
107.	Curb Returns on arterial and collector streets shall be 40-foot radius, all internal public streets curb returns shall be minimum 30-foot radius (36-foot with bump outs) and private streets/alleys shall be a minimum 20-foot radius, or as approved by the City Engineer. Curb ramp locations and design shall conform to the most current Title 24 and Americans with Disabilities Act requirements and as approved by the City Traffic Engineer.	PW	Approval of improvement plans or start of construction. On going
108.	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 color pavers to the satisfaction of the City Engineer. Maintenance costs of the decorative paving shall be the responsibility of the Homeowners Association.	PW	Approval of improvement plans or start of construction. On going
109.	The Developer shall install all traffic signs and pavement marking as required by the City Engineer.	PW	Occupancy of units or acceptance of improvement s.
110.	Street light standards and luminaries shall be designed and installed per approval of the City Engineer. The maximum voltage drop for streetlights is 5%.	PW	Occupancy of units or acceptance of improvement s.

COA #	Condition Text	Resp. Agency	Required Prior to:
111.	The Developer shall construct bus stops and shelters at the locations designated and approved by the LAVTA and the City Engineer. The Developer shall pay the cost of procuring and installing these improvements.	PW	Occupancy of units or acceptance of improvement s.
112.	Developer shall construct all potable and recycled water and sanitary sewer facilities required to serve the project in accordance with DSRSD master plans, standards, specifications and requirements.	PW	Occupancy of units or acceptance of improvement s.
113.	Fire hydrant locations shall be approved by the Alameda County Fire Department. A raised reflector blue traffic marker shall be installed in the street opposite each hydrant.	PW	Occupancy of units or acceptance of improvement s.
114.	The Developer shall furnish and install street name signs for the project to the satisfaction of the City Engineer.	PW	Occupancy of units or acceptance of improvement s.
115.	Developer shall construct gas, electric, cable TV and communication improvements within the fronting streets and as necessary to serve the project and the future adjacent parcels as approved by the City Engineer and the various Public Utility agencies.	PW	Occupancy of units or acceptance of improvement s.
116.	All electrical, gas, telephone, and Cable TV utilities, shall be underground in accordance with the City policies and ordinances. All utilities shall be located and provided within public utility easements and sized to meet utility company standards.	PW	Occupancy of units or acceptance of improvement s.
117.	All utility vaults, boxes and structures, unless specifically approved otherwise by the City Engineer, shall be underground and placed in landscape areas and screened from public view. Prior to Joint Trench Plan approval, landscape drawings shall be submitted to the City showing the location of all utility vaults, boxes and structures and adjacent landscape features and plantings. The Joint Trench Plans shall be signed by the City Engineer prior to construction of the joint trench improvements.	PW	Occupancy of units or acceptance of improvement s.
<b>CONSTRUCTION</b>			
118.	The Erosion Control Plan shall be implemented between October 15th and April 15th unless otherwise allowed in writing by the City Engineer. The Developer will be responsible for maintaining erosion and sediment control measures for one year following the City's acceptance of the subdivision improvements.	PW	On-going as needed
119.	If archaeological materials are encountered during construction, construction within 100 feet of these materials shall be halted until a professional Archaeologist who is certified by the Society of	PW	On-going as needed

COA #	Condition Text	Resp. Agency	Required Prior to:
	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.		
120.	Construction activities, including the maintenance and warming of equipment, shall be limited to Monday through Friday, and non-City holidays, between the hours of 7:30 a.m. and 5:30 p.m. except as otherwise approved by the City Engineer. Extended hours or Saturday work will be considered by the City Engineer on a case-by-case basis.	PW	On-going as needed
121.	Developer shall prepare a construction noise management plan that identifies measures to be taken to minimize construction noise on surrounding developed properties. The plan shall include hours of construction operation, use of mufflers on construction equipment, speed limit for construction traffic, haul routes and identify a noise monitor. Specific noise management measures shall be provided prior to project construction.	PW	Start of construction implementation and on-going as needed
122.	Developer shall prepare a plan for construction traffic interface with public traffic on any existing public street. Construction traffic and parking may be subject to specific requirements by the City Engineer.	PW	Start of construction implementation and on-going as needed
123.	The Developer shall be responsible for controlling any rodent, mosquito, or other pest problem due to construction activities.	PW	On-going
124.	The Developer shall be responsible for watering or other dust-palliative measures to control dust as conditions warrant or as directed by the City Engineer.	PW	On-going
125.	The Developer shall provide the Public Works Department with a letter from a registered civil engineer or surveyor stating that the building pads have been graded to within 0.1 feet of the grades shown on the approved Grading Plans, and that the top & toe of banks and retaining walls are at the locations shown on the approved Grading Plans.	PW	Issuance of Building permits or acceptance of improvements
<b>STORM WATER QUALITY (NPDES)</b>			
126.	Prior to any clearing or grading, the Developer shall provide the City evidence that a Notice of Intent (NOI) has been sent to the California State Water Resources Control Board per the requirements of the NPDES. A copy of the Storm Water Pollution Prevention Plan (SWPPP) shall be provided to the Public Works Department and be kept at the construction site.	PW	Start of any construction activities
127.	The Storm Water Pollution Prevention Plan (SWPPP) shall identify the Best Management Practices (BMPs) appropriate to the project construction activities. The SWPPP shall include the erosion control measures in accordance with the regulations outlined in the most current version of the ABAG Erosion and Sediment Control Handbook or State Construction Best Management Practices Handbook. The Developer is responsible for ensuring that all contractors implement all storm water pollution prevention measures in the SWPPP.	PW	SWPPP to be prepared prior to approval of improvement plans, implementation prior to start of construction and on-going as needed.

**PASSED, APPROVED AND ADOPTED** this 14<sup>th</sup> day of June 2016 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Planning Commission Chair

**ATTEST:**

---

Assistant Community Development Director

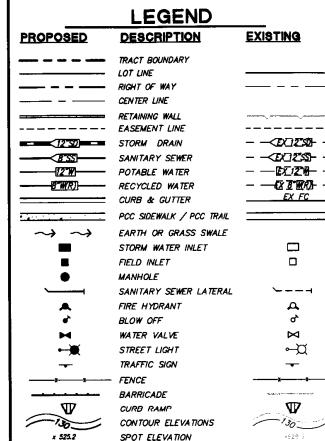
G:\PA#\2014\PLPA-2014-00005 *Dublin Crossing VTM+Landscape Master Plan\PC 03.25.2014\TMap Reso.docx*

**BENCHMARK**

A BRASS DISC SET IN THE SOIL EASTERLY CORNER OF A CINCHITE HEADWALL CHANNEL AT FOOT OF GRADE, CONG EASTERLY ON ARNOLD VALLEY BLVD ON THE NORTHERLY SIDE OF AMADOR VALLEY BLVD, WEST OF WILWOOD ROAD, DISC STAMPED "AMA-FLOOD 1977".  
ELEVATION = 361.742 NOV 29 (1974 NGS ADJ)

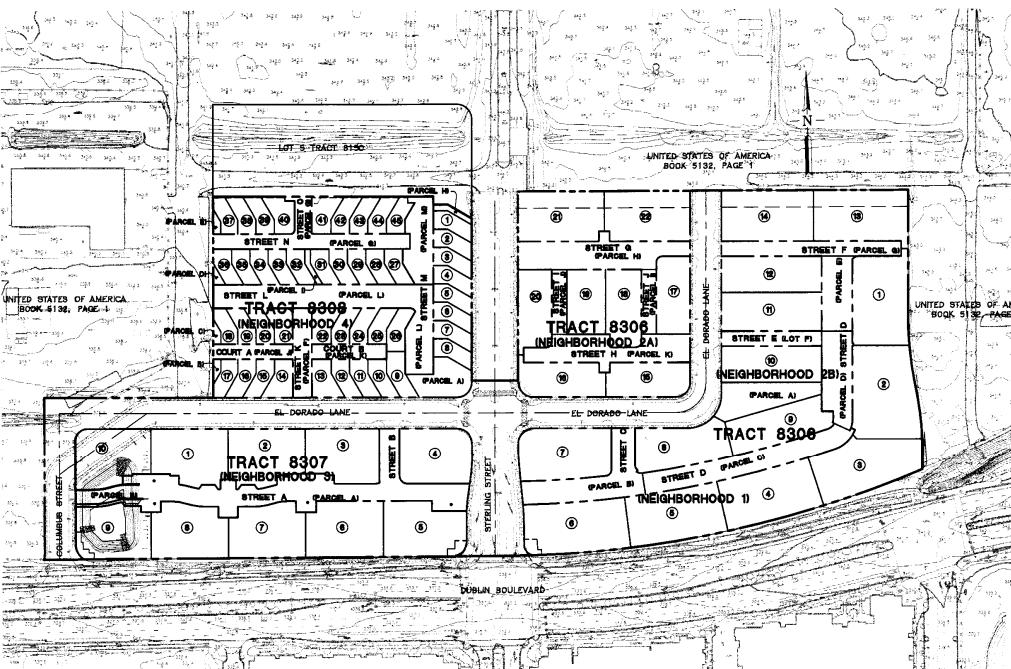
**BASIS OF BEARINGS**

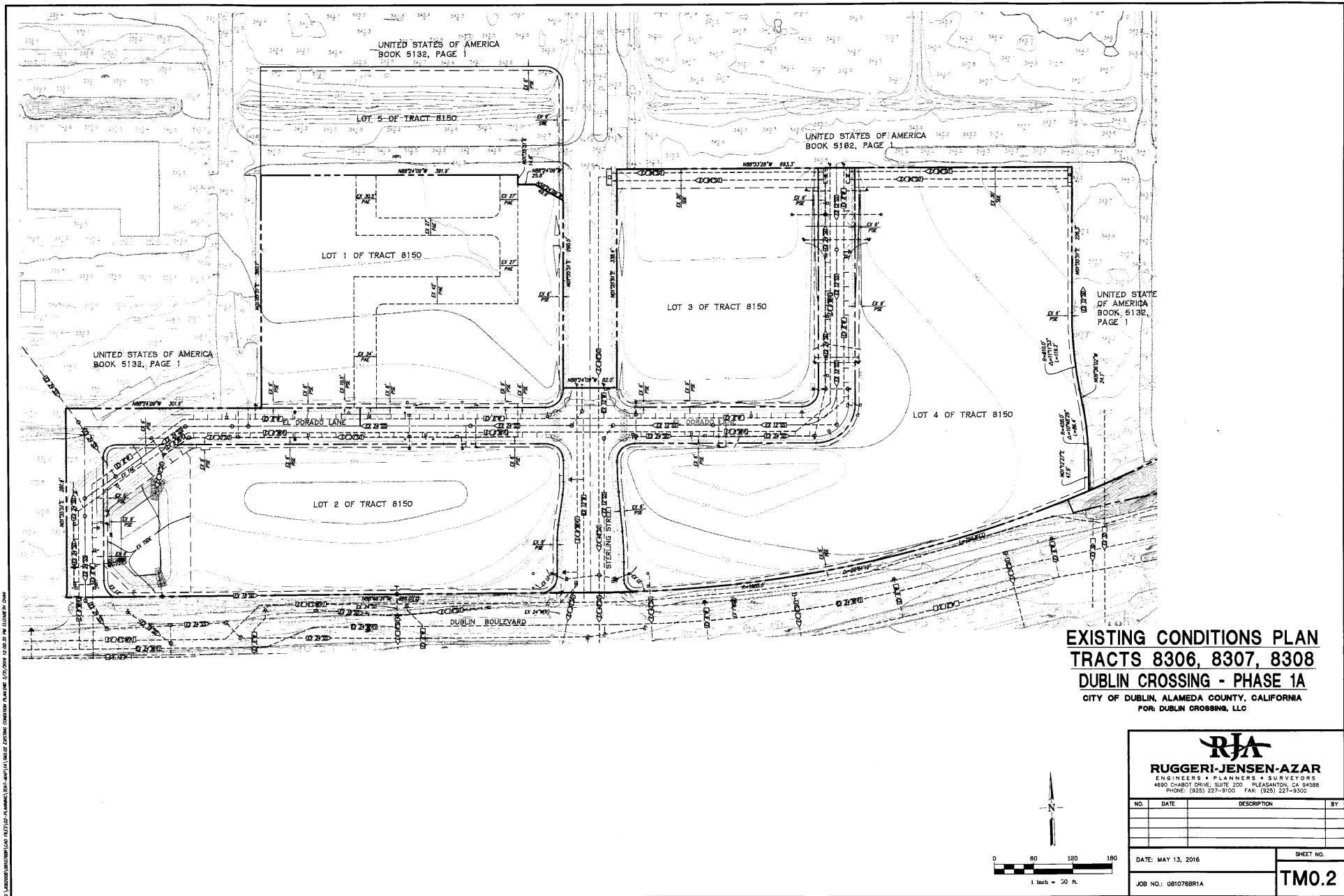
THE BEARING NOT 213°35' BETWEEN FOUND MONUMENTS IN ARNOLD ROAD AS SHOWN ON PARCEL MAP 7233, FILED IN BOOK 238 OF PARCEL MAPS OF ALAMEDA COUNTY, CALIFORNIA, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS IMPROVEMENT PLANS.

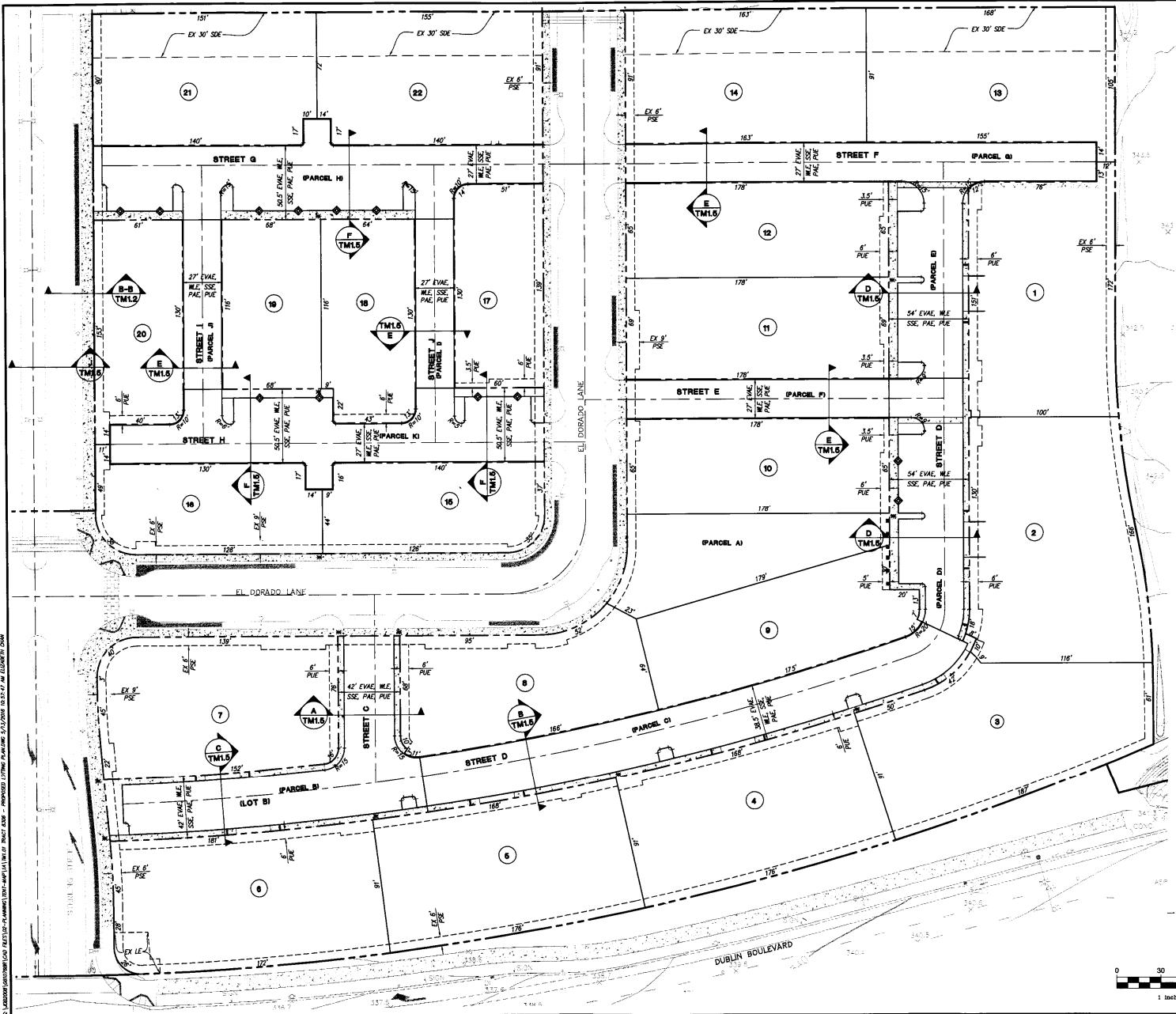


# VESTING TENTATIVE MAP TRACT 8306, 8307, 8308 BOULEVARD - PHASE 1A

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC







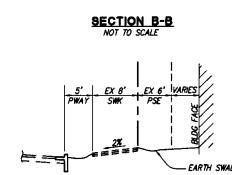
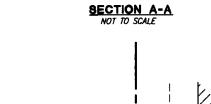
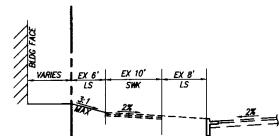
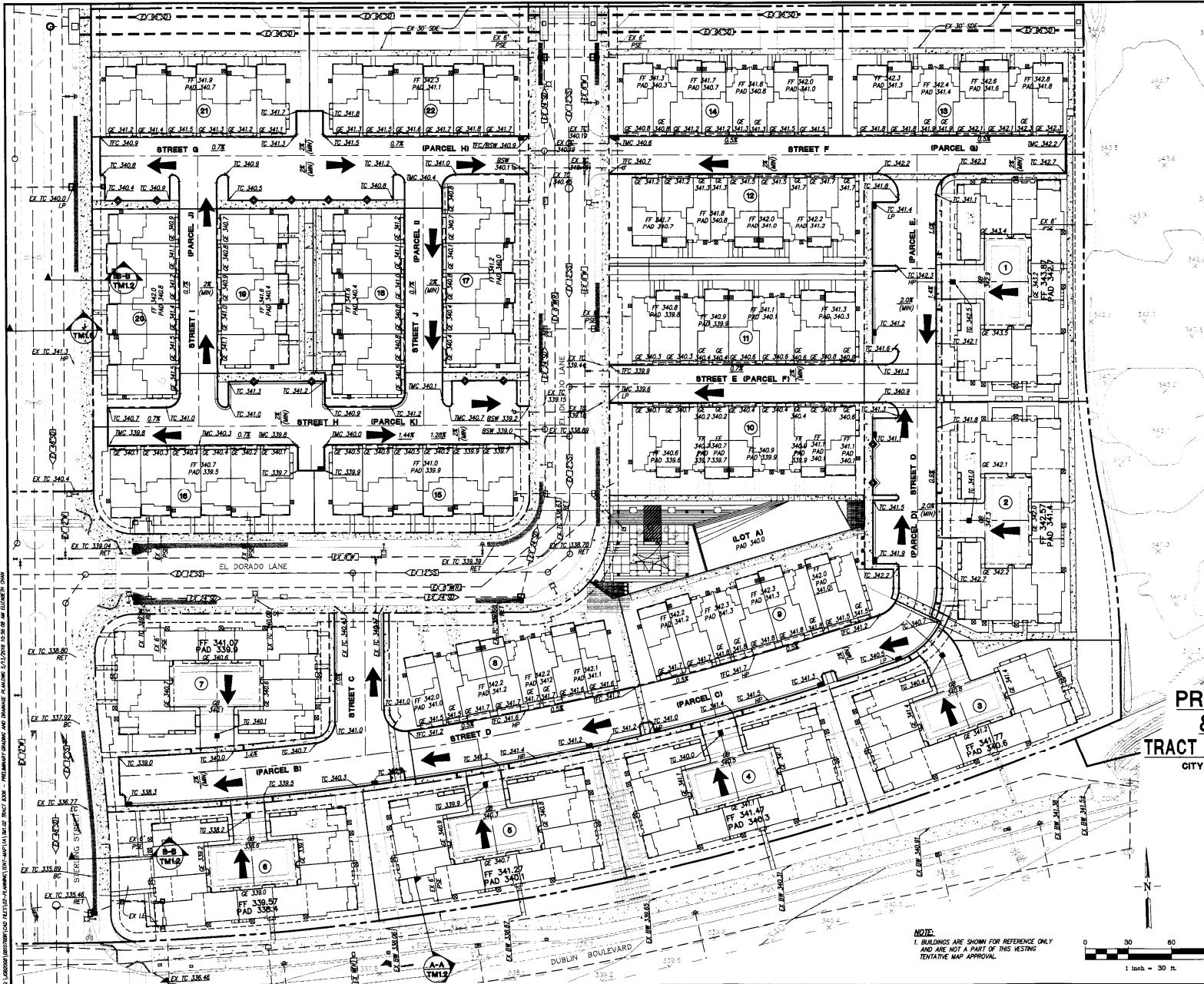
TRACT 8306: UNIT SUMMARY		
PARCEL NO.	AREA (SQ.FT.)	AREA (ACRES)
1	18,046	0.37
2	18,999	0.43
3	18,779	0.38
4	15,635	0.36
5	15,659	0.36
6	15,757	0.38
7	15,085	0.35
8	12,460	0.29
9	11,891	0.27
10	11,558	0.27
11	12,287	0.28
12	11,556	0.27
13	15,490	0.36
14	14,844	0.34
15	8,061	0.21
16	9,300	0.22
17	8,364	0.19
18	8,640	0.20
19	7,846	0.18
20	8,556	0.20
21	13,453	0.31
22	13,774	0.32
A	8,594	0.20
B	12,682	0.29
C	14,455	0.33
D	8,731	0.20
E	7,223	0.17
F	4,800	0.11
G	8,600	0.20
H	14,497	0.33
I	3,123	0.07
J	3,123	0.07
K	12,945	0.30
TOTAL	382,301	8.77

LEGEND:  
\* 5x5 ADA TURNAROUND LOCATION

## PROPOSED LOTTING PLAN TRACT 8306 - NEIGHBORHOODS 1 & 2

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC

<b>RJA</b>			
RUGGERI-JENSEN-AZAR			
ENGINEERS • PLANNERS • SURVEYORS			
4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94568			
PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016		SHEET NO.	TM1.1
JOB NO.: 081076BR1A			



**LEGEND**

← OVERLAND RELEASE PATH

**ESTIMATED EARTHWORK QUANTITIES**

ITEMS	CUT (C.Y.)	FILL (C.Y.)
BUILDING SPOILS	3,000	-
LOT	7,223	7,540
SWK	6,500	6,124
BIO-RETENTION AREAS	1,940	-
STREET UTILITIES TRENCH SPOILS	2,025	-
SHRINKAGE ALLOWANCE (SEE NOTE 3)	-	-
<b>TOTAL</b>	<b>20,875</b>	<b>13,425</b>

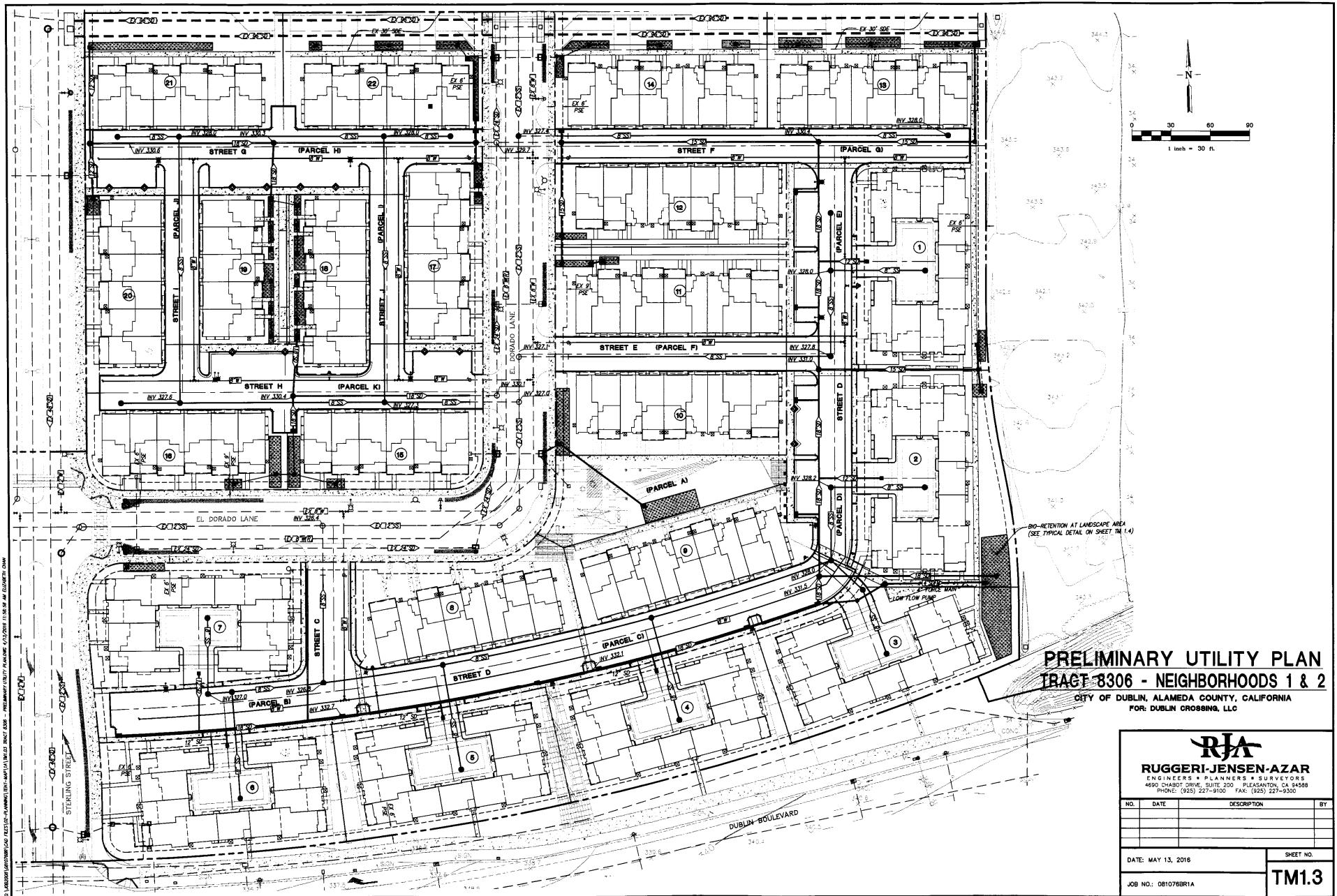
1. THE ABOVE EARTHWORK QUANTITIES ARE BASED ON AFTER PHASE 1 GRADING CONTOUR AS EXISTING GRADE.
2. IT IS ASSUMED ALL UTILITIES TRENCHES WILL BE BACKFILLED WITH IMPORTED BACKFILL PER CITY STANDARD DETAIL CD-802.
3. THIS IS FOR THE PURPOSE OF THIS CALCULATION A SHRINKAGE FACTOR OF 15% PER DISCUSSION WITH DUBLIN GEOTECHNICAL ON 2/27/2013.

**PRELIMINARY GRADING  
& DRAINAGE PLAN**  
**TRACT 8306 - NEIGHBORHOODS 1 & 2**  
CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC

<b>RJA</b>			
RUGGERI-JENSEN-AZAR			
ENGINEERS • PLANNERS • SURVEYORS			
4990 CLOVERWOOD DR., SUITE 200 • DUBLIN, CA 94568			
PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016		SHEET NO.	
JOB NO.: 081076BR1A			
TM1.2			

**NOTE:**  
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY  
AND ARE NOT A PART OF THIS TENTATIVE MAP APPROVAL





**PRELIMINARY UTILITY PLAN  
TRACT 8306 - NEIGHBORHOODS 1 & 2**

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA**  
**FOR: DUBLIN CROSSING, LLC**



RUGGERI-JENSEN-AZAR  
ENGINEERS & PLANNERS • SURVEYORS

ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588

PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION
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Digitized by srujanika@gmail.com

Page 1 of 1

DATE: MAY 13, 2016 SHEET NO.

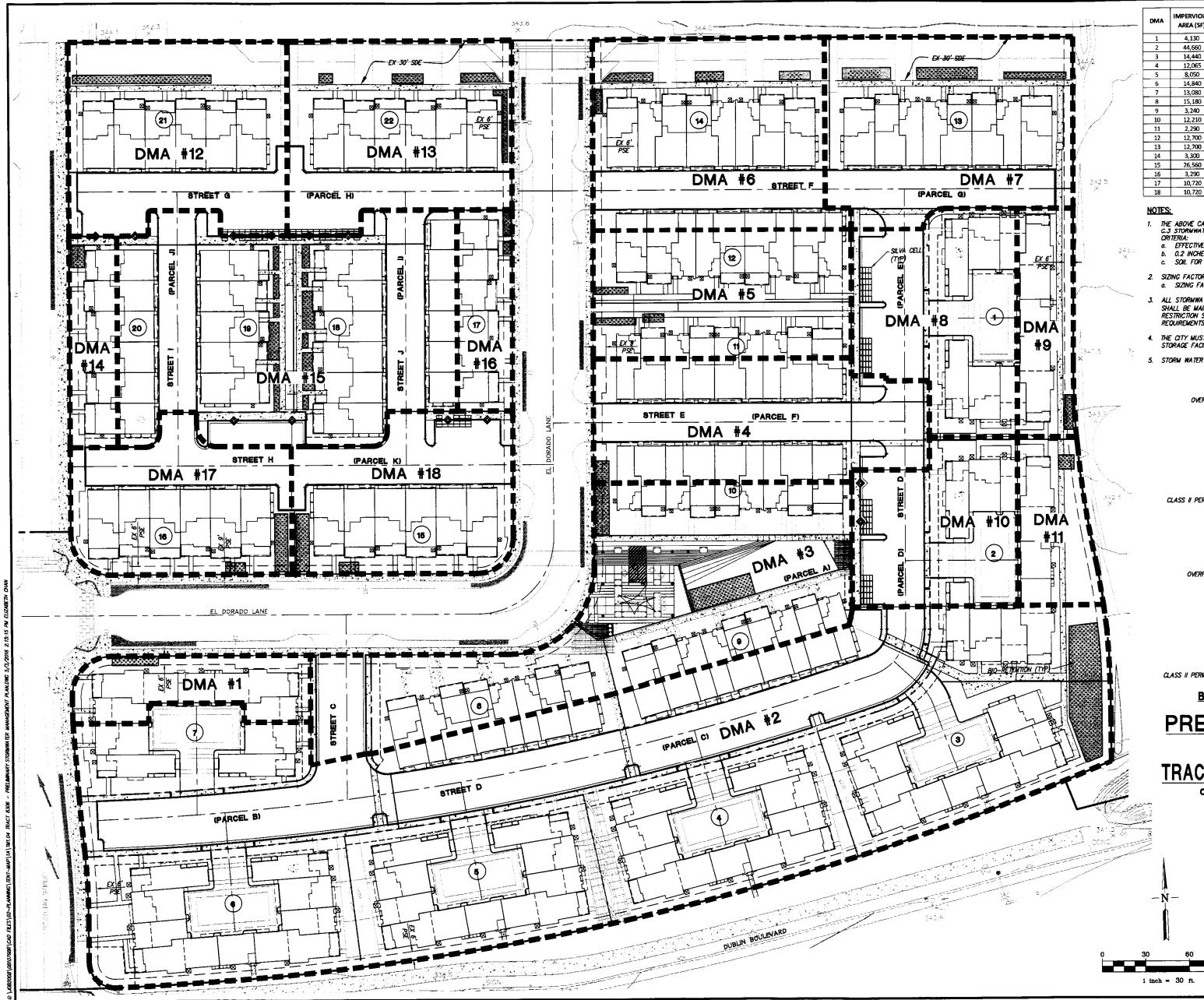
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TM13

JOB NO.: 081076BR1A

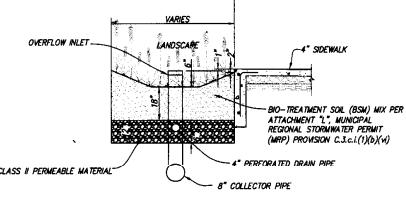
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TM1.3

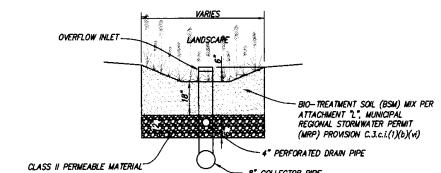


#### NOTES:

1. THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED JANUARY 1, 2015, AND THE FOLLOWING CRITERIA:
  - a. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVERIOUS AREA
  - b. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% OF EFFECTIVE IMPERVIOUS AREA.
  - c. SOI FOR TREATMENT MEDIA IS WITH A 5 INCHES/HOUR INFILTRATION RATE.
2. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
  - a. SIZING FACTOR=(0.2 IN/HR)/(0.04 IN/HR)=0.04
3. ALL STORMWATER TREATMENT MEASURES, INCLUDING THE BIO-RETENTION AREAS ON LOTS, SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION EASEMENTS AND/OR DEED RESTRICTIONS. ALL SHALL BE CREATED FOR THIS PURPOSE ON LOTS IN ACCORDANCE WITH THE CITY REQUIREMENTS.
4. THE CITY MUST BE ABLE TO ACCESS ALL STORMWATER TREATMENT AND HYDROLOGIC STORAGE FACILITIES DURING REGULAR BUSINESS HOURS FOR INSPECTION PURPOSES.
5. STORM WATER INLET INSERT SHALL BE INSTALLED IN ALL CATCH BASINS.



BIORETENTION AREA NEXT TO SIDEWALK  
NOT TO SCALE



BIORETENTION AREA AT LANDSCAPE AREA  
NOT TO SCALE

**PRELIMINARY STORMWATER MANAGEMENT PLAN**

**TRACT 8306 - NEIGHBORHOODS 1 & 2**

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC

**RJA**

**RUGGERI-JENSEN-AZAR**  
ENGINEERS PLANNERS SURVEYORS  
4690 COLLEGE DRIVE, SUITE 200, DUBLIN, CA 94568

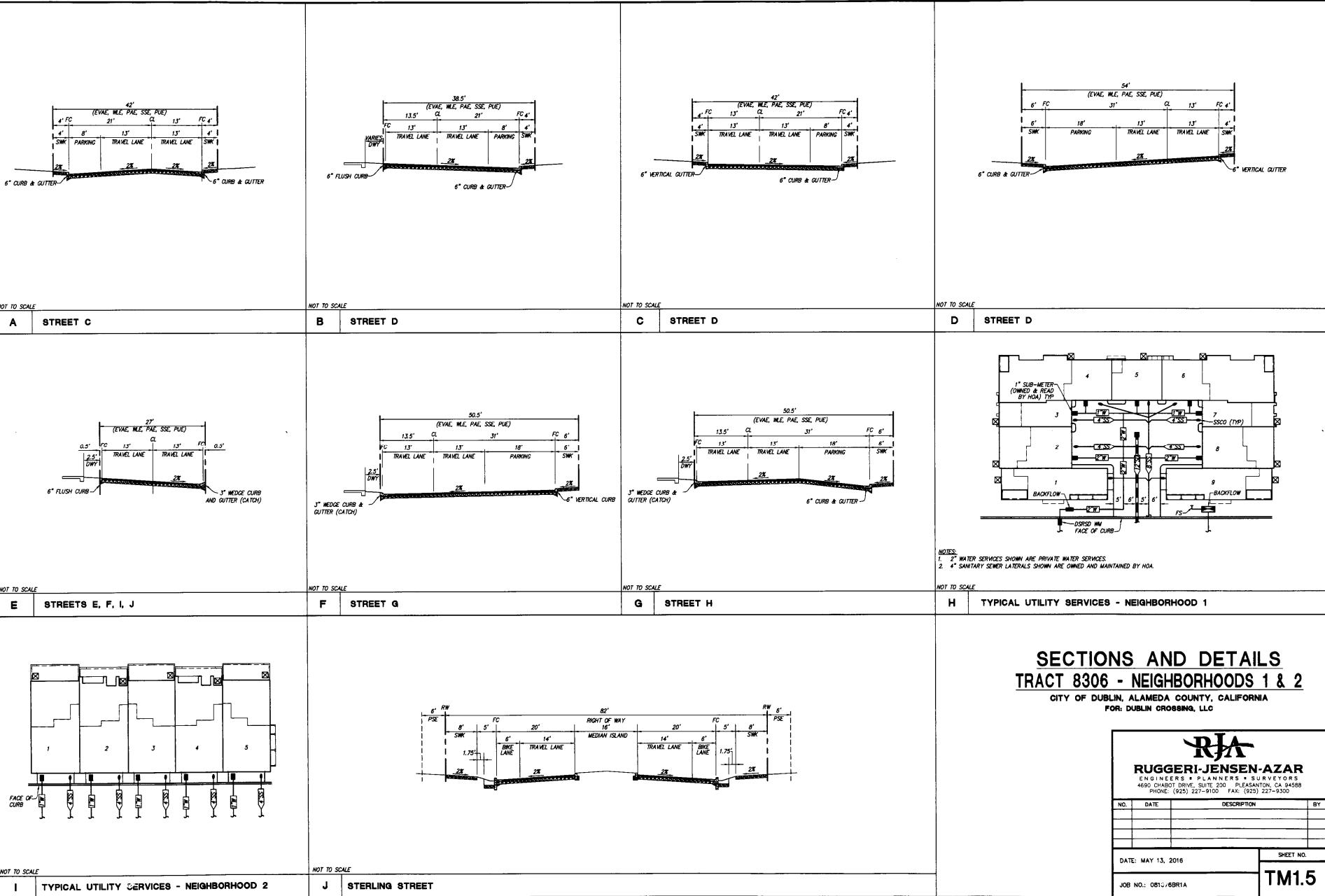
PHONE: (925) 227-9105 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

DATE: MAY 13, 2016

SHEET NO.  
**TM1.4**

JOB NO.: 081076BRJA



**SECTIONS AND DETAILS**  
TRACT 8306 - NEIGHBORHOODS 1 & 2

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC**

**ANSWER**

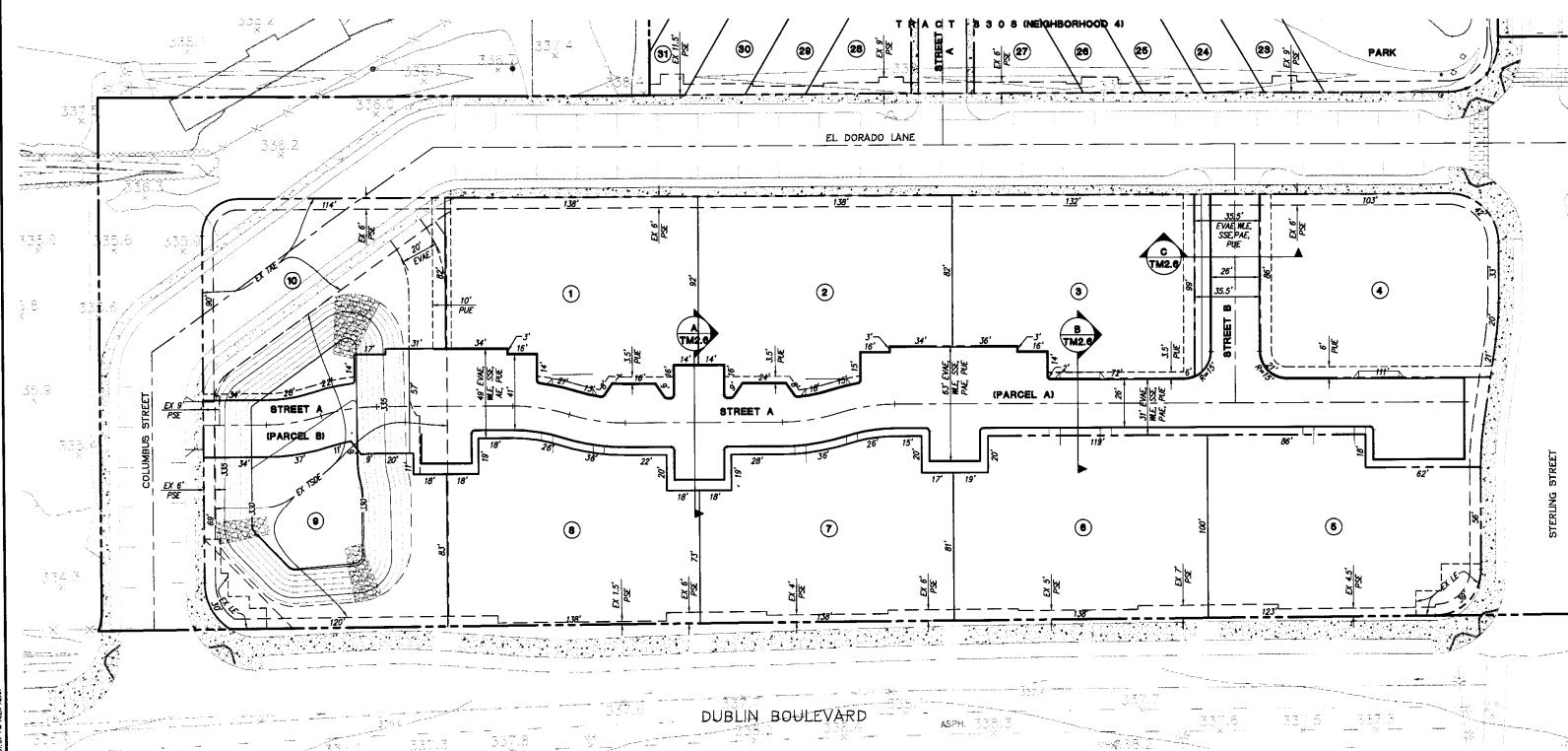
**RJA**  
UGGERI-JENSEN-AZAR  
www.rjajewels.com

PHONE: (925) 227-9100 FAX: (925) 227-9300

TE: MAY 13, 2016

TM1.5

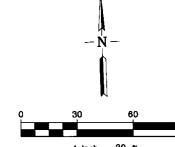
LOT AREA TABLE		
PARCEL NO.	AREA (SQ.FT.)	AREA (ACRE)
1	13,167	0.30
2	13,211	0.30
3	12,316	0.28
4	12,726	0.29
5	13,328	0.31
6	13,540	0.31
7	12,597	0.29
8	12,757	0.29
9	12,302	0.29
10	13,115	0.30
A	30,608	0.70
B	4,404	0.10
TOTAL	164,458	3.78

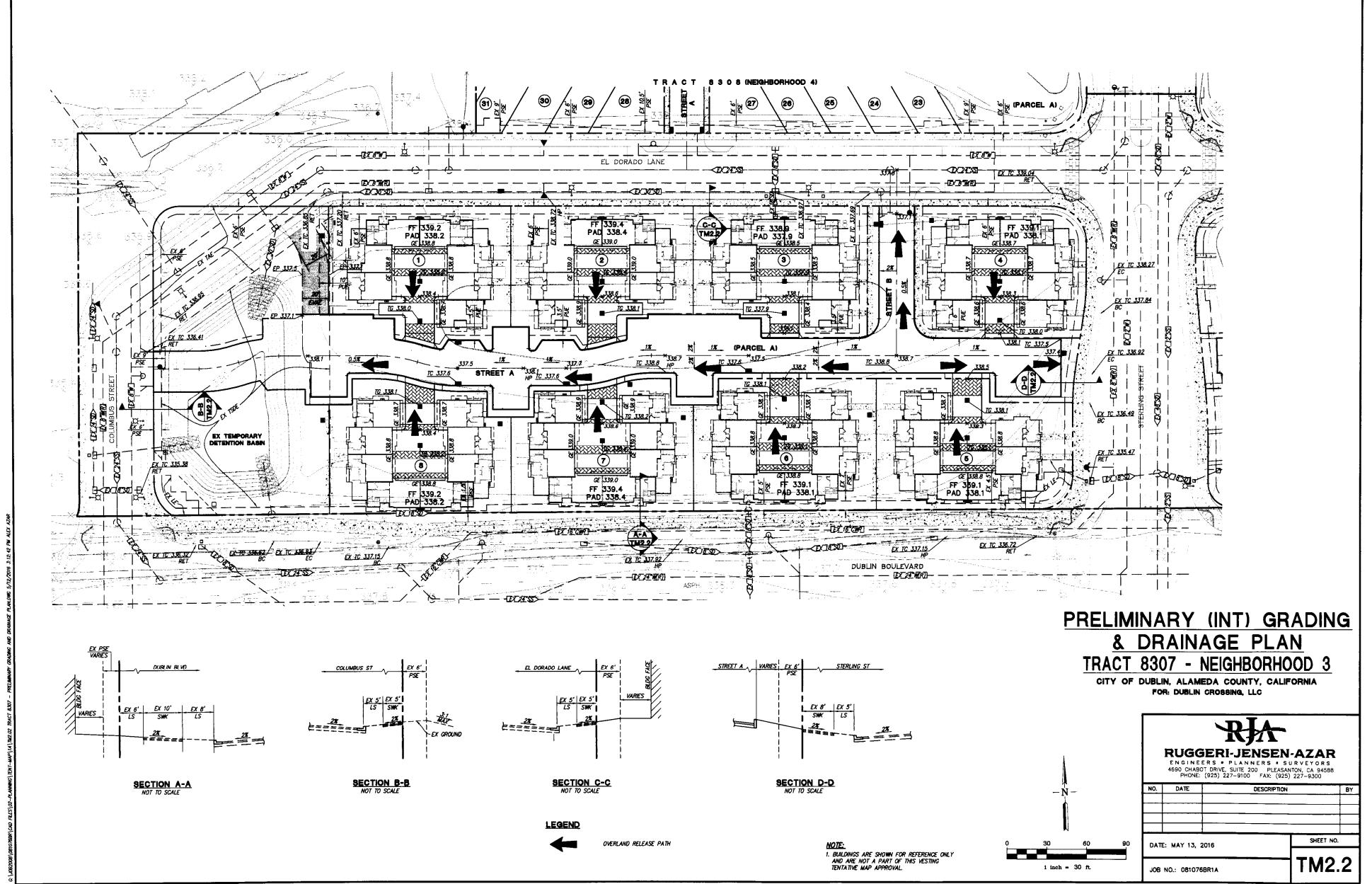


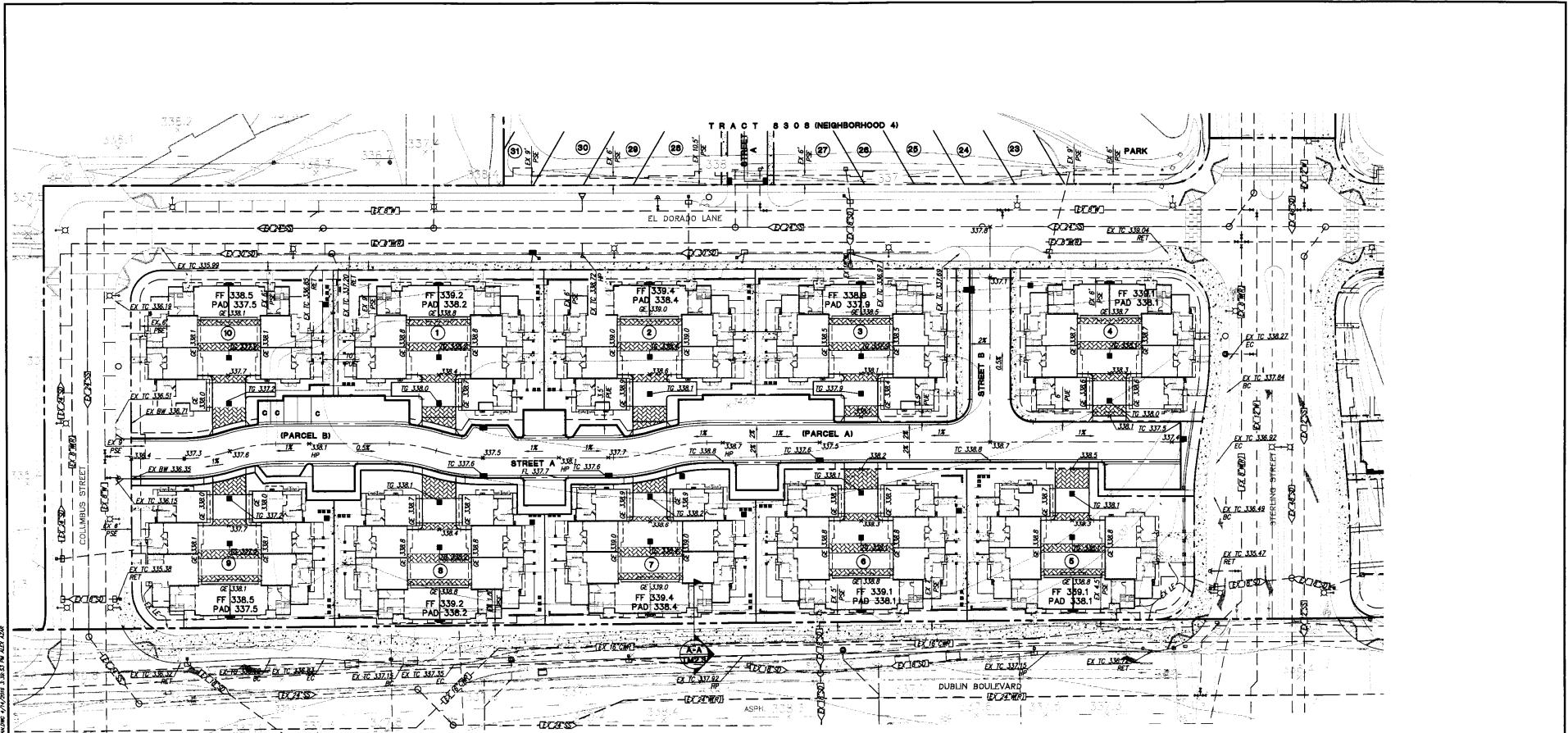
## PROPOSED LOTTING PLAN TRACT 8307 - NEIGHBORHOOD 3

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC

<b>RJA</b>		
RUGGERI-JENSEN-AZAR		
ENGINEERS PLANNERS SURVEYORS		
4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94568		
PHONE: (925) 227-9100 FAX: (925) 227-9300		
NO.	DATE	DESCRIPTION
DATE: MAY 13, 2016		SHEET NO.
JOB NO.: 0810768R1A		
TM2.1		







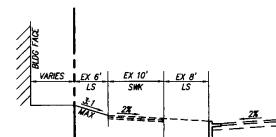
**PRELIMINARY (ULT) GRADING  
& DRAINAGE PLAN  
TRACT 8307 - NEIGHBORHOOD 3**

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC

**ESTIMATED EARTHWORK QUANTITIES**

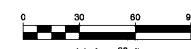
ITEM	QTY (CY)	FILL (CY)
BUILDING SPOILS	1,946	3,457
LOT	3,221	
STREETS	2,638	7
BROKERED SPOIL AREAS		
STREET UTILITIES TRENCH SPOILS (SEE NOTE 3)	1,228	-
DETENTION POND	-	2,663
SHRINKAGE (ASSUMED 10% SEE NOTE 4)	-	219
<b>TOTAL</b>	<b>9,008</b>	<b>7,048</b>

1. THIS ESTIMATED EARTHWORK QUANTITIES TABLE IS PREPARED USING CITY APPROVED TENTATIVE MAP FOR TRACT 8150 - DUBLIN CROSSING PREPARED BY RUGGERI-JENSEN-AZAR.
2. THE ABOVE EARTHWORK QUANTITIES ARE BASED ON AFTER EXISTING ASPHALT PAVING AND FOUNDATION IS REMOVED.
3. IT IS ASSUMED THAT ALL EXISTING SOILS WILL BE BACKFILLED WITH IMPORTED BACKFILL PER CITY STANDARD DETAIL CD-801.
4. IT IS ASSUMED FOR PURPOSE OF THIS CALCULATION A SHRINKAGE FACTOR OF 15% PER DISCUSSION WITH BEHLIGER GEOTECHNICAL ON 2/10/2013.



**SECTION A-A**  
NOT TO SCALE

**NOTE:**  
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY  
AND ARE NOT A PART OF THIS VESTING  
MAP APPROVAL.



NO.	DATE	DESCRIPTION	BY

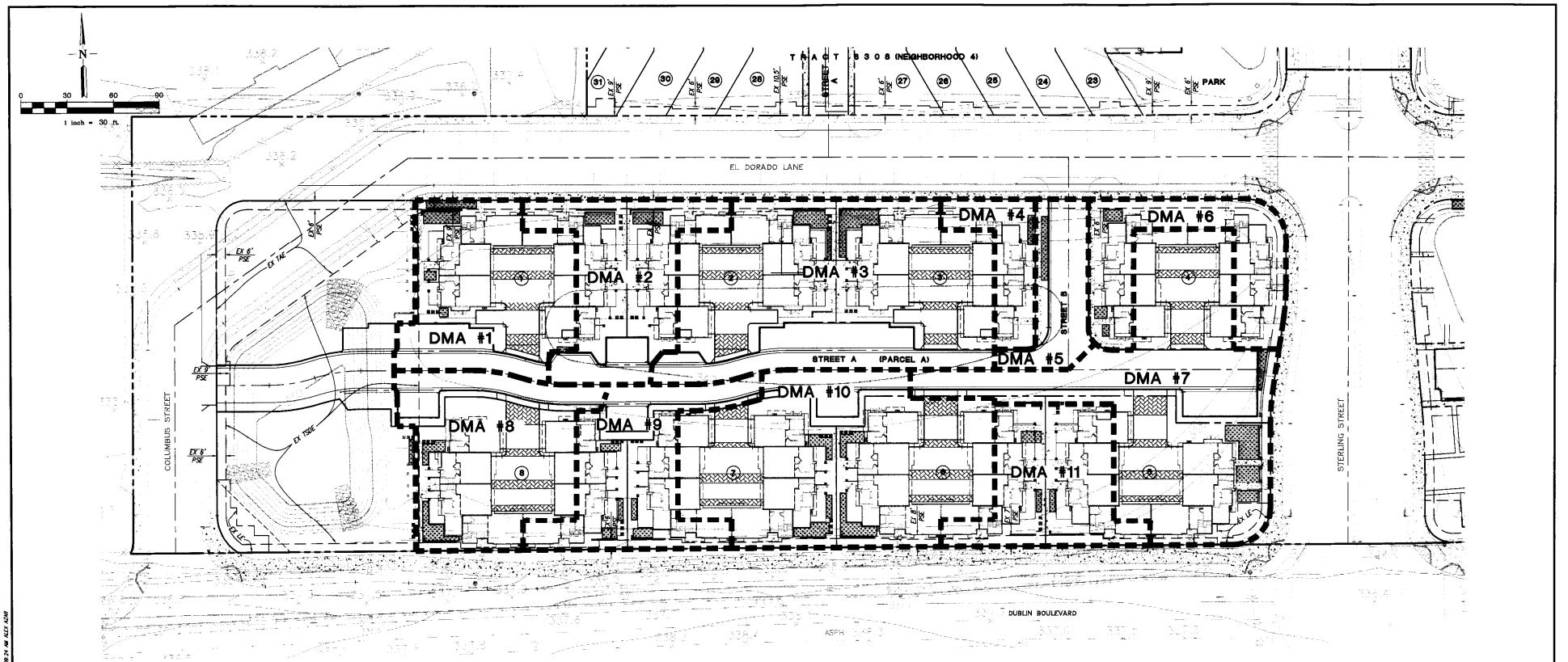
DATE: MAY 13, 2016

SHEET NO.

JOB NO.: 081076BR1A

TM2.3





DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	BIO-RETENTION REQUIRED (SF)	BIO-RETENTION PROVIDED (SF)
1	10,274	1,784	12,058	10,452	418	440
2	4,346	3,567	7,913	4,703	188	250
3	18,400	3,567	22,000	18,400	750	760
4	17,738	3,429	21,167	18,574	75	120
5	5,025	468	5,493	5,027	203	210
6	3,402	4,086	7,488	3,811	152	206
7	18,763	2,793	21,556	19,042	762	787
8	11,211	1,784	12,995	11,389	456	460
9	6,672	3,567	10,259	7,029	261	260
10	17,564	3,255	20,819	17,523	217	220
11	3,254	5,135	8,489	3,988	155	210

## NOTES:

1. THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.J. STORMWATER TECHNICAL GUIDANCE, DATED JANUARY 1, 2015, AND THE FOLLOWING CRITERIA:

- a. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
- b. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% OF EFFECTIVE IMPERVIOUS AREA.
- c. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.

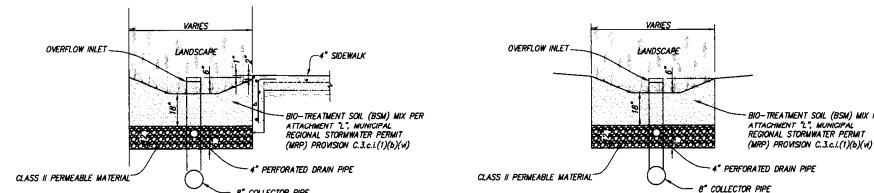
2. SIZING FACTOR OF 0.4 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:

$$\text{SIZING FACTOR} = 0.2 \text{ IN/HRS} / 0.4 \text{ IN/HRS} = 0.5$$

3. ALL STORMWATER TREATMENT MEASURES, INCLUDING THE BIO-RETENTION AREAS ON LOTS, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, EASEMENTS AND/OR DEED RESTRICTIONS SHALL BE CREATED FOR THIS PURPOSE ON LOT IN ACCORDANCE WITH THE CITY REQUIREMENTS.

4. THE CITY MUST BE ABLE TO ACCESS ALL STORMWATER TREATMENT AND HYDRANT/STORAGE FACILITIES DURING REGULAR BUSINESS HOURS FOR INSPECTION PURPOSES.

5. STORM WATER INLET INSERT SHALL BE INSTALLED IN ALL CATCH BASINS.

BIORETENTION AREA NEXT TO SIDEWALK  
NOT TO SCALEBIORETENTION AREA AT LANDSCAPE AREA  
NOT TO SCALE

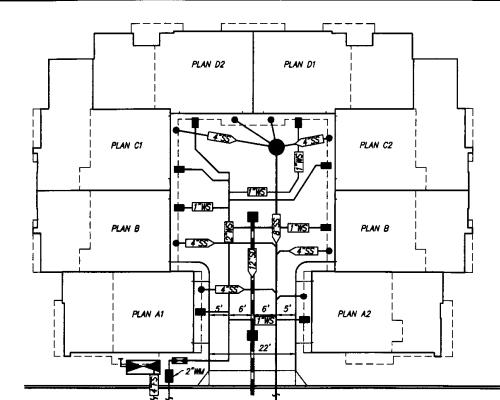
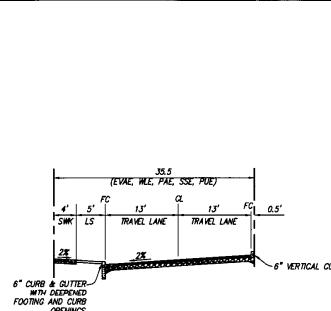
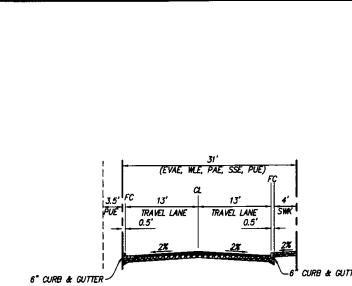
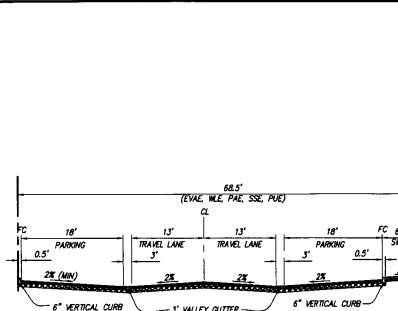
## PRELIMINARY STORMWATER MANAGEMENT PLAN

### TRACT 8307 - NEIGHBORHOOD 3

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC

<b>RJA</b> <b>RUGGERI-JENSEN-AZAR</b> ENGINEERS • PLANNERS • SURVEYORS 4690 CHAMBERS ROAD, SUITE 100, DUBLIN, CA 94568 PHONE: (925) 227-9100 FAX: (925) 227-9300		
NO.	DATE	DESCRIPTION
DATE: MAY 13, 2016		SHEET NO.
JOB NO.: 081076BR1A		TM2.5

NOTE:  
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY  
AND ARE NOT A PART OF THIS PRELIMINARY  
TENTATIVE MAP APPROVAL



NOT TO SCALE

A STREET

NOT TO

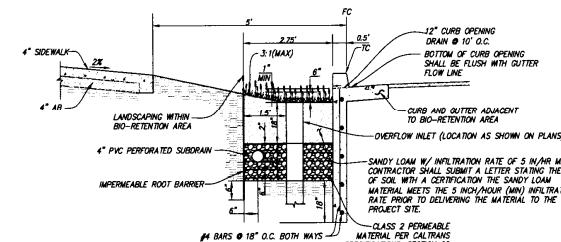
B STREET

NOT TO

C STREET

NOT TO SCALE

## D TYPICAL UTILITY SERVICES NEIGHBORHOOD



NOTE:  
TOP OF GRATE OF OVERFLOW INLET  
SHALL BE 1" BELOW GUTTER FLOW

NOT TO SCALE

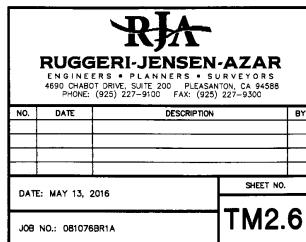
**E BIO-RETENTION AREA NEXT TO STREET DETAIL**

NOT TO

NOT TO SCALE

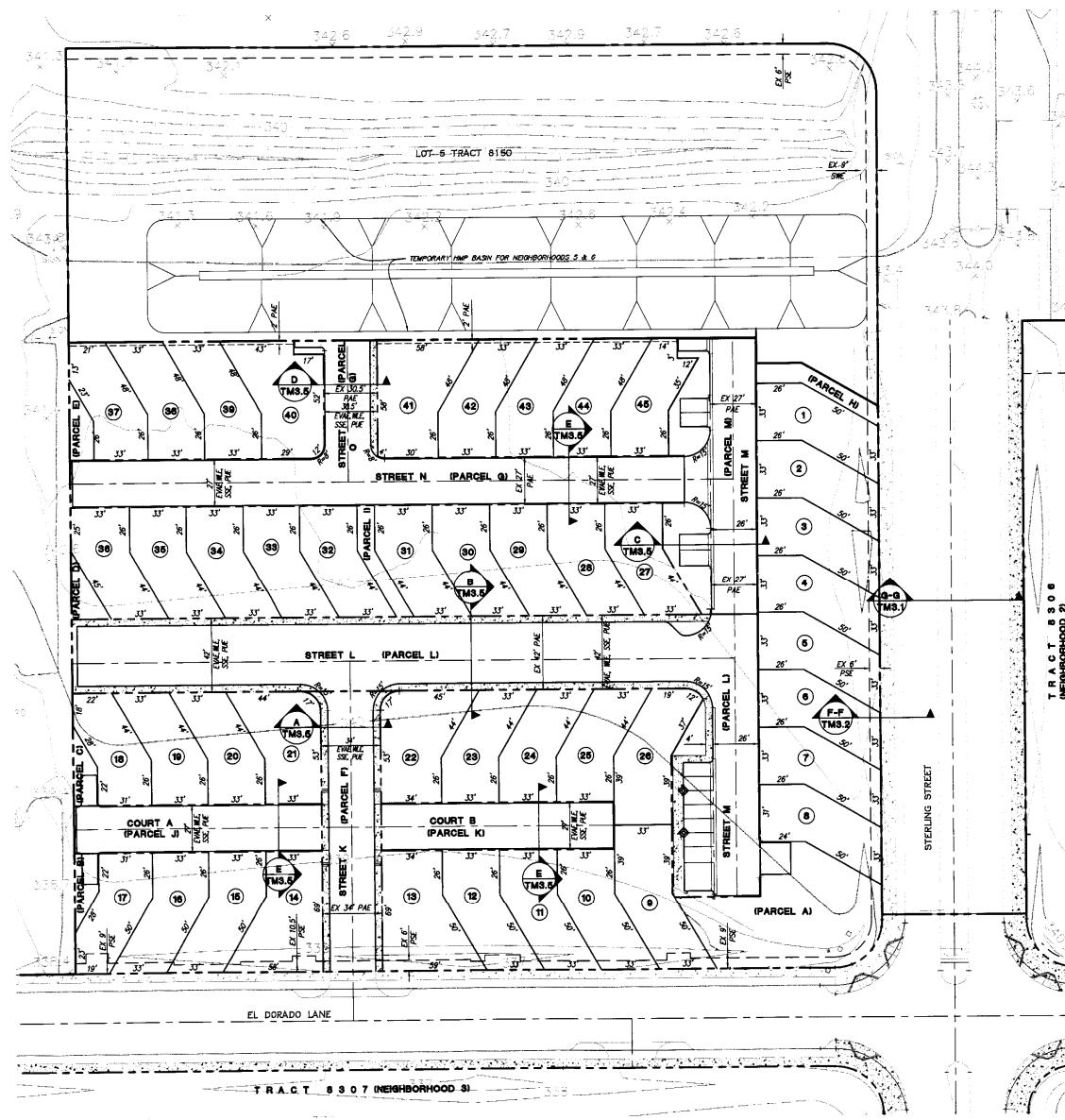
SECTIONS & DETAILS  
TRACT 8307 - NEIGHBORHOOD 3

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC**



148

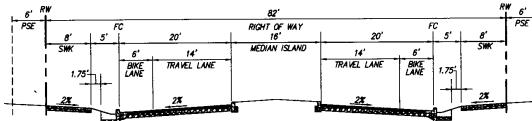
1. INDEPENDENT CONTRACTOR AGREEMENT FOR PLANNING, DESIGN, AND CONSTRUCTION OF PROPOSED LOADING PLANTING 5/13/2016 NO. S1-30 AM ELLIZABETH CHAN



LOT AREA TABLE		
LOT/PARCEL NO.	AREA (SQ.FT.)	AREA (ACRES)
1	2,257	0.05
2	2,257	0.05
3	2,257	0.05
4	2,257	0.05
5	2,257	0.05
6	2,258	0.05
7	2,258	0.05
8	2,257	0.05
9	2,699	0.06
10	2,257	0.05
11	2,257	0.05
12	2,258	0.05
13	2,807	0.07
14	2,797	0.06
15	2,257	0.05
16	2,258	0.05
17	2,050	0.05
18	1,947	0.04
19	2,094	0.05
20	2,094	0.05

LOT AREAS TABLE		
LOT/PARCEL NO.	AREA (SQ.FT.)	AREA (ACRES)
21	2,490	.06
22	2,592	.06
23	2,094	.05
24	2,094	.05
25	2,094	.05
26	2,508	.06
27	2,094	.05
28	2,094	.05
29	2,094	.05
30	2,094	.05
31	2,094	.05
32	2,094	.05
33	2,094	.05
34	2,094	.05
35	2,094	.05
36	1,110	.05
37	2,065	.05
38	2,195	.05
39	2,195	.05
40	2,779	.06

LOT AREA# TABLE		
LOT/PARCEL NO.	AREA (SQ.FT.)	AREA (ACRES)
41	2,794	.06
42	2,195	.05
43	2,195	.05
44	2,195	.05
45	2,021	.05
LOT 5 TRACT 8150	78,616	1.80
A	6,121	.014
B	468	.001
C	468	.001
D	447	.001
F	415	.001
F	5,492	.013
G	11,652	.027
H	797	.002
I	640	.001
J	3,846	.009
K	3,578	.008
L	21,725	.050
M	7,209	.017
TOTAL	246,867	5.58



G-G (STERLING STREET)

**PROPOSED LOTTING PLAN  
TRACT 8308 - NEIGHBORHOOD 4**

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA**  
**FOR: DUBLIN CROSSING, LLC**

**RUGGERI-JENSEN-AZAI**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94566  
PHONE: (925) 227-9100 FAX: (925) 227-9300

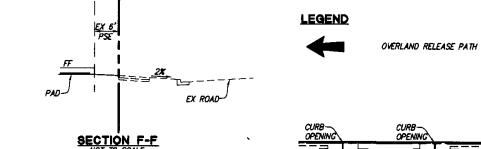
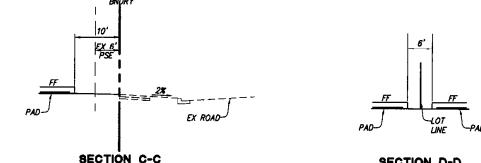
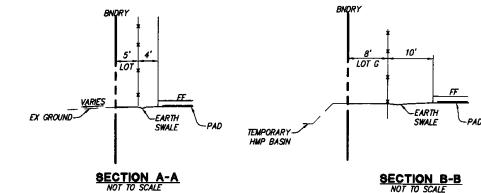
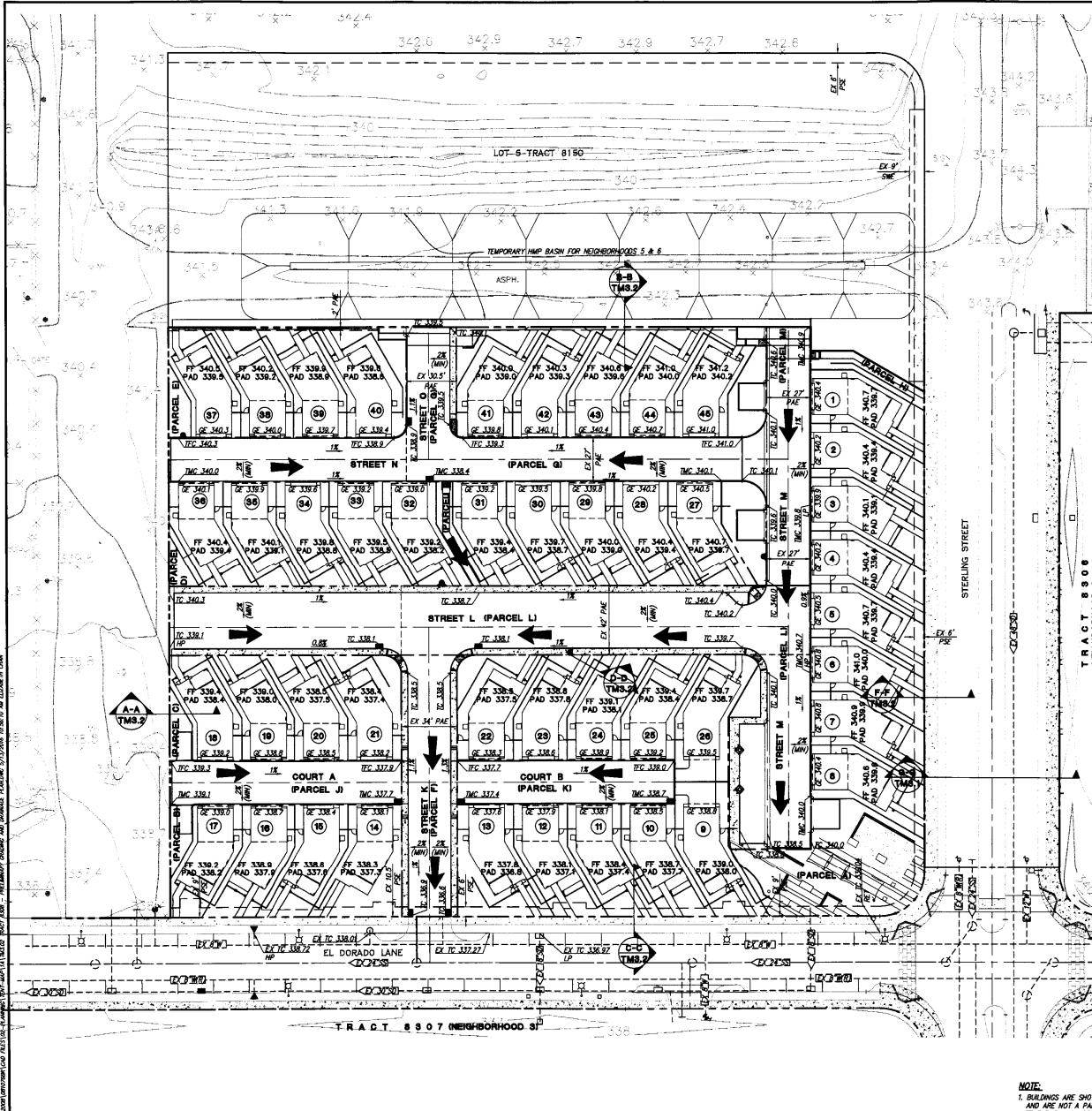
NO.	DATE	DESCRIPTION	BY

SHEET NO. **TM3.1**

JOB NO.: 081076BR1A

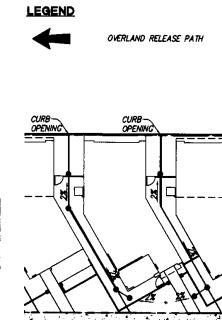
DATE: MAY 13, 2016

SHEET NO. TM3 1



ITEMS	CUT (C.Y.)	FILL (C.Y.)
BUILDING SPOILS	1,125	-
LOT	2,164	122
SWALE	3,935	-
BIO-RETENTION AREAS	520	-
STREET UTILITIES TRENCH SPOILS (SEE NOTE 3)	1,280	-
SEWERAGE TRENCH SPOILS (SEE NOTE 4)	74	-
TOTAL	15,384	140

1. THIS ESTIMATED EARTHWORK QUANTITIES TABLE IS PREPARED USING CITY APPROVED TENTATIVE MAP FOR TRACT 8150 - DUBLIN CROSSING PREPARED BY RJA DATED OCTOBER 25, 2013.
2. THE ABOVE EARTHWORK QUANTITIES ARE BASED ON AFTER EXISTING ASPHALT PAVING AND EXISTING GRADE SURFACES.
3. IT IS ASSUMED ALL UTILITIES TRENCHES WILL BE BACKFILLED WITH IMPORTED BACKFILL PER CITY STANDARD DETAIL CO-801.
4. THESE QUANTITIES DO NOT INCLUDE A CONSIDERATION OF A SHRINKAGE FACTOR OF 15% PER DISCUSSION WITH BERLOGAR GEOTECHNICAL ON 2/12/2013.



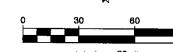
## PRELIMINARY GRADING & DRAINAGE PLAN TRACT 8308 - NEIGHBORHOOD 4

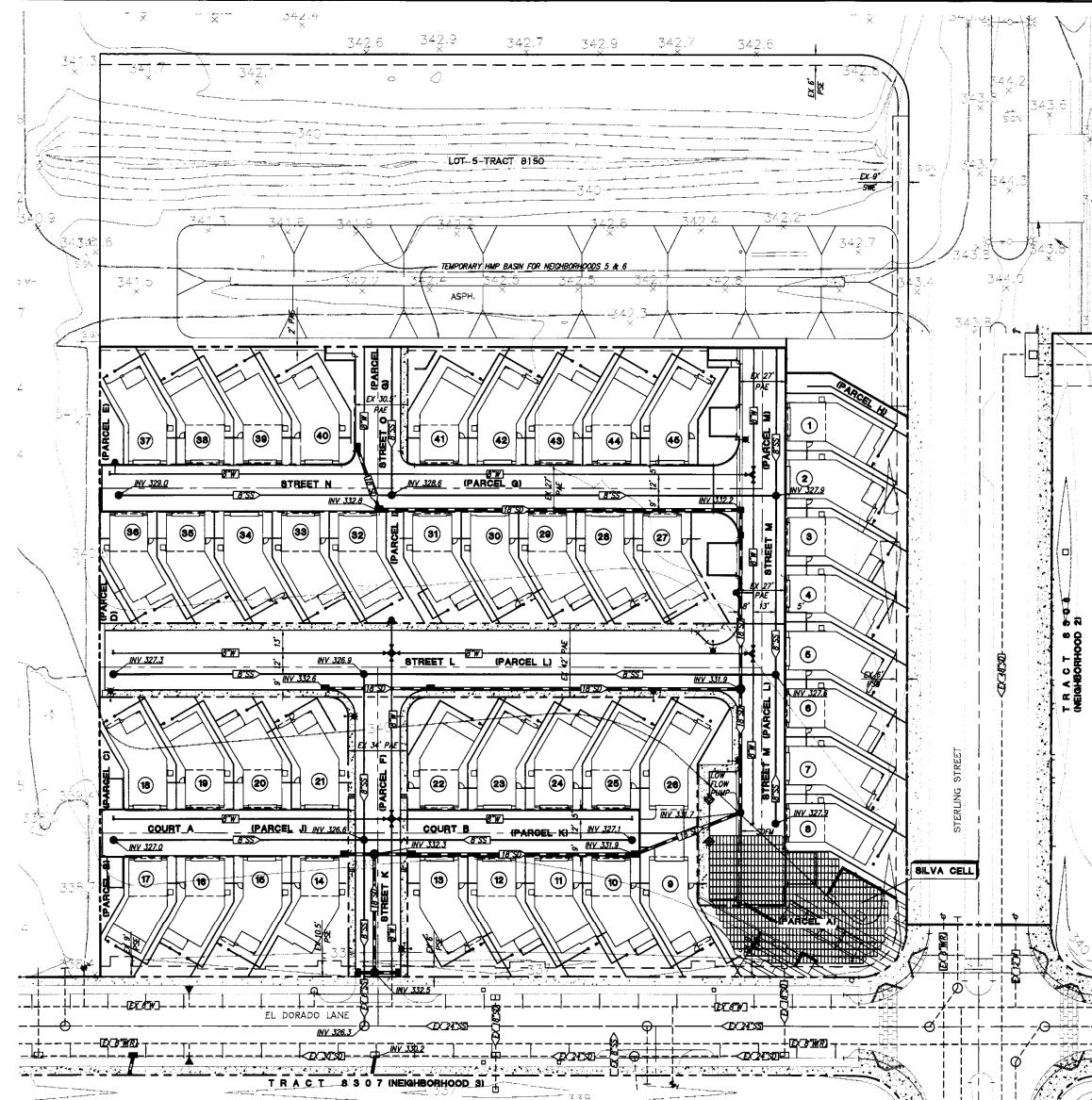
CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC

<b>RJA</b>			
RUGGERI-JENSEN-AZAR			
ENGINEERS • PLANNERS • SURVEYORS			
4690 CHAMBERS ROAD, SUITE 200, DUBLIN, CA 94568			
PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016		SHEET NO.	
JOB NO.: 081078RJA			

TM3.2

NOTE:  
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY  
AND ARE NOT A PART OF THIS VESTING  
TENTATIVE MAP APPROVAL.





NOTE:  
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY  
AND ARE NOT A PART OF THIS VESTING  
TENTATIVE MAP APPROVAL

## PRELIMINARY UTILITY PLAN TRACT 8308 - NEIGHBORHOOD 4

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC



RUGGERI-JENSEN-AZAR

ENGINEERS • PLANNERS • SURVEYORS

4690 CHASE DRIVE, SUITE 200, PLEASANTON, CA 94588

PHONE: (925) 227-9100 FAX: (925) 227-9100

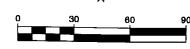
TM3.3

NO.	DATE	DESCRIPTION	BY

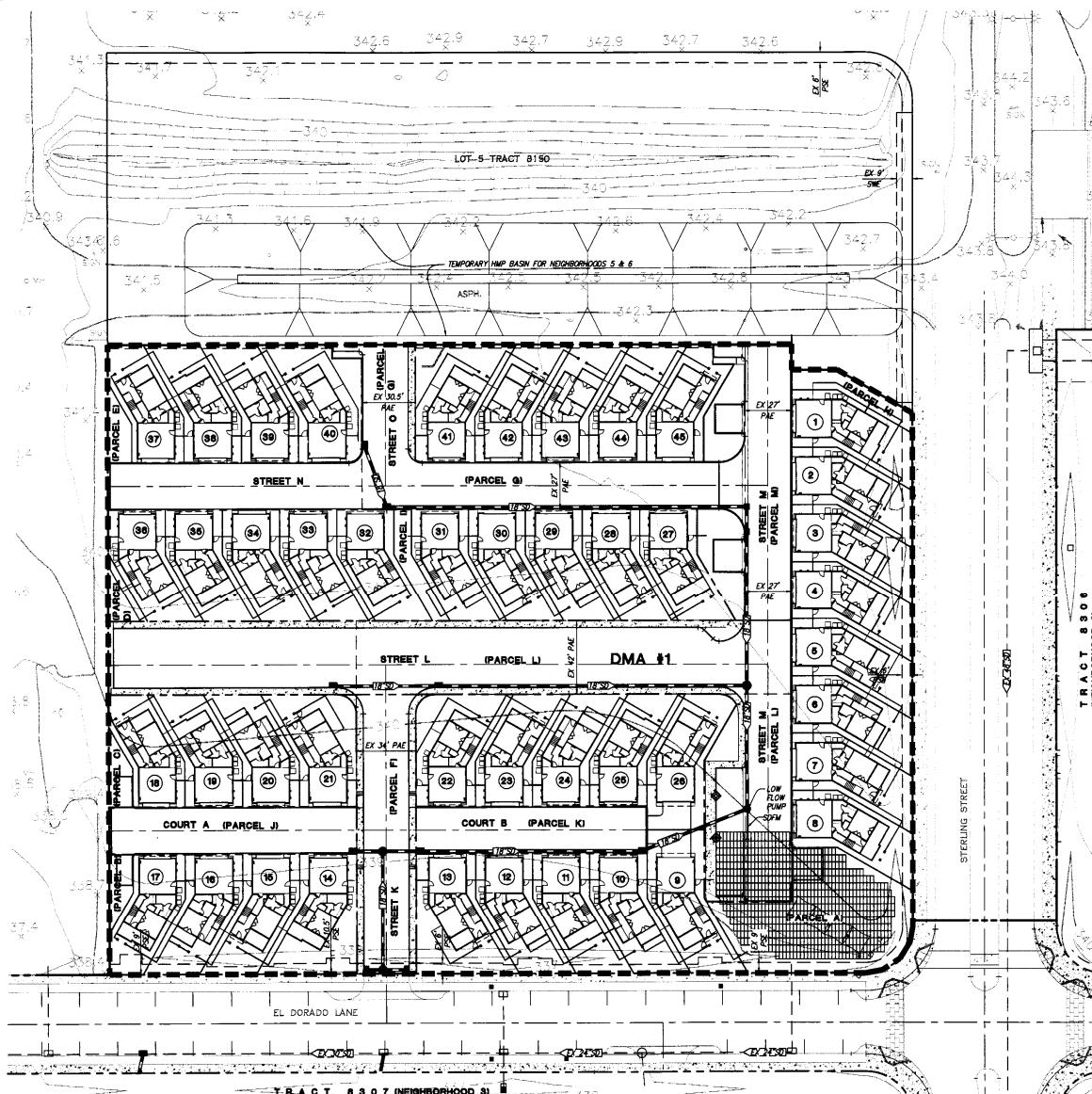
DATE: MAY 13, 2016

SHEET NO.:

JOB NO.: 081076BR1A



TM3.3



DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA(SF)	BIO-RETENTION REQUIRED (SF)	BIO-RETENTION PROVIDED (SF)
1	139,616	24,638	164,254	139,625	5585	5615

## NOTES:

1. THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, CITY OF DUBLIN STORMWATER TECHNICAL GUIDANCE, DATED JANUARY 1, 2013, AND THE FOLLOWING CRITERIA:
  - a. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
  - b. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% OF EFFECTIVE IMPERVIOUS AREA
  - c. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE
2. SIZING FACTOR OF 0.00 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
  - a. SIZE FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04
3. ALL STORMWATER TREATMENT MEASURES, INCLUDING THE BIO-RETENTION AREAS ON LOTS, SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION, EASEMENTS AND DEED RESTRICTIONS SHALL BE CREATED FOR THIS PURPOSE ON LOTS IN ACCORDANCE WITH THE CITY REQUIREMENTS.
4. THE CITY MUST BE ABLE TO ACCESS ALL STORMWATER TREATMENT AND HYDROMODIFICATION STORAGE FACILITIES DURING REGULAR BUSINESS HOURS FOR INSPECTION PURPOSES.
5. STORM WATER INLET INSERT SHALL BE INSTALLED IN ALL CATCH BASINS.

## LEGEND

SILVA CELL



## PRELIMINARY STORMWATER MANAGEMENT PLAN

### TRACT 8308 - NEIGHBORHOOD 4

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC



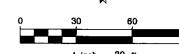
RUGGERI-JENSEN-AZAR

ENGINEERS • PLANNERS • SURVEYORS

4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588

PHONE: (925) 227-8100 FAX: (925) 227-8300

NO.	DATE	DESCRIPTION	BY



DATE: MAY 13, 2016

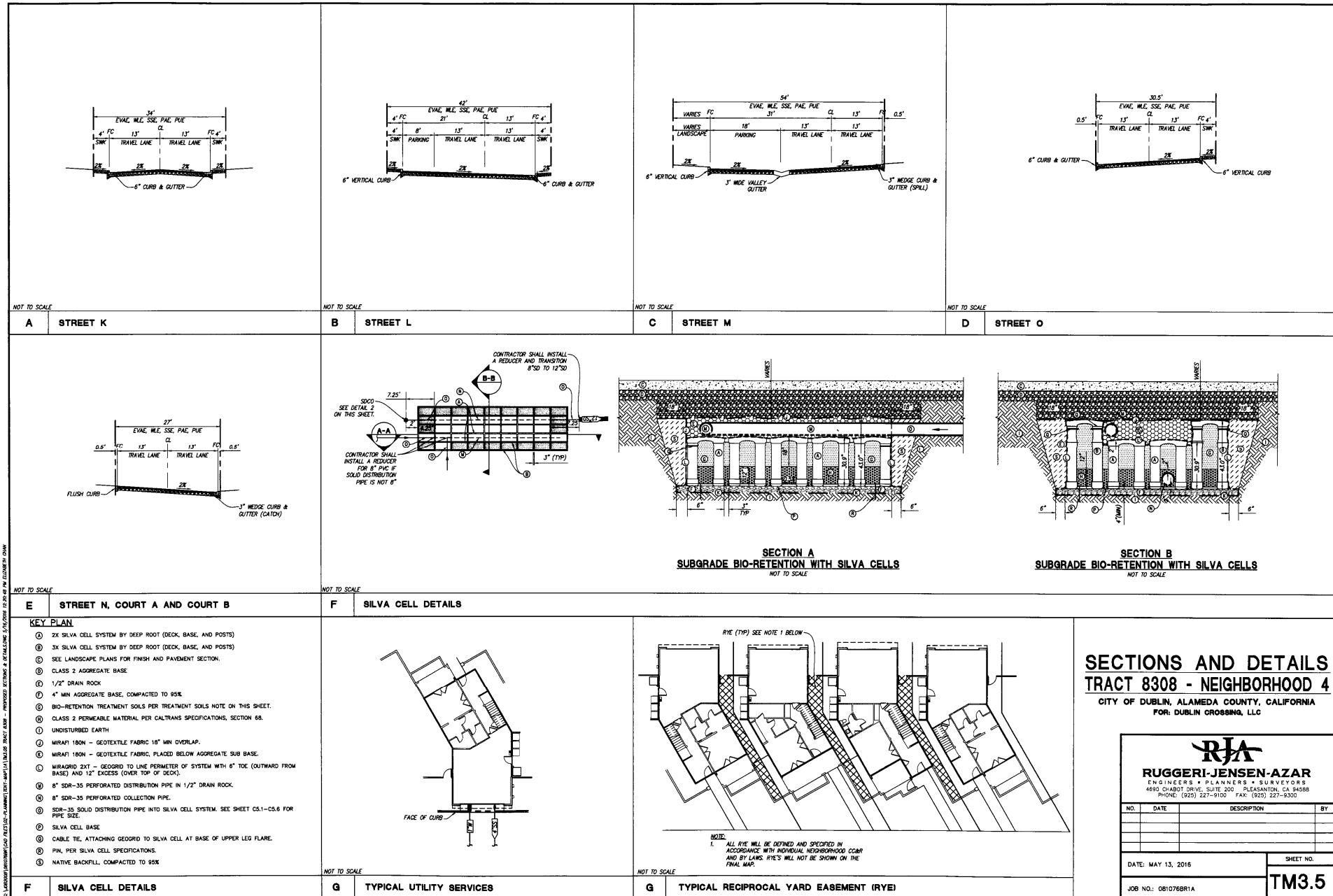
SHEET NO.

JOB NO.: 081076BR1A

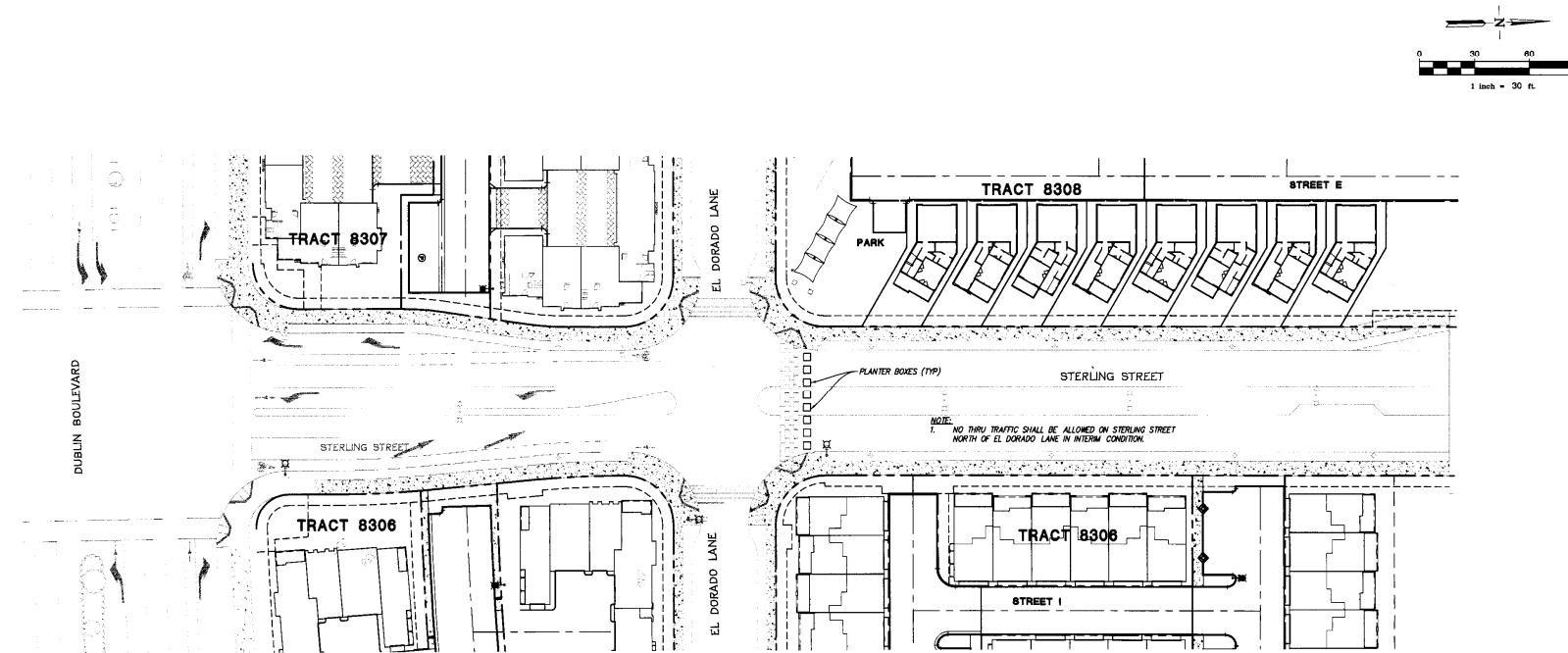
TM3.4

NOTE:  
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY  
AND ARE NOT A PART OF THIS TENTATIVE MAP APPROVAL.

TENTATIVE MAP APPROVAL

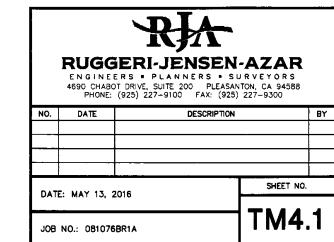


— AUTUMN STRANDING STREET WORKMENENTS DINE 5/13/2016 NO. 30-45 AM ELIZABETH CHAN

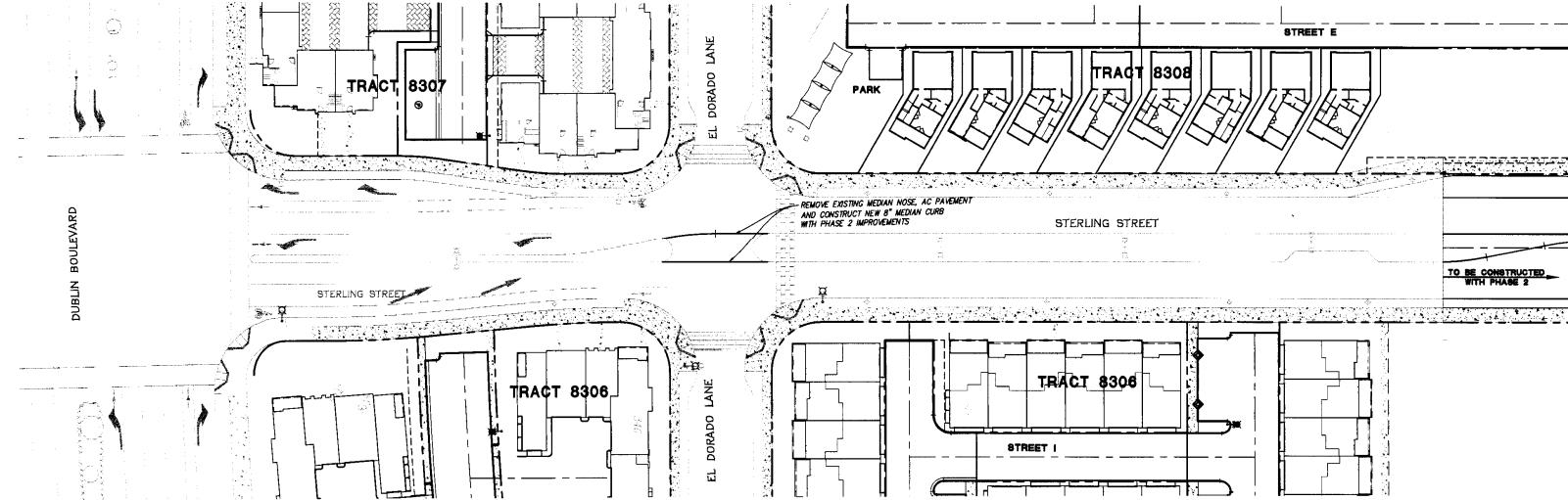


## INTERIM STERLING STREET MEDIAN IMPROVEMENTS

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA**  
**FOR: DUBLIN CROSSING, LLC**



TM4.1



### ULTIMATE STERLING STREET MEDIAN IMPROVEMENTS

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC



**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94568  
PHONE: (925) 227-5100 FAX: (925) 227-5300

NO.	DATE	DESCRIPTION	BY

DATE: MAY 13, 2016

SHEET NO.

JOB NO.: 081076BR1A

**TM4.2**

**BENCHMARK**

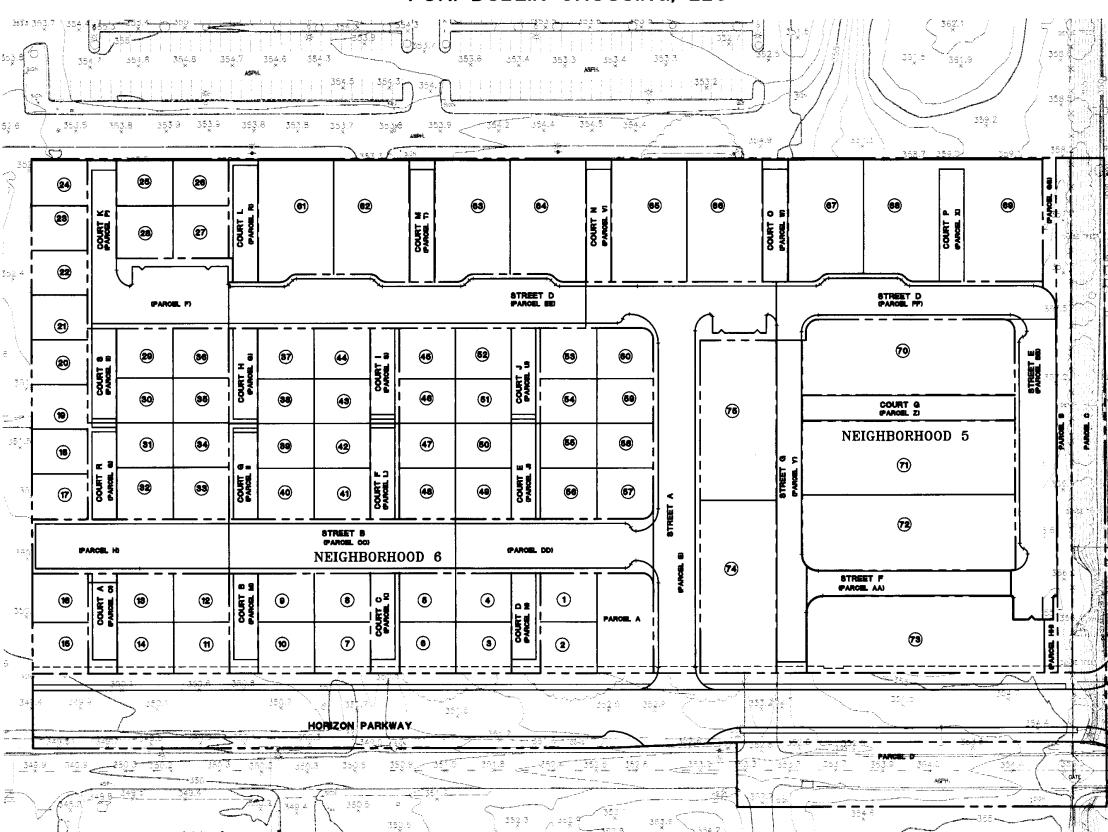
A BRASS DISC SET IN THE MOST EASTERLY CORNER OF A CONCRETE HEADWALL OF A DRAINAGE CHANNEL AT FOOT OF GRADE COIN EASTERLY ON AMADOR VALLEY BLVD ON THE NORTHERN SIDE OF AMADOR VALLEY BLVD, WEST OF WILLOWWOOD ROAD, DIST STAMPED "AMA-FLOOD 1977".  
ELEVATION = 361.742 HWD 29 (1974 NGS ADL)

**BASIS OF BEARINGS**

THE BEARING NOT 213°57' BETWEEN FOUND MONUMENTS IN ARNOLD ROAD AS SHOWN ON PARCEL MAP 7231, FILED IN BOOK 238 OF PARCEL MAPS AT THE ALAMEDA COUNTY RECORDER'S OFFICE IS TAKEN AS THE BASIS OF BEARINGS FOR THIS IMPROVEMENT PLAN.

**LEGEND**

PROPOSED	DESCRIPTION	EXISTING
- - -	TRACT BOUNDARY	- - -
- - -	LOT LINE	- - -
- - -	RIGHT OF WAY	- - -
- - -	CENTER LINE	- - -
- - -	RETAINING WALL	- - -
- - -	EASEMENT LINE	- - -
1250	STORM DRAIN	1250
1251	SANITARY SEWER	1251
1252	POTABLE WATER	1252
1253	RECYCLED WATER	1253
1254	CURB & GUTTER	1254
1255	PCC SIDEWALK / PCC TRAIL	1255
1256	EARTH OR GRASS SWALE	1256
1257	STORM WATER INLET	1257
1258	FIELD INLET	1258
1259	MANHOLE	1259
1260	SANITARY SEWER LATERAL	1260
1261	FIRE HYDRANT	1261
1262	BLOW OFF	1262
1263	WATER VALVE	1263
1264	STREET LIGHT	1264
1265	TRAFFIC SIGN	1265
1266	FENCE	1266
1267	BARRICADE	1267
1268	CURB RAMP	1268
1269	CONTOUR ELEVATIONS	1269
1270	SPOT ELEVATION	1270



VICINITY MAP

**GENERAL NOTES**

1. OWNER: DUBLIN CROSSING, LLC 4990 CHARTY DRIVE, SUITE 100 DANVILLE, CA 94526 (925) 743-8000 CONTACT: NICOLE MOORE
2. DEVELOPER: DUBLIN CROSSING, LLC 4990 CHARTY DRIVE, SUITE 100 DANVILLE, CA 94526 (925) 743-8000 CONTACT: NICOLE MOORE
3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS 4990 CHARTY DRIVE, SUITE 200 PLEASANTON, CA 94568 (925) 227-9100 (925) 227-9100 FAX: (925) 227-9100 E.C.C. # 44120
4. ASSESSOR'S PARCEL NUMBERS: 000-0033-004 000-0033-005, AND 000-0033-006
5. PROPERTY DESCRIPTION: BEING 524,645 SQUARE FEET OF THE 180,126 ACRE PARCEL SHOWN ON RECORD OF SURVEY 2031 RECORDED ON JUNE 23, 2006 IN BOOK 31 OF SURVEYS AT PAGE 28 (SERIES NO. 2006-24-3022) OFFICIAL RECORDS OF ALAMEDA COUNTY
6. EXISTING USE: VACANT
7. PROPOSED USE: RESIDENTIAL
8. EXISTING ZONING: PER DUBLIN CROSSING SPECIFIC PLAN
9. PROPOSED ZONING: PER DUBLIN CROSSING SPECIFIC PLAN
10. GENERAL PLAN LAND USE DESIGNATION: PER DUBLIN CROSSING SPECIFIC PLAN
11. GROSS AREA: 12.05 ACRES
12. NET AREA: 9.60 ACRES
13. TOTAL NUMBER OF LOTS/ PARCELS: RESIDENTIAL STREETS = 75 COMMON AREAS = 4 TOTAL = 79
14. TOTAL NUMBER OF RESIDENTIAL UNITS: SINGLE FAMILY HOMES = 60 TOWN HOMES = 10 TOTAL = 70
15. UTILITIES
  - a. WATER: DUBLIN SAN RAMON SERVICES DISTRICT
  - b. SANITARY SEWER: DUBLIN SAN RAMON SERVICES DISTRICT
  - c. STORM: CITY OF DUBLIN
  - d. GAS & ELECTRIC: CALIFORNIA GAS & ELECTRIC AT A T COMCAST
  - e. TELEPHONE: F. CABLE TV: G. FIRE: ALAMEDA COUNTY FIRE DEPARTMENT
16. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED IN JULY 2012.
17. ALL PROPOSED ON-SITE STREETS AND COURTS ARE PRIVATELY OWNED AND MAINTAINED.
18. IT IS THE INTENT OF THE DEVELOPER TO FILE CONDOMINIUM PLANS FOR THE CONDOMINIUM UNITS IN NEIGHBORHOOD 5 AFTER THE FINAL MAP APPROVAL.
19. THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS AFTER TENTATIVE MAP APPROVAL.

**LOCATION MAP**

NOT TO SCALE

**SHEET INDEX**  
**SHEET NO. DESCRIPTION**

TM0.1	TITLE SHEET
TM1.1	EXISTING CONDITION PLAN
TM2.1	PROPOSED LOTTING PLAN
TM3.1	PRELIMINARY GRADING AND DRAINAGE PLAN
TM4.1	PRELIMINARY UTILITY PLAN
TM4.2	INTERIM UTILITY IMPROVEMENT PLAN
TM5.1	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM5.2	DRAINAGE MANAGEMENT AREA TABLES
TM6.1	SECTIONS AND DETAILS
TM7.1	INTERIM HORIZON PARKWAY IMPROVEMENTS
TM7.2	ULTIMATE HORIZON PARKWAY IMPROVEMENTS



RUGGERI-JENSEN-AZAR

ENGINEERS • PLANNERS • SURVEYORS  
4990 CHARTY DRIVE, SUITE 200 PLEASANTON, CA 94568  
PHONE: (925) 227-9100 FAX: (925) 227-9300

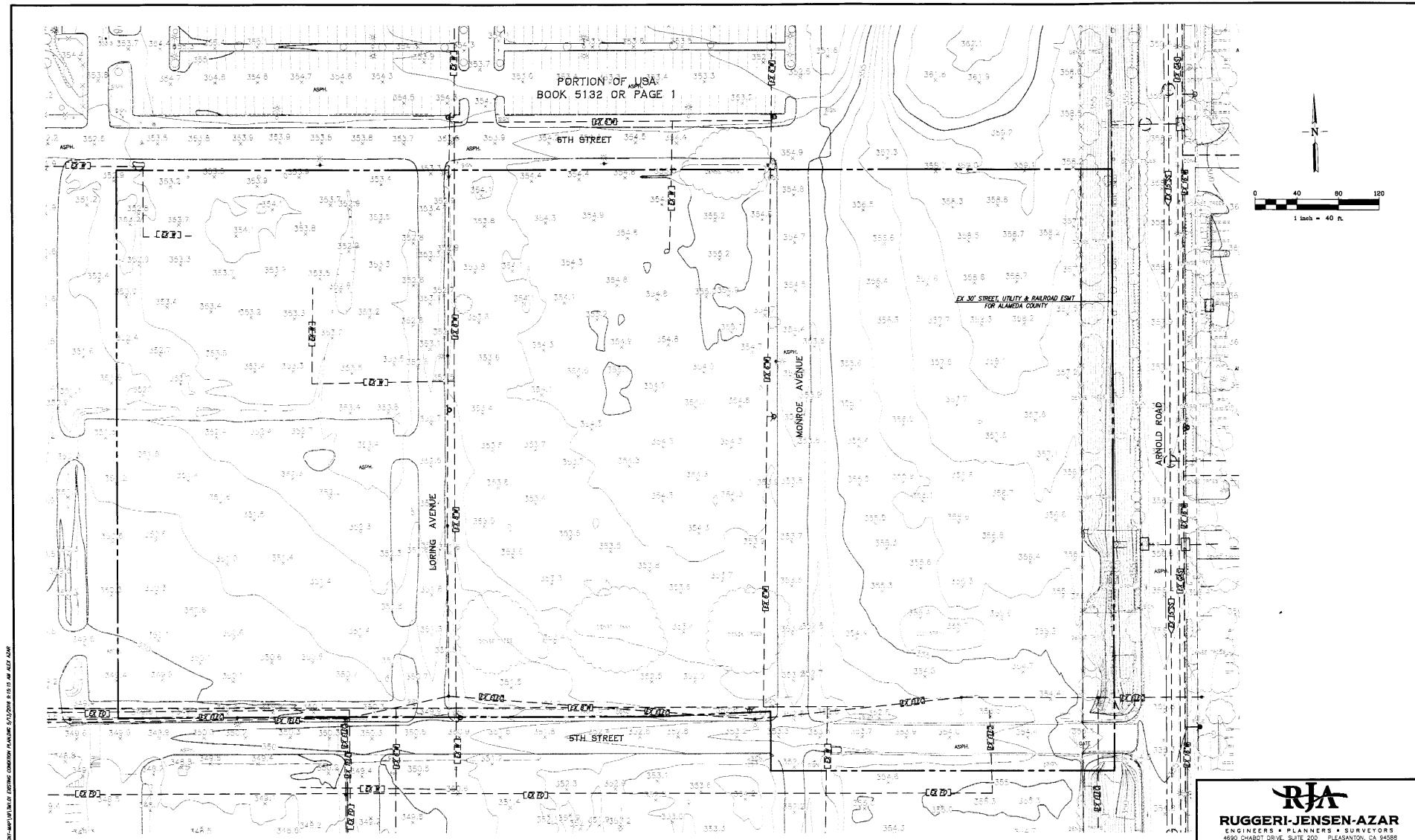
NO.	DATE	DESCRIPTION	BY

DATE: MAY 13, 2016

SHEET NO.

TMO.1

JOB NO.: 0810768R1B



**EXISTING CONDITION PLAN**  
**TRACT 8309 - NEIGHBORHOODS 5 & 6**

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA**  
**FOR: DUBLIN CROSSING, LLC**

<b>RJIA</b>		
<b>RUGGERI-JENSEN-AZAR</b>		
ENGINEERS • PLANNERS • SURVEYORS		
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588		
PHONE: (925) 227-9100 FAX: (925) 227-9300		
NO.	DATE	DESCRIPTION
DATE: MAY 13, 2016		SHEET NO.
JOB NO.: 0810768R1B		TM1.1

SHEET NO.

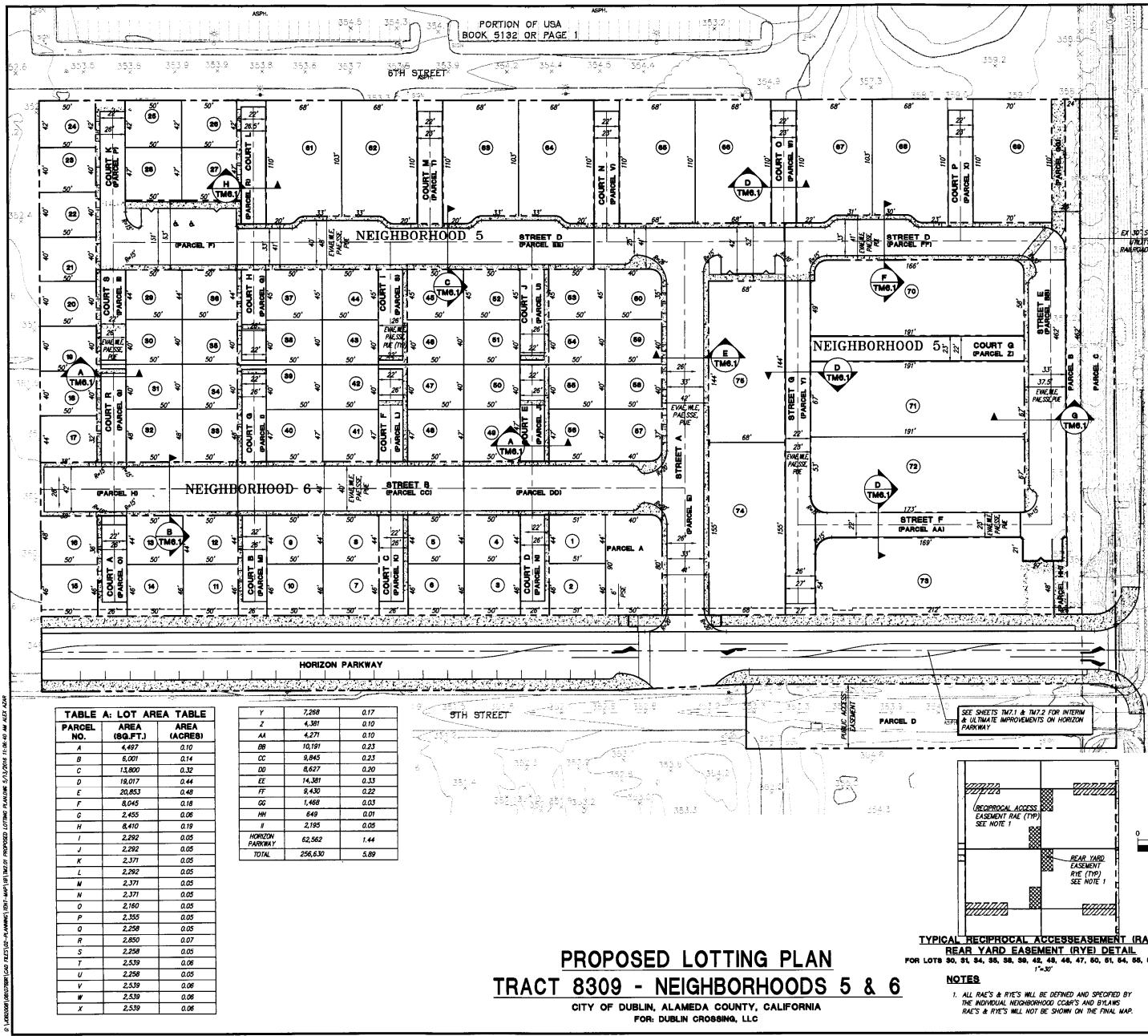


TABLE 1: LOT AREA TABLE		
LOT NO.	AREA (SQ.F.T.)	AREA (ACRES)
1	2,173	0.05
2	2,300	0.05
3	2,300	0.05
4	2,173	0.05
5	2,173	0.05
6	2,300	0.05
7	2,300	0.05
8	2,173	0.05
9	2,173	0.05
10	2,300	0.05
11	2,300	0.05
12	2,173	0.05
13	2,173	0.05
14	2,300	0.05
15	2,300	0.05
16	2,344	0.05
17	2,174	0.05
18	2,000	0.05
19	2,000	0.05
20	2,000	0.05
21	2,000	0.05
22	2,000	0.05
23	2,000	0.05
24	2,100	0.05
25	2,100	0.05
26	2,100	0.05
27	2,345	0.05
28	2,345	0.05
29	2,222	0.05
30	2,000	0.05
31	2,000	0.05
32	2,344	0.05
33	2,344	0.05
34	2,000	0.05
35	2,000	0.05
36	2,222	0.05
37	2,220	0.05

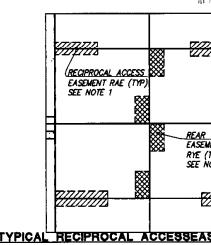
TABLE A: LOT AREA TABLE		
PARCEL NO.	AREA (SQ.FT.)	AREA (ACRES)
A	4,497	0.10
B	8,001	0.14
C	13,800	0.32
D	18,017	0.44
E	20,853	0.48
F	8,045	0.18
G	2,455	0.06
H	8,410	0.19
I	2,292	0.05
J	2,292	0.05
K	2,371	0.05
L	2,282	0.05
M	2,371	0.05
N	2,371	0.05
O	2,160	0.05
P	2,355	0.05
Q	2,258	0.05
R	2,850	0.07
S	2,258	0.05
T	2,539	0.06
U	2,258	0.05
V	2,539	0.06
W	2,539	0.06
X	2,539	0.06

<i>Y</i>	7,268	0.17
<i>Z</i>	4,381	0.10
<i>AA</i>	4,271	0.10
<i>BB</i>	10,191	0.23
<i>CC</i>	8,845	0.23
<i>DD</i>	8,627	0.20
<i>EE</i>	14,581	0.33
<i>FF</i>	8,430	0.22
<i>GG</i>	1,468	0.03
<i>HH</i>	649	0.01
<i>II</i>	2,195	0.05
<i>HORIZON PARKWAY</i>	62,562	1.44
<b>TOTAL</b>	<b>256,630</b>	<b>5.89</b>

**PROPOSED LOTTING PLAN**  
**TRACT 8309 - NEIGHBORHOODS 5 & 6**

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA**  
**FOR: DUBLIN CROSSING, LLC**

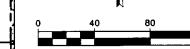
**FOR: DUBLIN CROSSING, LLC**



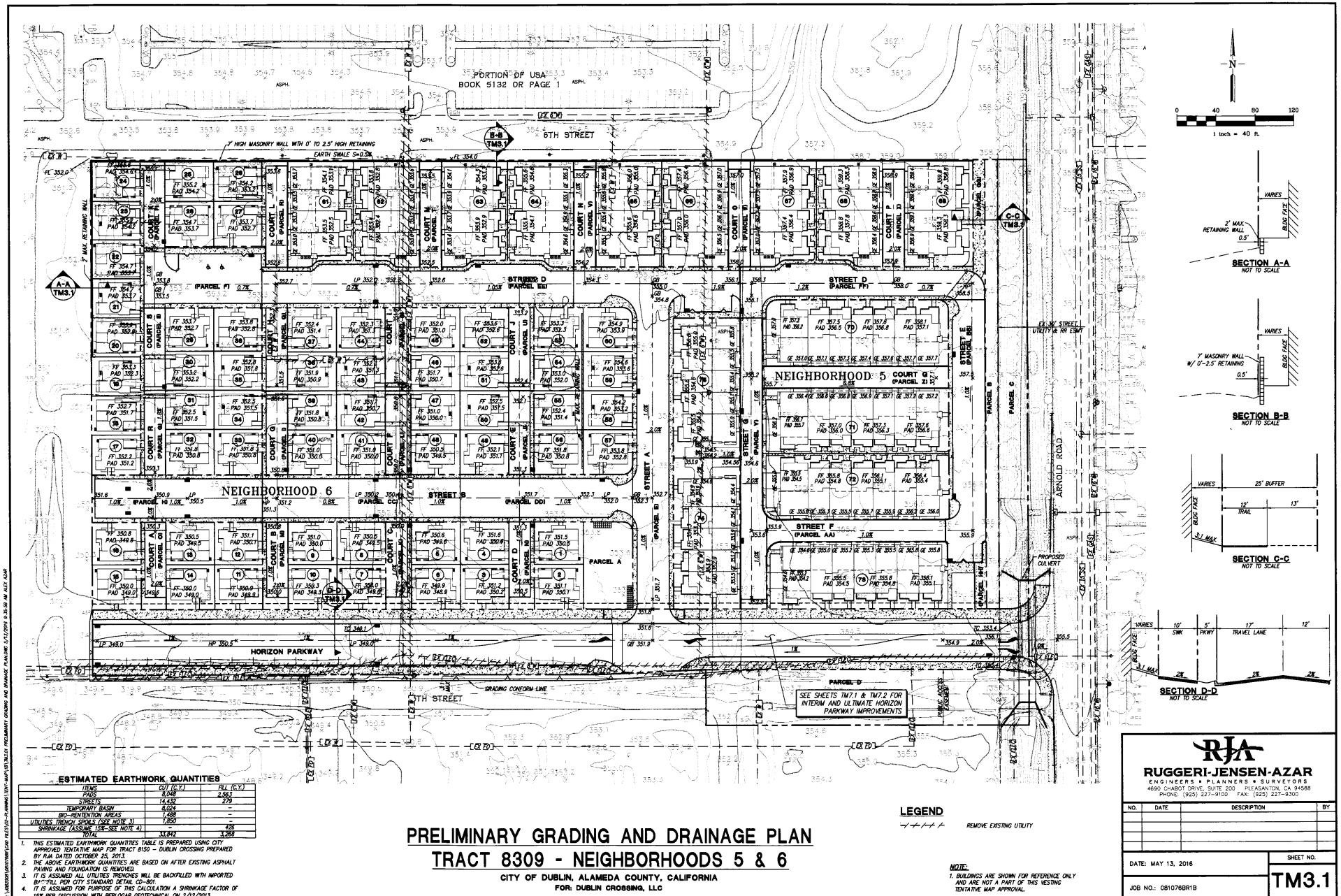
**TYPICAL RECIPROCAL ACCESS EASEMENT (RAE)/  
REAR YARD EASEMENT (RYE) DETAIL**

NOTE

1. ALL RAE'S & RYE'S WILL BE DEFINED AND SPECIFIED BY THE INDIVIDUAL NEIGHBORHOOD CC&Rs AND BYLAWS  
RAE'S & RYE'S WILL NOT BE SHOWN ON THE FINAL MAP



<b>RUGGERI-JENSEN-AZAR</b> ENGINEERS • PLUMBERS • SURVEYORS			
4650 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588 PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016			SHEET NO.
JOB NO.: 0810768R1B			TM2.1



PRELIMINARY GRADING AND DRAINAGE PLAN  
TRACT 8309 - NEIGHBORHOODS 5 & 6

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC**

ESTIMATED EARTHWORK QUANTITIES		
ITEMS	CUT (CY.)	FILL (CY.)
PADS	8,048	2,563
STREETS	14,432	279
TEMPORARY BASIN	8,024	-
BIO-RETENTION AREAS	1,488	-
E.S. TRENCH SITES (SEE NOTE 3)	1,820	-
RIMKAGE (ASSUME 1' ELEV. SEE NOTE 4)	33,842	428
<b>TOTAL</b>	<b>33,842</b>	<b>3,268</b>

- TOTAL 33,842 3,268

  1. THIS ESTIMATED EARTHWORK QUANTITIES TABLE IS PREPARED USING CITY APPROXIMATE EARTHWORK QUANTITY DATA 8150 - DUBLIN CRASHING PREPARED BY RMA DATED OCTOBER 25, 2013.
  2. THE ABOVE EARTHWORK QUANTITIES ARE BASED ON AFTER EXISTING ASPHALT PAVING AND FOUNDATION IS REMOVED.
  3. IT IS ASSUMED THAT ALL QUANTITIES WILL BE BACKFILLED WITH IMPORTED  $BU^{3/4}$  PER CY STANDARD DETAIL CD-BO1.
  4. IT IS ASSUMED FOR PURPOSE OF THIS CALCULATION A SHRINKAGE FACTOR OF 15% PER DISCUSSION WITH BERLOG GEOFENCECHON ON 2/12/2013.

**LEGEND**

**REMOVE EXISTING UTILITY**

NOTE:  
1. BUILDINGS ARE SHOWN FOR REFERENCE ONLY  
AND ARE NOT A PART OF THIS VESTING  
TENTATIVE MAP APPROVAL.

**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
"DESIGNERS OF COMMUNITIES"

4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION
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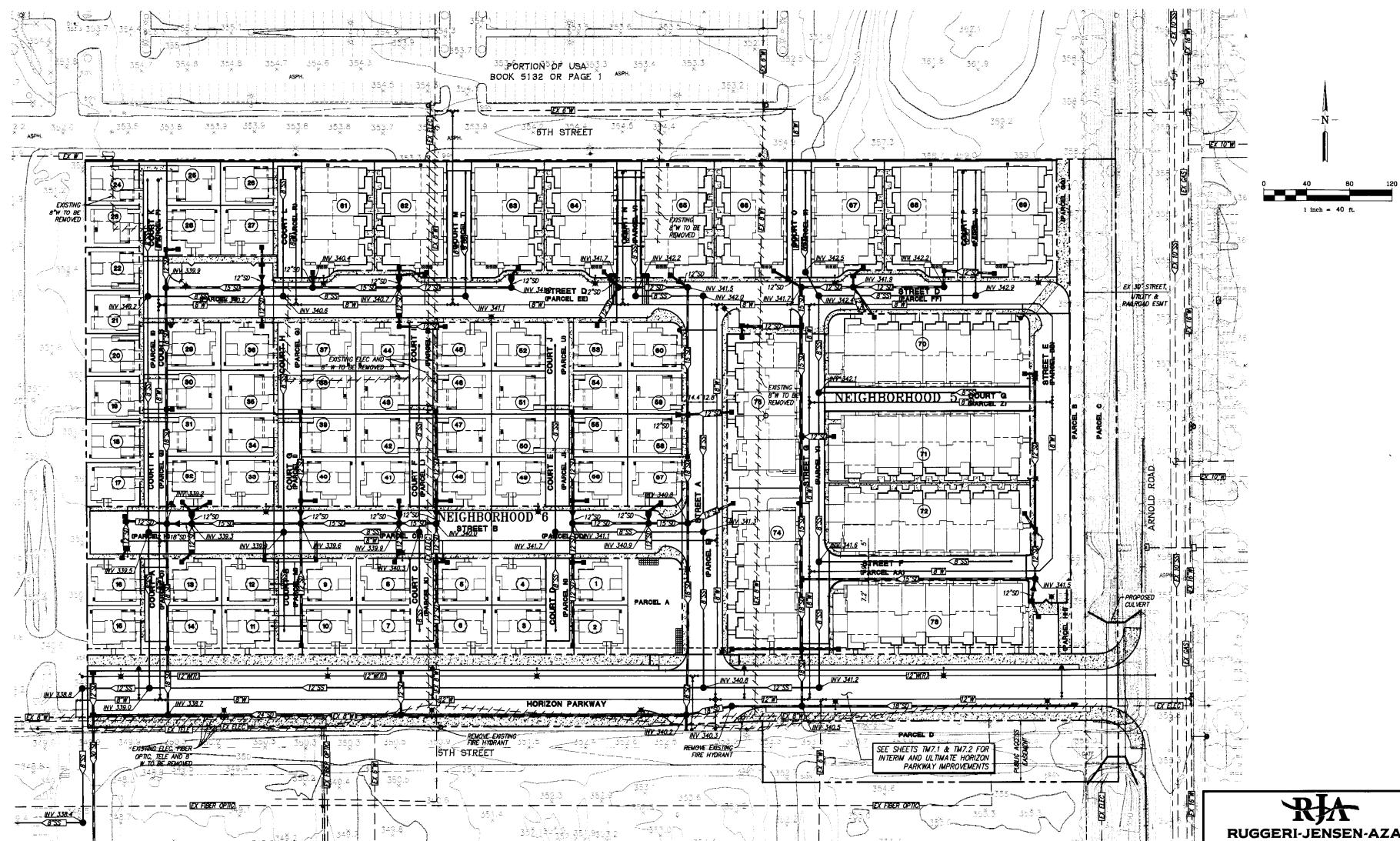
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Page 1

SHEET NO.

TM3.1

[REDACTED] (8107689) CAD FILE'S [OR-PLANNING] TEST-MAP\18] DRAFT OF PRELIMINARY UTILITY PLANNING 5/1/2016 2:15:33 AM ALEX AZAR



PRELIMINARY UTILITY PLAN  
TRACT 8309 - NEIGHBORHOODS 5 & 6

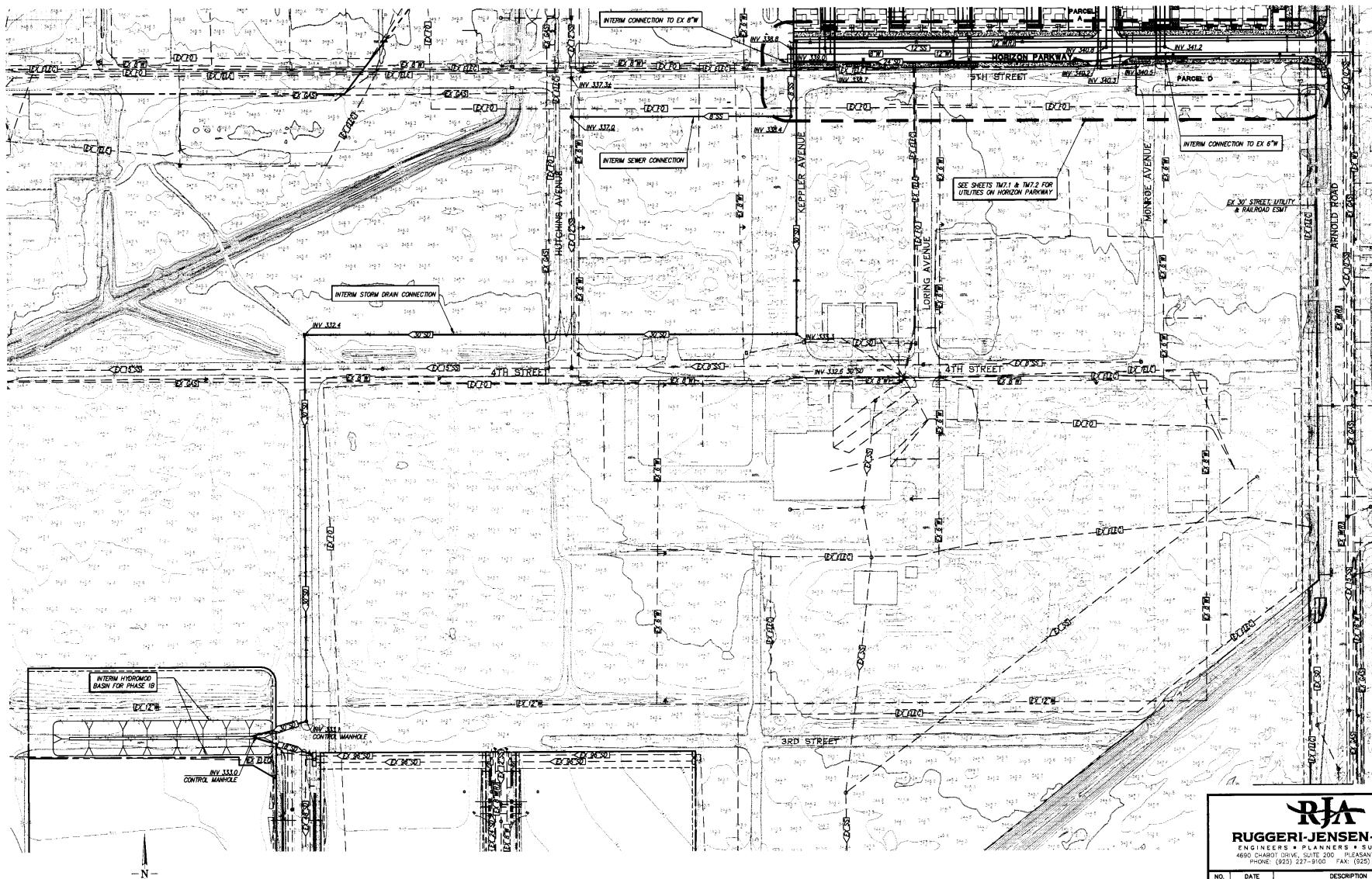
**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC**

**LEGEND**

SEE SHEET TM4.2

The logo for RJA (Ruggeri-Jensen-Azar) consists of the letters "RJA" in a stylized, italicized font where the "J" and "A" are interconnected.

TM4.1



**INTERIM UTILITY IMPROVEMENT PLAN  
TRACT 8309 - NEIGHBORHOODS 5 & 6**

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA**  
**FOR: DUBLIN CROSSING, LLC**

0      80      160      240

1 inch = 80 ft.



**RUGGERI-JENSEN-AZAR**  
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PHONE: (925) 227-9100 FAX: (925) 227-9500

NO.	DATE	DESCRIPTION
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Page 1 of 1

For more information about the study, please contact Dr. Michael J. Hwang at (310) 794-3000 or via email at [mhwang@ucla.edu](mailto:mhwang@ucla.edu).

Table 1. Summary of the main characteristics of the four groups of patients.

Table 1. Summary of the main characteristics of the four groups of patients.

SHEET N

DATE: MAY 13, 2016

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TM 4

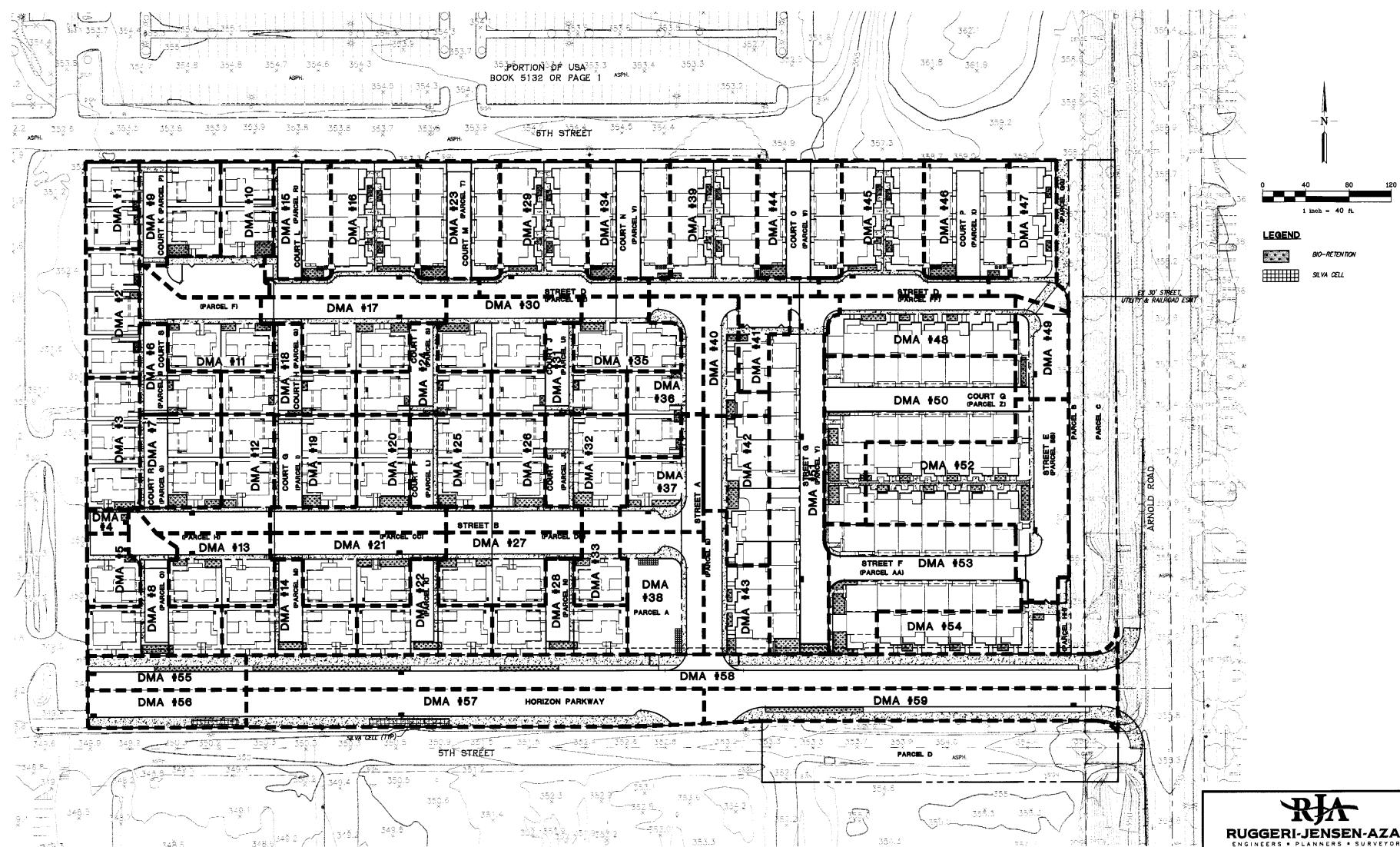
M4

JOB NO.: 081076BR1B

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— 1 —

For more information about the National Institute of Child Health and Human Development, please go to the NICHD Web site at [www.nichd.nih.gov](http://www.nichd.nih.gov).



**PRELIMINARY STORMWATER MANAGEMENT PLAN**  
**TRACT 8309 - NEIGHBORHOODS 5 & 6**

**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA**

**RJA**  
RUGGERI-JENSEN-AZAR  
ENGINEERS • PLANNERS • SURVEYORS

PHONE: (925) 227-9100		FAX: (925) 227-9300	
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016			SHEET NO.
JOB NO.: 081076BRB			<b>TM5.1</b>

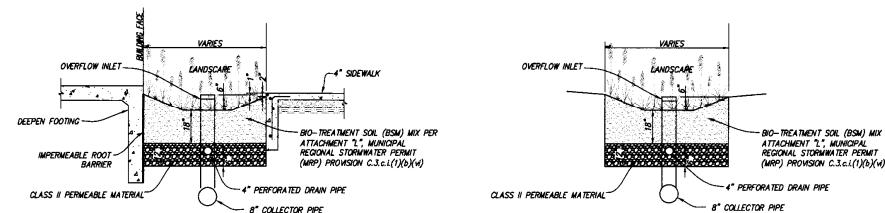
PRELIMINARY STORMWATER TREATMENT CALCULATIONS					
DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	BIO-RETENTION AREA REQUIRED (SF)
1	2,270	1,430	4,100	2,433	98
2	3,320	2,680	6,000	3,588	144
3	3,420	2,700	6,120	3,740	150
4	610	230	840	63	25
5	2,000	1,140	3,140	2,114	85
6	3,190	1,650	4,240	3,295	132
7	4,550	2,140	6,690	4,784	191
8	5,580	2,730	8,310	5,863	235
9	4,890	2,130	7,020	5,103	204
10	5,770	2,420	8,190	6,012	240
11	5,750	2,120	7,870	5,962	239
12	3,220	1,960	5,180	5,416	217
13	4,540	2,100	6,640	4,750	190
14	4,250	2,720	6,970	4,522	181
15	4,880	1,180	6,070	5,008	200
16	8,170	4,080	12,260	8,579	343
17	6,490	2,270	8,760	6,717	269
18	4,560	1,700	6,260	4,730	189
19	4,440	2,180	6,620	4,658	186
20	6,360	1,810	8,170	6,551	262
21	6,280	2,100	6,380	6,490	260
22	4,250	2,720	6,970	4,522	181
23	7,080	1,440	8,520	7,224	289
24	4,560	1,700	6,260	4,730	189
25	4,420	2,200	6,620	4,640	186
26	5,460	1,900	7,360	5,650	226
27	5,350	2,100	7,450	5,580	222
28	4,250	2,720	6,970	4,522	181
29	7,510	1,150	11,660	7,925	317
30	5,330	2,280	7,610	5,558	222
31	4,560	1,700	6,260	4,730	189
32	5,270	2,210	7,480	5,491	220
33	1,830	1,120	3,050	2,042	62
34	7,080	1,430	8,510	7,223	289
35	3,790	2,280	6,070	4,018	181
36	5,450	1,600	7,050	5,610	224
37	4,860	1,130	5,990	4,973	199
38	6,010	2,250	8,260	6,235	249
39	6,950	4,680	11,630	7,418	297
40	3,090	1,190	4,280	3,209	128
41	2,760	490	3,250	2,809	112
42	5,850	1,700	7,550	6,020	241
43	5,190	990	6,180	5,289	212
44	7,080	1,580	8,660	7,238	290
45	7,480	3,690	11,170	7,849	314
46	7,080	1,710	8,790	7,251	290
47	3,530	2,640	6,170	3,794	152
48	6,610	3,010	9,620	6,911	278
49	3,855	0	3,855	3,855	154
50	14,020	3,210	17,230	14,341	574
51	14,360	2,770	17,130	14,637	585
52	15,105	4,095	18,200	15,145	606
53	13,940	2,090	16,030	14,149	566
54	4,040	2,890	6,930	4,329	173
55	3,980	750	4,730	3,990	160
56	5,280	0	5,280	5,280	244
57	14,845	0	14,845	14,845	594
58	22,535	3,605	26,140	22,370	903
59	10,185	1,510	11,695	10,200	408
					410

NOTES:

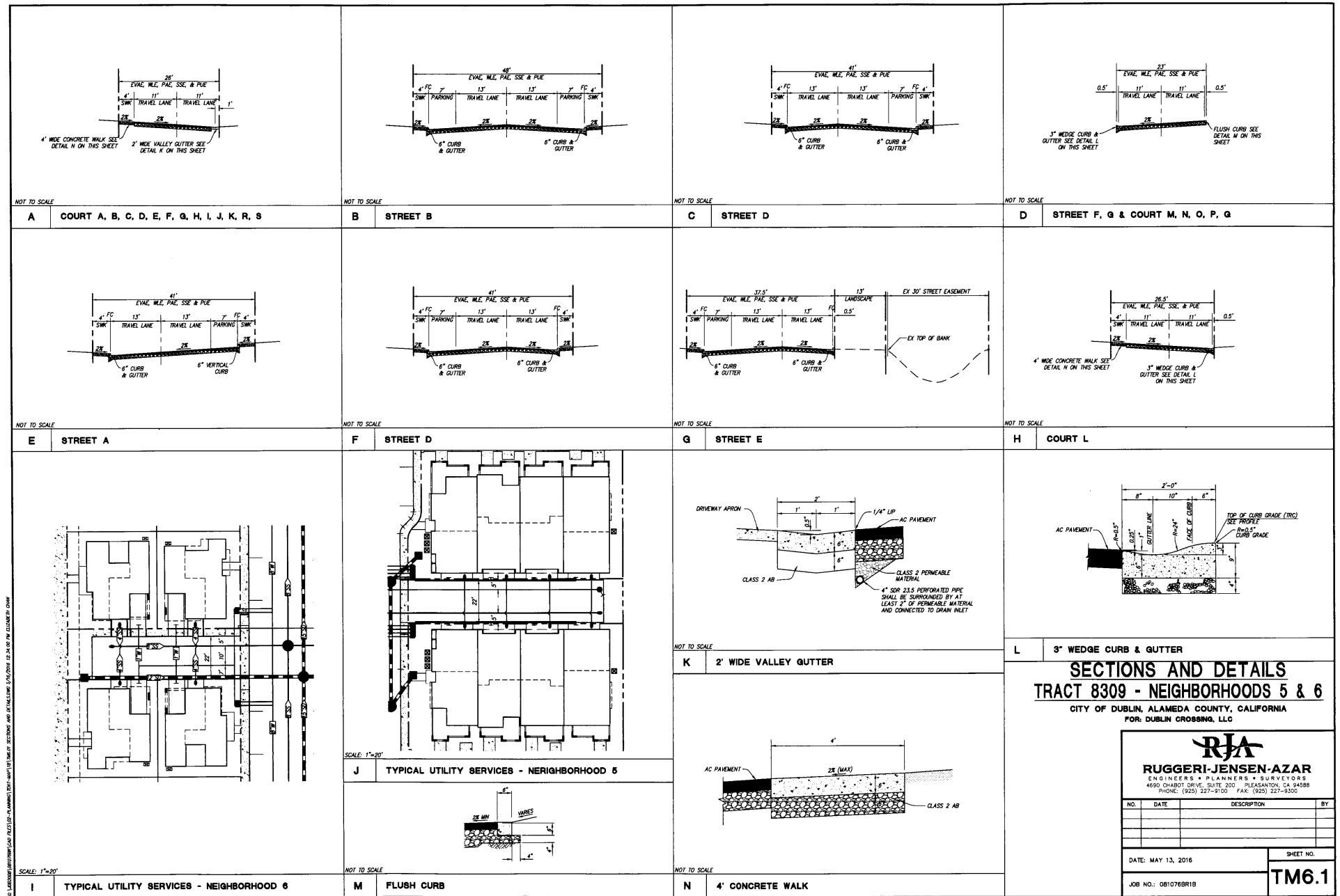
1. THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED JANUARY 1, 2015 AND THE FOLLOWING CRITERIA:
  - a. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVERIOUS AREA
  - b. 0.2 INCHES/HOUR RAINFALL INTENSITY OR 100% OF EFFECTIVE IMPERVIOUS AREA.
  - c. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
2. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
  - a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04
3. ALL STORMWATER TREATMENT MEASURES, INCLUDING THE BIO-RETENTION AREAS ON LOTS, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, EASEMENTS AND/OR DEED RESTRICTION SHALL BE CREATED FOR THIS PURPOSE ON LOTS IN ACCORDANCE WITH THE CITY REQUIREMENTS.
4. THE CITY MUST BE ABLE TO ACCESS ALL STORMWATER TREATMENT AND HYDROMODIFICATION STORAGE FACILITIES DURING REGULAR BUSINESS HOURS FOR INSPECTION PURPOSES.
5. STORM WATER INLET INSERT SHALL BE INSTALLED IN ALL CATCH BASINS.

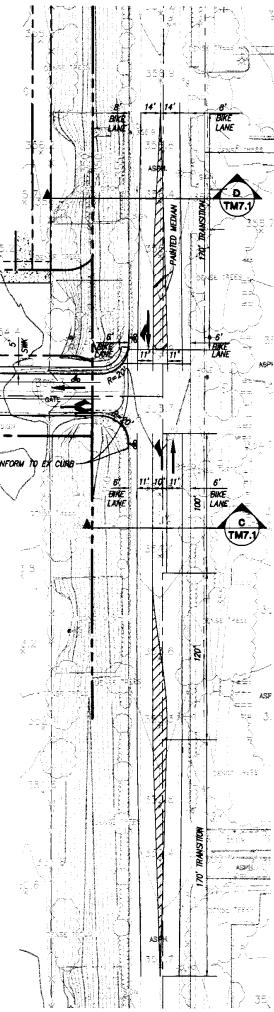
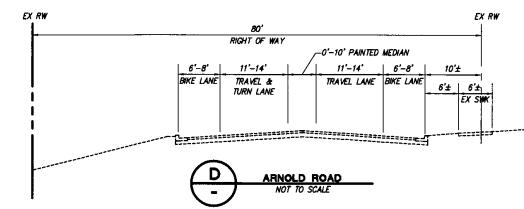
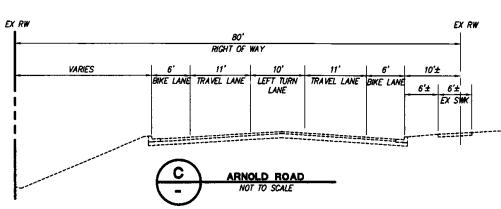
DRAINAGE MANAGEMENT AREA TABLES  
TRACT 8309 - NEIGHBORHOODS 5 & 6

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR: DUBLIN CROSSING, LLC



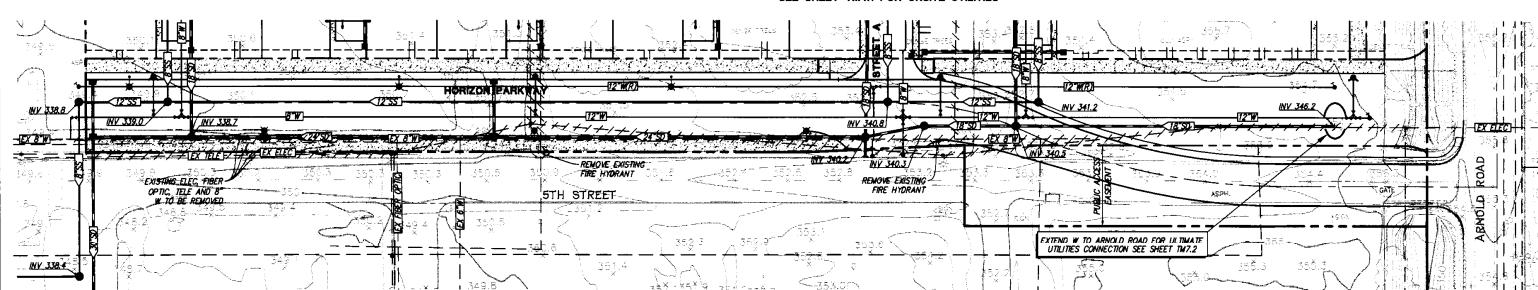
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016			SHEET NO.
JOB NO.: 081076BRB			
TM5.2			





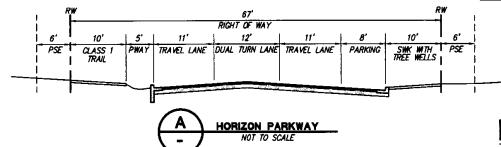
## INTERIM HORIZON PARKWAY LAYOUT

SEE SHEET TM4.1 FOR ON SITE UTILITIES



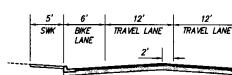
SEE SHEET TM4.2 FOR CONTINUATION

## **INTERIM HORIZON PARKWAY UTILITY LAYOUT**



**INTERIM HORIZON PARKWAY IMPROVEMENTS**  
**TRACT 8309 - NEIGHBORHOODS 5 & 6**

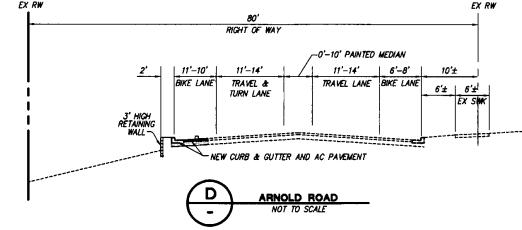
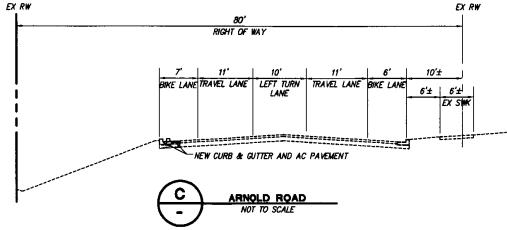
**CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA**



**B** HORIZON PARKWAY  
- NOT TO SCALE

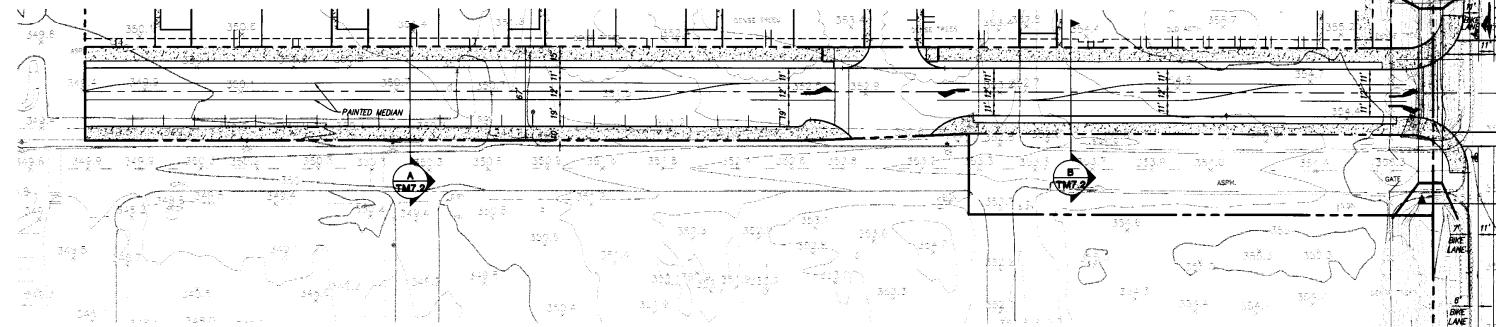
<b>RUGGERI-JENSEN-AZAR</b> ENGINEERS • PLANNERS • SURVEYORS 4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588 PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: MAY 13, 2016			SHEET NO. <b>TM7.1</b>
JOB NO.: 061076BR1B			

SHEET NO.  
TM7.1



C ARNOLD ROAD  
NOT TO SCALE

D ARNOLD ROAD  
NOT TO SCALE

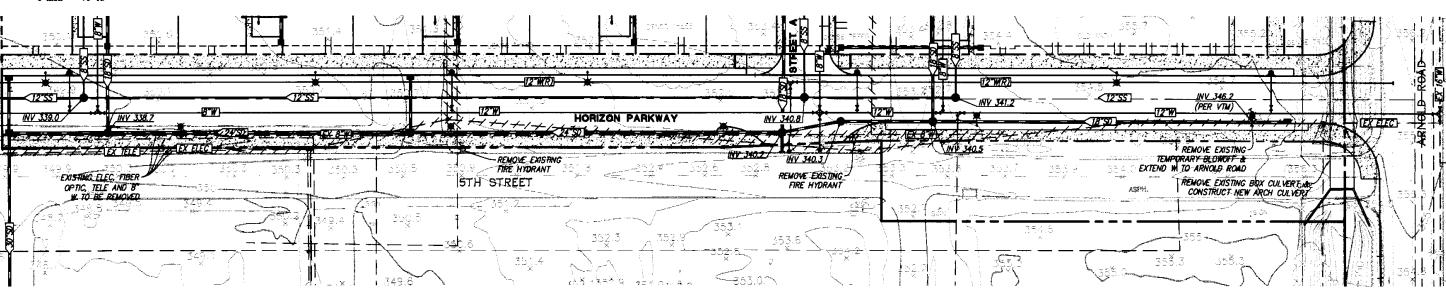


### ULTIMATE HORIZON PARKWAY LAYOUT

0 40 80 120  
1 inch = 40 ft

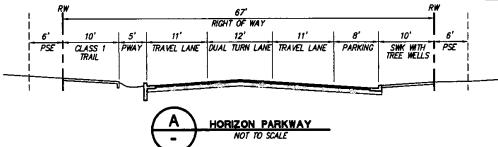
SEE SHEET TM4.1 FOR ONSITE UTILITIES

C LANDSCAPE DESIGN PLAN FOR HORIZON PARKWAY IMPROVEMENTS, 5&6, TM7.2, ULTIMATE HORIZON PARKWAY LAYOUT

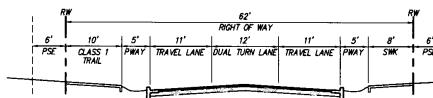


SEE SHEET TM4.2 FOR CONTINUATION

### ULTIMATE HORIZON PARKWAY UTILITY LAYOUT



A HORIZON PARKWAY  
NOT TO SCALE



B HORIZON PARKWAY  
NOT TO SCALE

### ULTIMATE HORIZON PARKWAY IMPROVEMENTS TRACT 8309 - NEIGHBORHOODS 5 & 6

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA  
FOR DUBLIN CROSSING, LLC

**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588  
PHONE: (925) 227-9100 FAX: (925) 227-9100

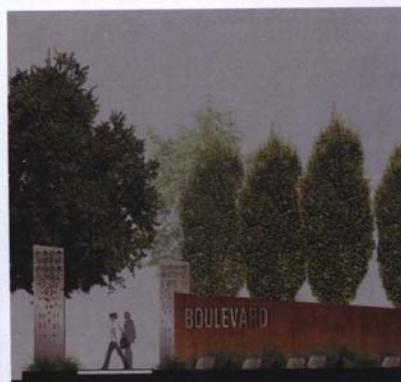
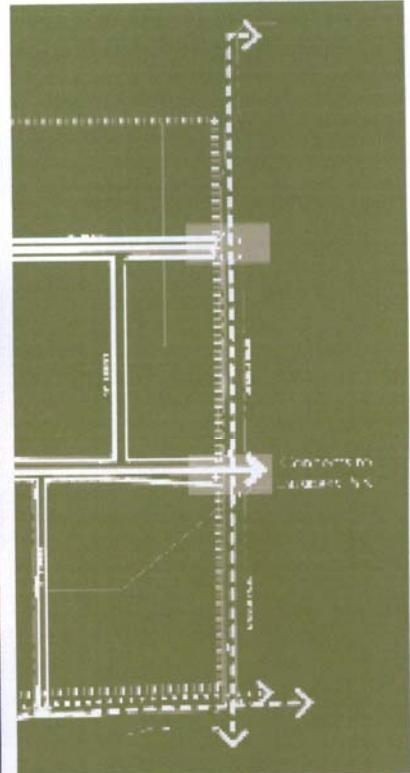
NO.	DATE	DESCRIPTION	BY

DATE: MAY 13, 2016

SHEET NO.

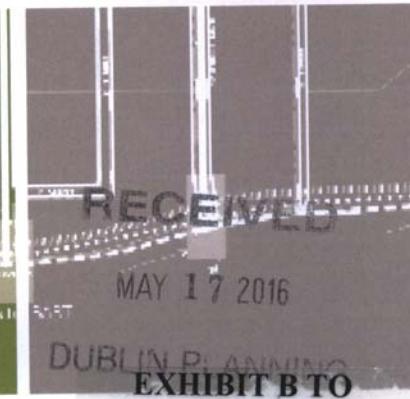
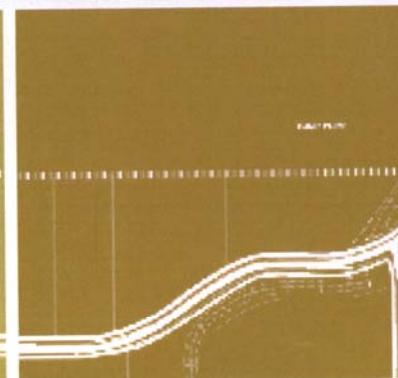
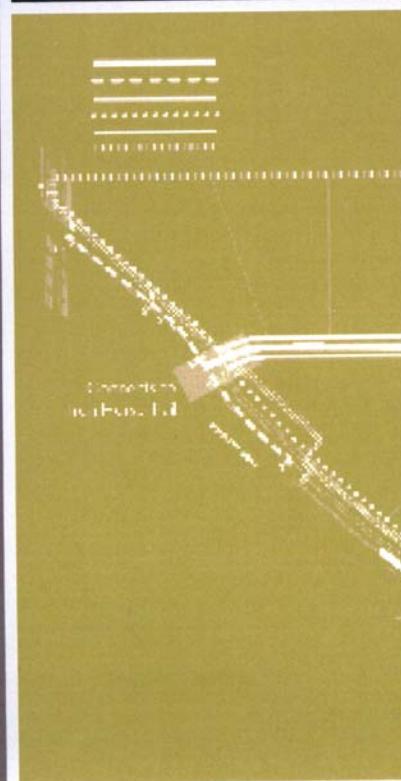
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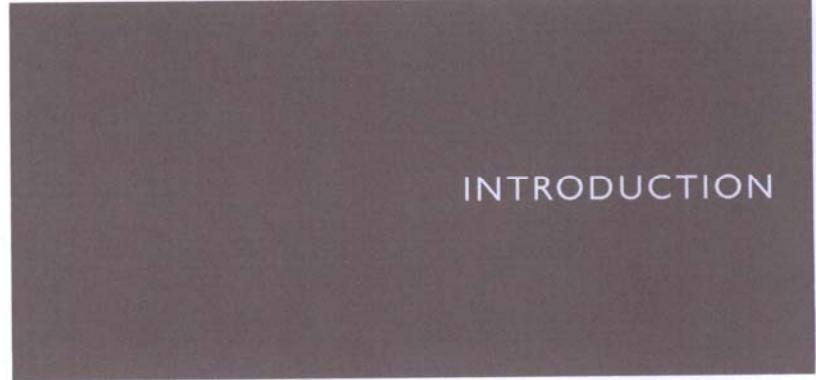
TM7.2



LANDSCAPE MASTER PLAN  
**BOULEVARD**  
May 2016

(Formerly Dublin Crossing)





## INTRODUCTION



## VISION

The Boulevard landscape has been carefully developed to express the community's contemporary urban village character. The aesthetic can be described as "urban eco-chic" and is characterized by clean, contemporary design, native and climate adapted plant palettes and the use of sustainable design practices and materials.

Inviting streetscapes and public spaces designed for multiple modes of circulation encourage the use of outdoor spaces, thereby facilitating physical fitness and social interaction. These, in turn, promote health, wellness and community vitality.

Planting, hardscape furnishings and lighting, work together to make the community 'legible' by highlighting and distinguishing circulation networks and linkages, conveying street hierarchy and by celebrating key nodes and destinations. Unique and identifiable landscape treatments convey a sense of place and act as wayfinding within the community. While distinct palettes are used to distinguish among sub areas with the Specific Plan, consistency of style is retained throughout the project to result in a visually dynamic, yet unified aesthetic.

The goal of the landscape system is to support the creation of a sophisticated community reflecting contemporary values of sustainability, social cohesion, upscale design and multi-modal circulation, all important quality-of-life indicators.

## KEY DESIGN ELEMENTS

- Project entries are enhanced with unique monumentation designed to communicate a sense of place. The contemporary nature of the urban village will be communicated with materials such as metals and recycled content concrete.
- Streetscape hierarchy is conveyed through landscape elements, such as street tree palettes and entry monumentation.
- Extensive bicycle and pedestrian networks provide safe and inviting alternatives to vehicle travel as part of the circulation system.
- The circulation system includes strong linkages between neighborhoods, to parks and commercial/retail uses within the project, as well as to the Iron Horse Trail, BART and other destinations outside of the project area.
- Sustainability is infused into the project as a key guiding principle, from the design of streets to minimize vehicle trips to the use of resource efficient plant palettes and furnishings.



*Warm, contemporary plant palette*



*Pedestrian-oriented, multi-modal streets*



*Sophisticated furnishings and fixtures*

## INTRODUCTION



- A. Regional Park | 30 ac  
 B. Elementary School | 12 ac  
 C. Community Club Facility | 15,000 sf
1. (Phase 1) Motorcourt Townhomes | 19.3 u/a  
 2. (Phase 1) 3-Story Townhomes | 19.2 u/a  
 3. (Phase 1) 3 to 4 Story Penthouse / TH | 20.1 u/a
4. (Phase 1) Angle Lot SFD | 12.4 u/a  
 5. (Phase 1) 3-Story Townhomes | 16.2 u/a  
 6. (Phase 1) 3-Story SFD | 12.1 u/a  
 7. (Phase 2) Stack Townhomes Duet | 21.3 u/a  
 8. (Phase 2) 3 Story Stack Flats/TH | 20.6 u/a  
 9. (Phase 2) U-court Townhomes | 19.0 u/a  
 10. (Phase 2) Luxury Flats | 15.8 u/a
11. (Phase 2) 3-Story SFD | 15.0 u/a  
 12. (Phase 2) 2 to 3 Story Alley SFD | 11.0 u/a  
 13. (Phase 2) 65 x 58 Lot SFD | 7.4 u/a  
 14. (Phase 3) 4 Story E-Towns | 20.7 u/a  
 15. (Phase 3) Backyard Towns | 16.8 u/a  
 16. (Phase 3) U-court Townhomes | 16.2 u/a  
 17. (Phase 3) 3-Story Alley SFD | 11.8 u/a
18. (Phase 3) 3-Story SFD | 7.3 u/a  
 19. (Phase 4) 3-Story Duplex | 13.7 u/a  
 20. (Phase 4) Motorcourt SFD | 10.5 u/a  
 21. (Phase 5) Motorcourt SFD | 12.0 u/a  
 22. (Phase 5) Row Townhomes | 14.5 u/a  
 23. (Phase 5) 2 to 3 Story Row TH | 15.9 u/a  
 24. (Phase 5) Motorcourt SFD | 9.6 u/a

Illustrative Land Plan

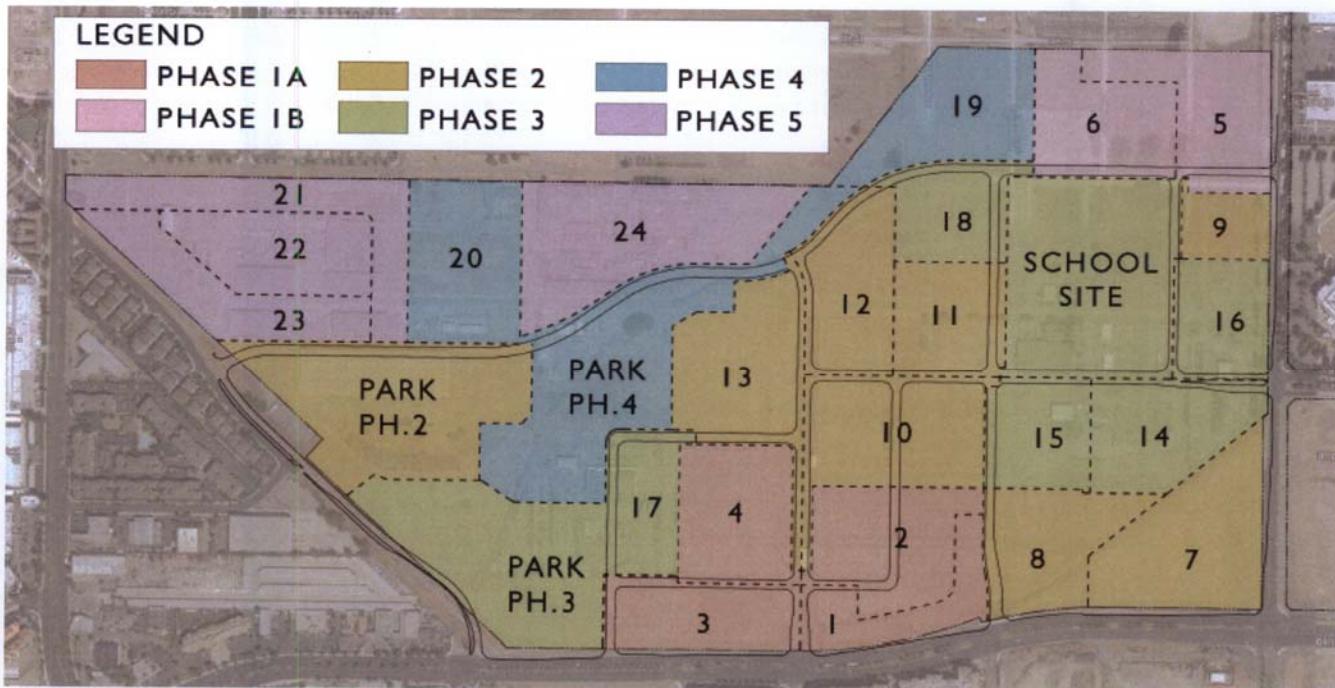


Diagram of Project Phases



## ENTRIES, MONUMENTS, & THEMATIC ELEMENTS



## ENTRIES AND GATEWAYS

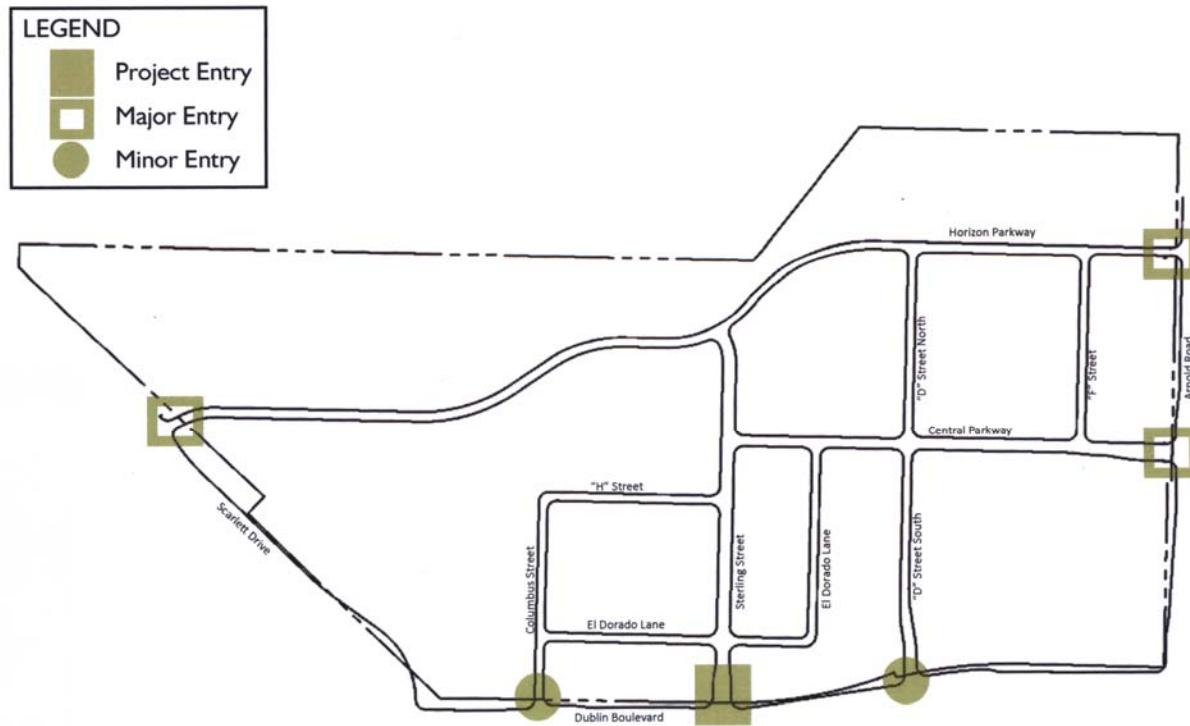
As portals to the community, project entries play an important role in creating a sense of place and in orienting both visitors and residents. Creating a strong transition into the community strengthens the identity of the neighborhoods within as part of Boulevard. Project entries communicate the sophisticated quality of the community through use of contemporary forms and sustainable materials. All entries from existing bordering streets will feature some level of enhanced entry treatment. Monumentation provided at varying scales reflects the streetscape hierarchy.

Boulevard features a primary Project Entry at Sterling Street and Dublin Boulevard, three Major Entries (Horizon Parkway at Arnold Road; Central Parkway at Arnold Road; and Horizon Parkway at Scarlett Drive), and two Minor Entries (Columbus Street at Dublin Boulevard and "E" Street at Dublin Boulevard).

Street trees are used as wayfinding throughout the development by assigning specific street trees to major streets within the project. This is summarized in the Street Tree Plan described in the Plant Palette section.

## ENTRY MONUMENTATION

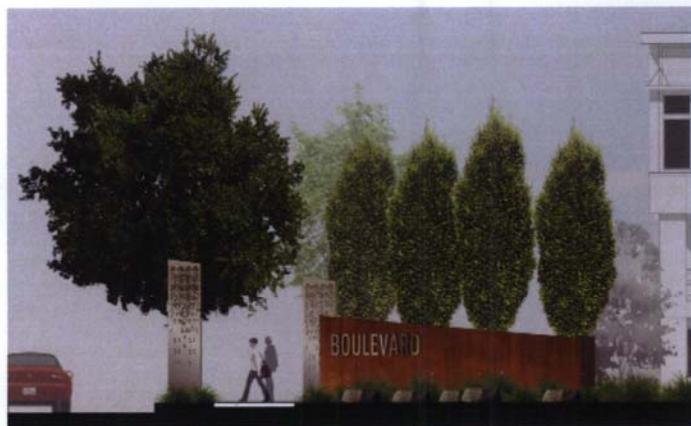
Entry monuments announce entry to the project with uniquely identifiable forms and materials. Vertical punched metal panels coupled with an up lit veneer sign wall, allow for a simple, contemporary and vandal resistant element. Monuments are scaled to reflect the project's circulation hierarchy.



Project Entries

## ENTRIES & THEMATIC ELEMENTS

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Primary Project Entry Monuments - Detail



Primary Project Entry Monuments



Major Project Entry Monuments - Detail



Major Project Entry Monuments

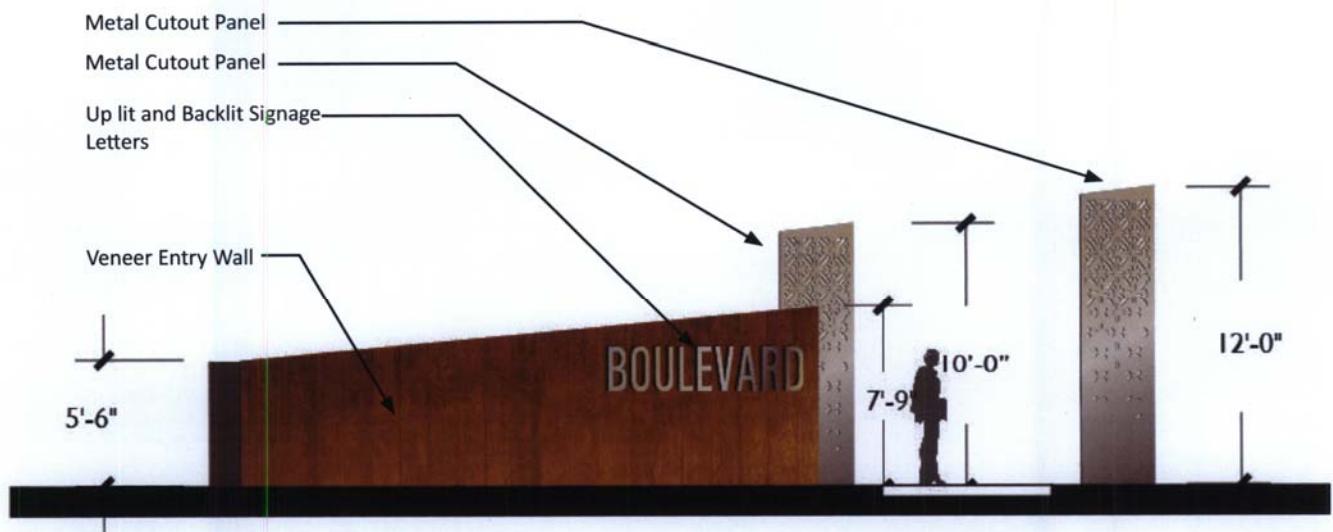


Minor Project Entry Monuments - Detail



Minor Project Entry Monuments

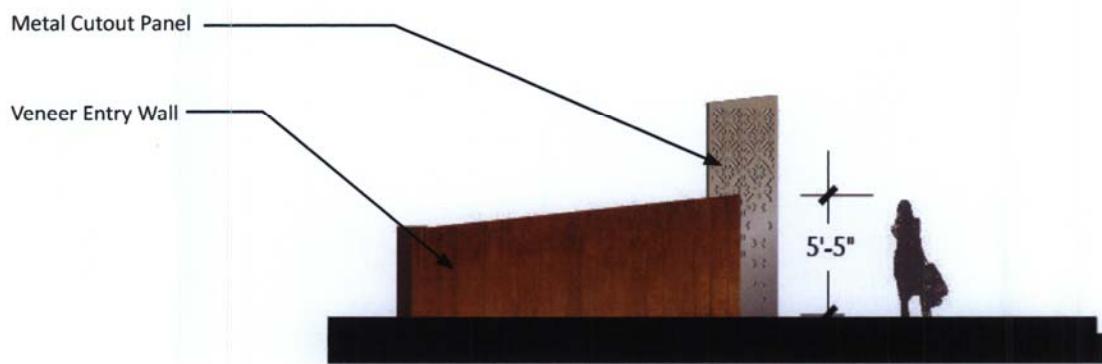
## ENTRIES & THEMATIC ELEMENTS



Primary Project Entry Monuments



Major Project Entry Monuments



Minor Project Entry Monuments - Detail

## DUBLIN BOULEVARD FRONTAGE

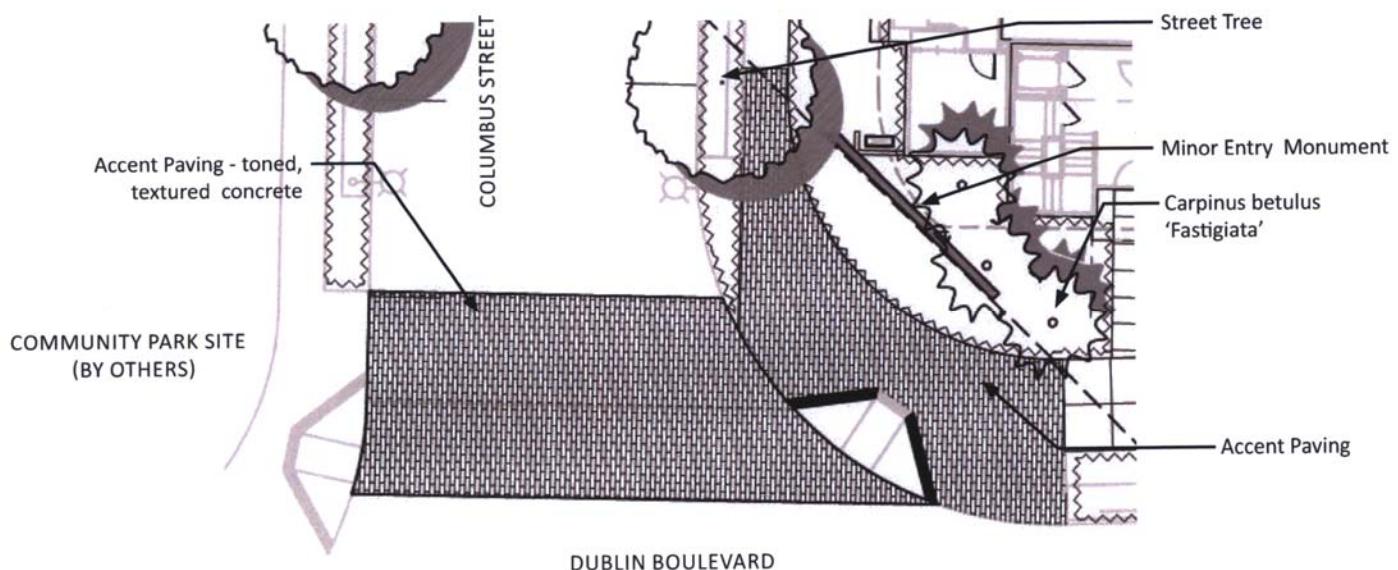
The southern project edge along Dublin Boulevard creates a strong visual experience in a key central location within the City. This linear gateway, with its distinctive design elements, reflects a forward-thinking, upscale community that values a high quality of life. Two entries at opposite ends of the project act as the project's "front porch". One plaza is located at the corner of Dublin Boulevard and Columbus Street and the other is at the corner of Dublin Boulevard and Arnold Road in the commercial area. The Primary Project Entry is located at Sterling Street between the two plazas, creating a linear gateway punctuated by three focal points. Centrally located, this gateway acts as a "belt buckle" connecting east and west portions of the City.



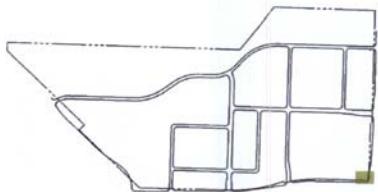
Keymap

## WEST ENTRY

The entry located at the corner of Dublin Boulevard and Columbus Street has the opportunity to feature the minor entry monumentation. Featuring contemporary materials, which may include metals, acrylics and concrete in simple, contemporary forms, the monumentation makes a strong statement about the sophisticated character of Boulevard and the City of Dublin as a whole. Planting coordinated with the palette throughout the community warms the space and reinforces the project's character. Hornbeams are featured behind the monument wall with Chinese Pistache planted on Columbus Street in addition to the Dublin Boulevard Street Tree - London Plane.



## ENTRIES & THEMATIC ELEMENTS



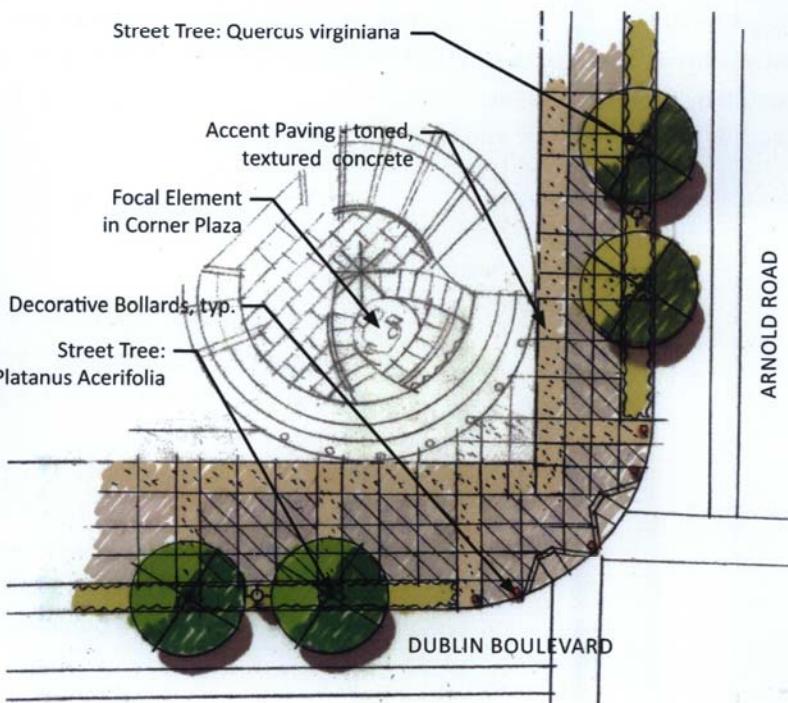
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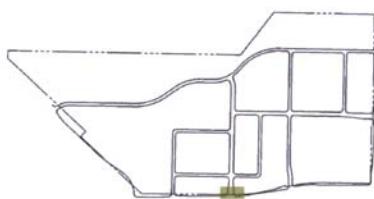
Toned, textured concrete

### EAST GATEWAY PLAZA

The East Gateway Plaza at the corner of Dublin Boulevard and Arnold Road creates a second public focal point along the southern edge of the project area. Along with the West Gateway Plaza and the Primary Project Entry, this corner creates a third focal point along the project's public edge. This corner is designed to enhance a potential plaza area for the development.



East Gateway Plaza



Keymap

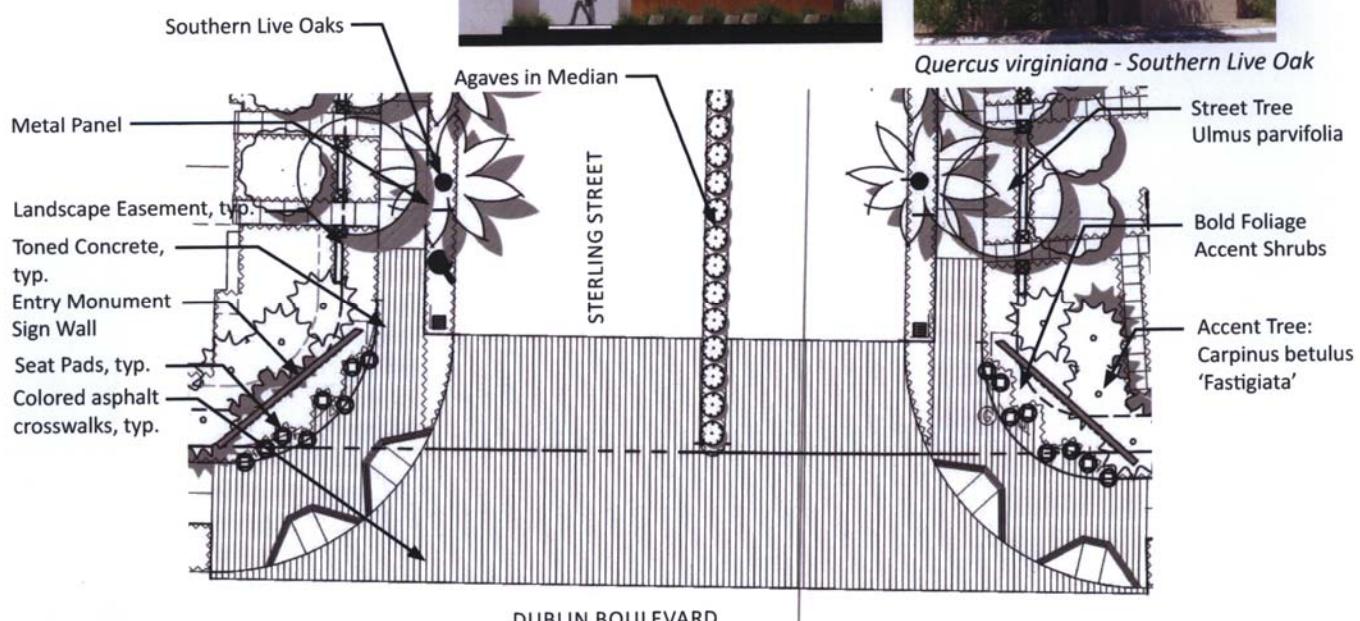
*Carpinus betulus 'Fastigiata'*

## PRIMARY PROJECT ENTRY

The primary project entry at Dublin Boulevard and Sterling Street is the grand entry to the project. A strong sense of arrival is created with two distinctive vertical monuments which create a visual portal. The monuments reinforce the community's contemporary character with modern forms and materials, such as stainless steel or other metals and concrete. The monuments are strong wayfinding, as well as character elements, creating a warm welcoming beacon for the community.

Corner plazas at the Project Entry feature toned, textured concrete in neutral tones. Backdrop planting reflects a contemporary California palette, with columnar accent trees (*Carpinus betulus 'Fastigiata'*) and bold foliage water wise plants, such as Flax, and shrubs and grasses in simple, geometric masses.

The street tree selected for Sterling Street is a mix of *Quercus virginiana* (Southern Live Oak) and *Ulmus parvifolia* (Chinese Elm). The use of Oaks at the entry highlight the importance of this entry and designate your arrival at the community. The designated street tree per the City's Streetscape Master Plan for Dublin Boulevard is the London Plane Tree spaced 25'-30' on center.

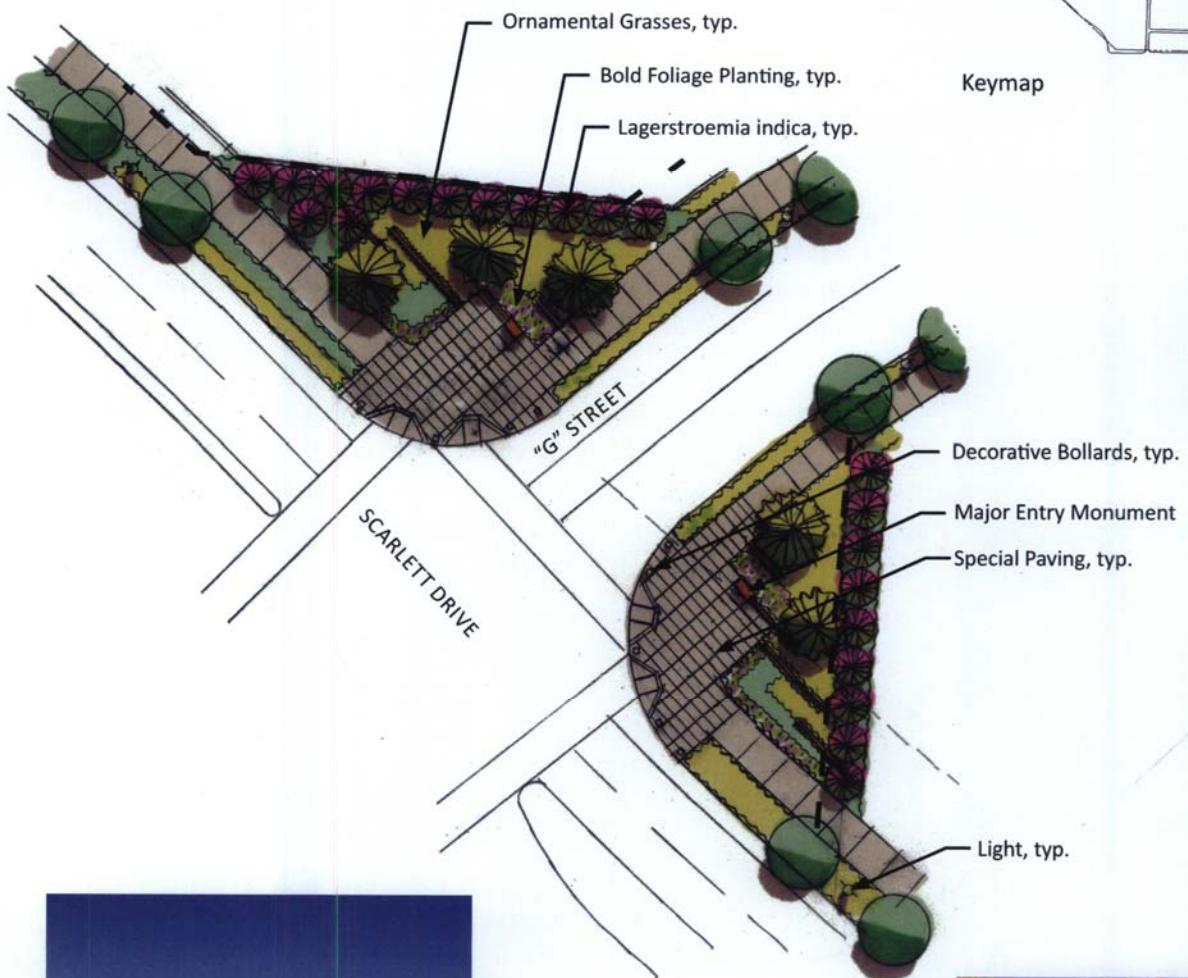


Project Entry Landscape Concept

## ENTRIES & THEMATIC ELEMENTS

### MAJOR ENTRY

#### "G" STREET AT SCARLETT DRIVE



Keymap



Grasses at entry

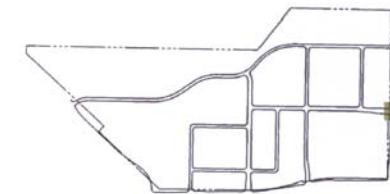
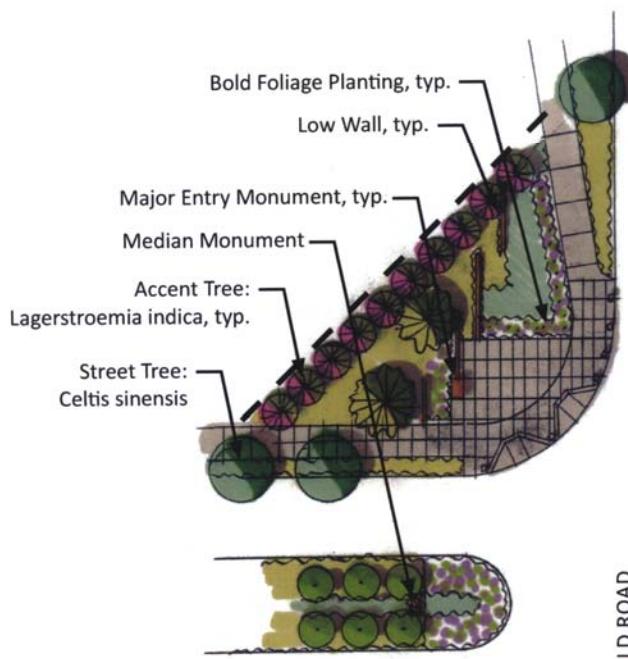


Accent planting

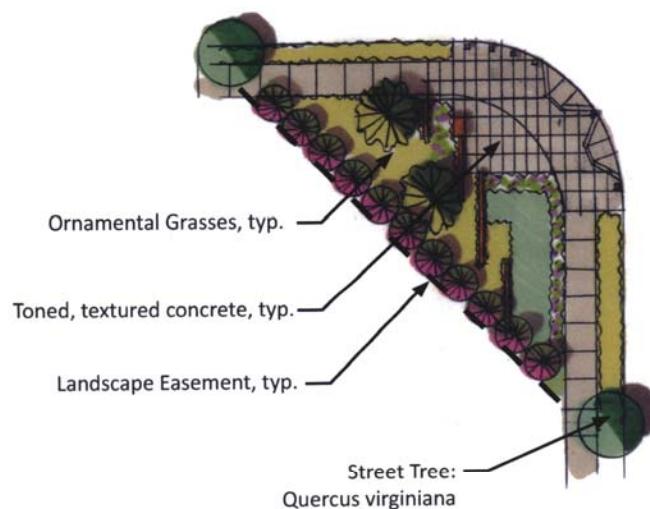


Carpinus betulus 'Fastigiata'

MAJOR ENTRY  
CENTRAL PARKWAY AT ARNOLD ROAD



Keymap

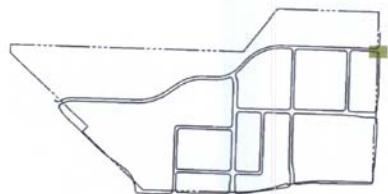


Major Entry - Central Parkway at Arnold Road



*Contemporary California plant palette*

## ENTRIES & THEMATIC ELEMENTS



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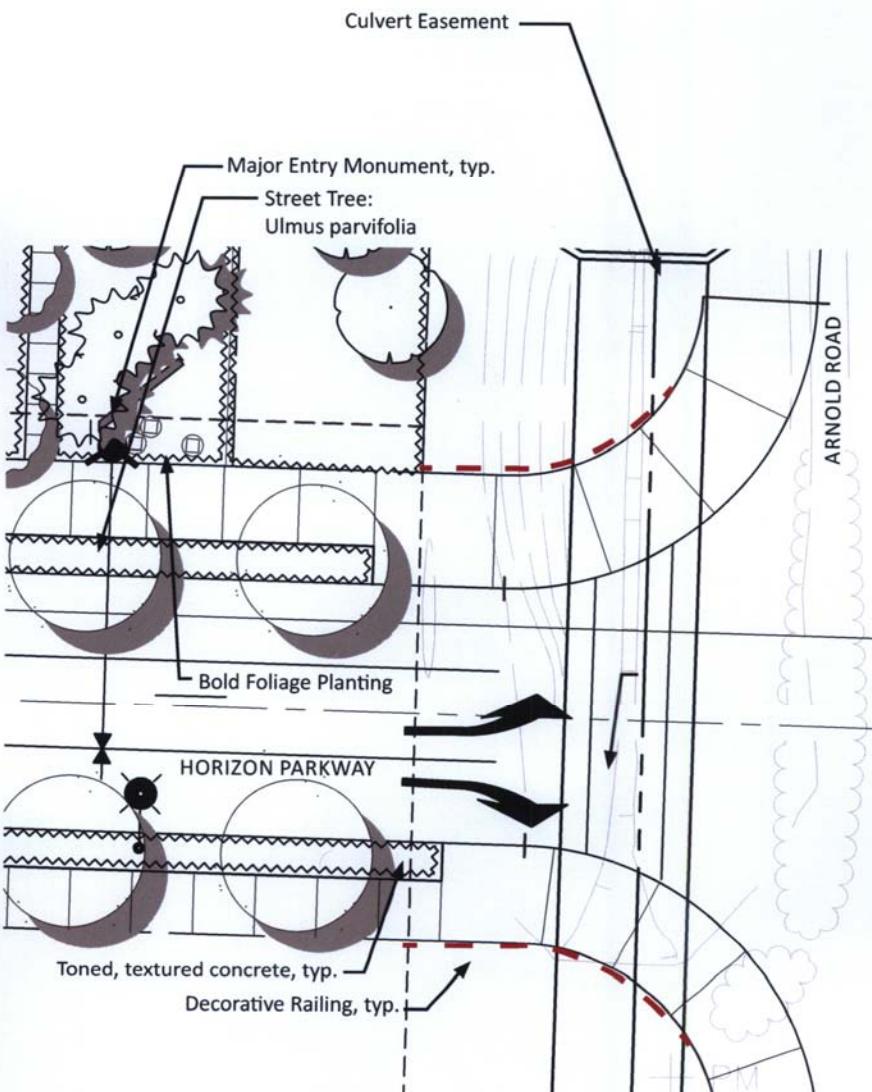


Decorative bollard



Enhanced paving at corner

### MAJOR ENTRY HORIZON PARKWAY AT ARNOLD ROAD

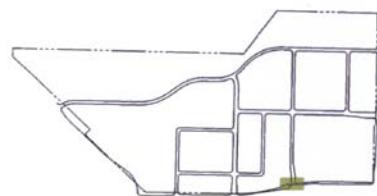


Major Entry - Horizon Parkway at Arnold Road

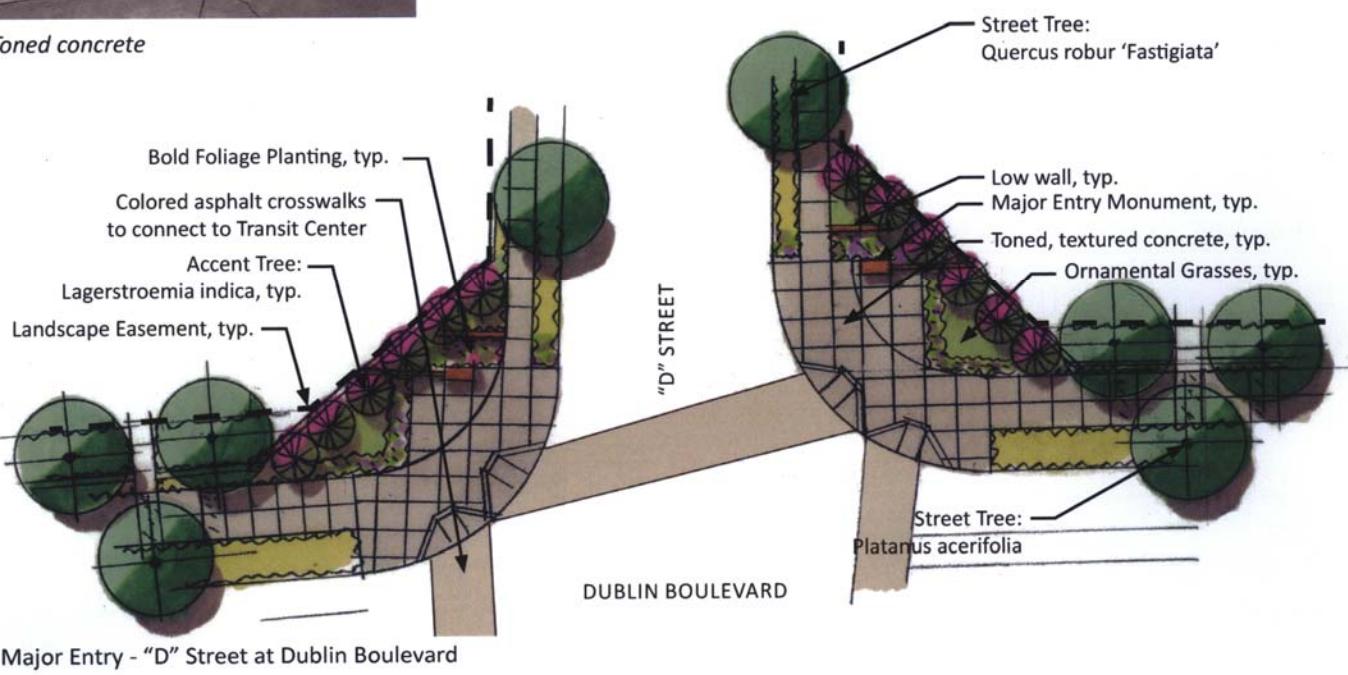
MINOR ENTRY  
"D" STREET AT DUBLIN BOULEVARD



Toned concrete

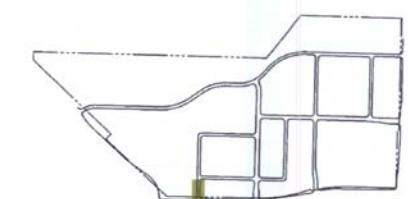


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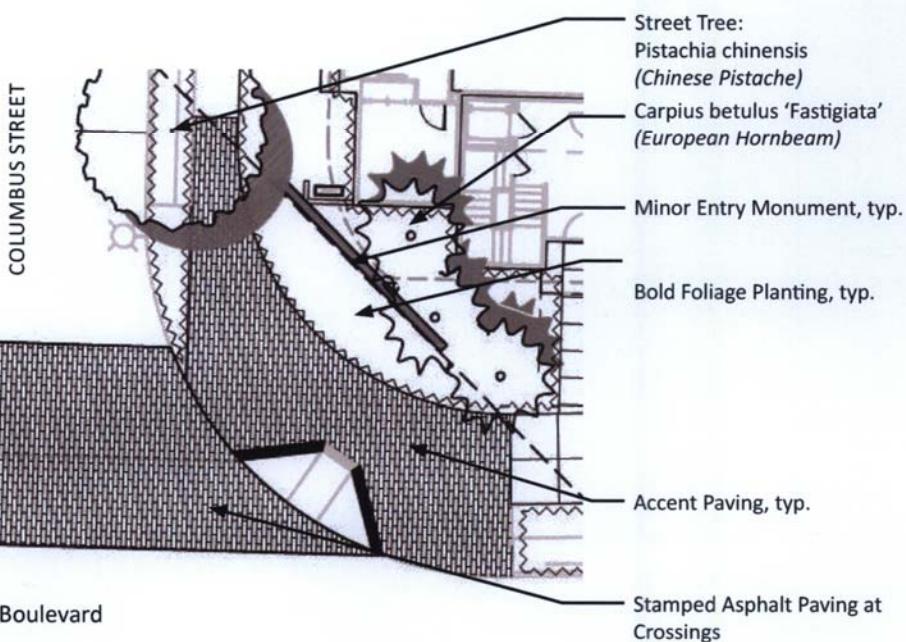
Major Project Entry Monuments

## ENTRIES & THEMATIC ELEMENTS

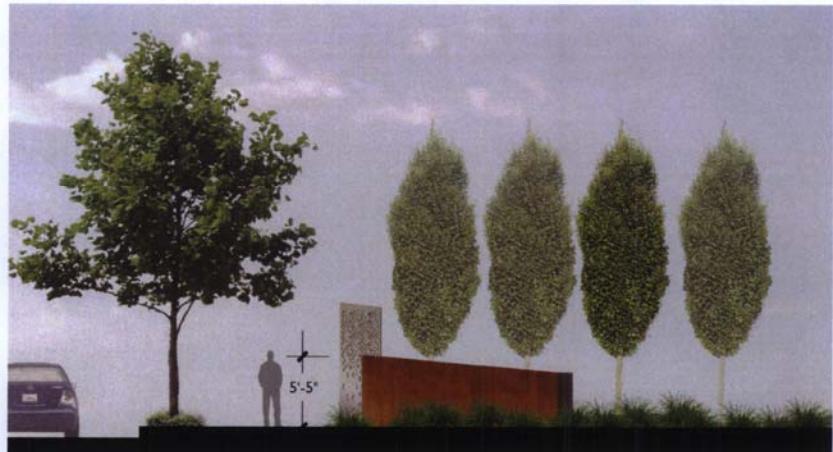


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### MINOR ENTRY COLUMBUS STREET AT DUBLIN BOULEVARD



Entry planting



Minor Project Entry Monuments - Detail



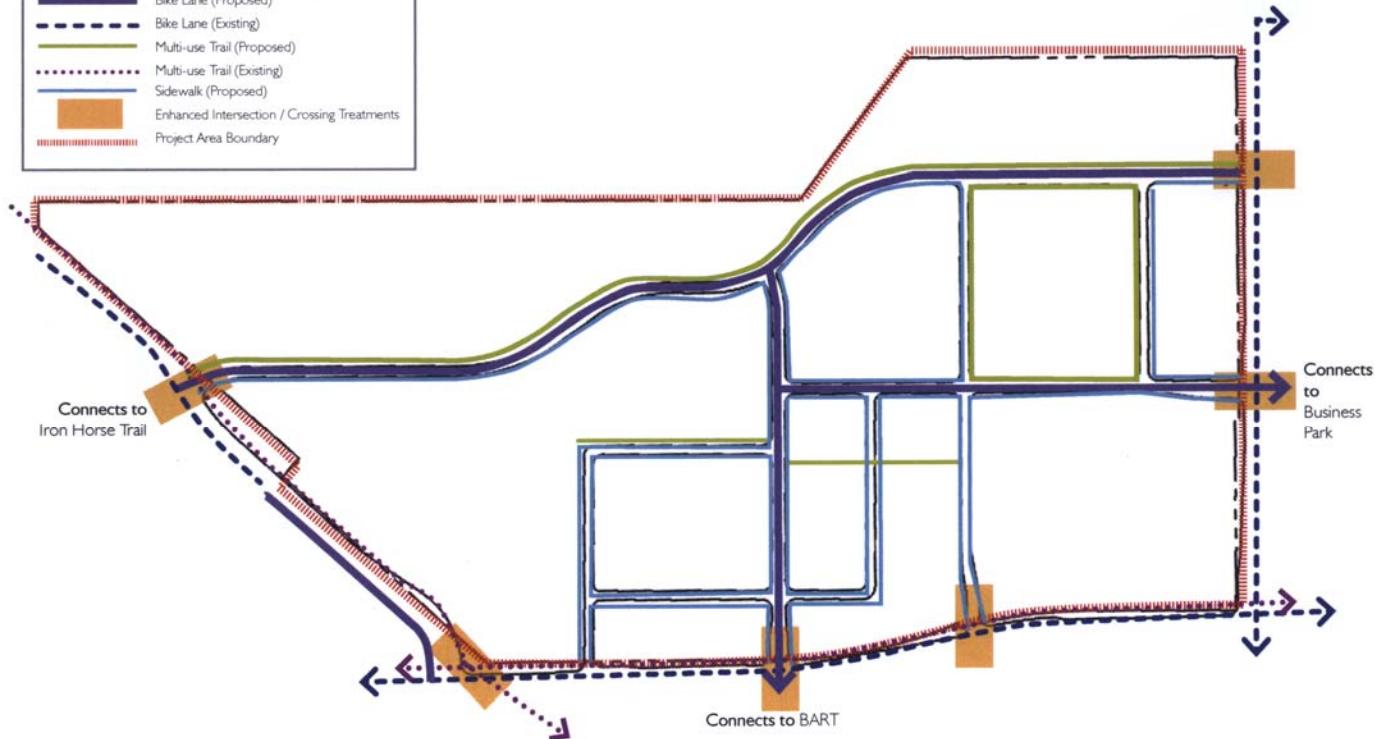
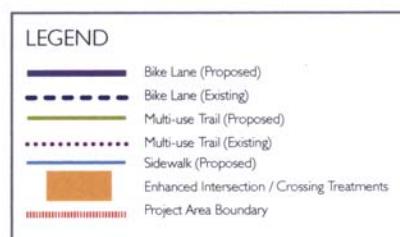
STREETSCAPE



## CIRCULATION NETWORK

Boulevard includes a thoughtfully designed streetscape and landscape that reflects the Urban Village goals of the Specific Plan. The accommodation of multiple modes of travel -pedestrian, bicycle and public transit, in addition to private vehicle - has been made a priority. The streetscape design elements ensure these modes are accommodated in an inviting, safe and aesthetic manner. The design expresses the overall character of the community and reflects the project's commitment to sustainability. As public spaces, streets have great importance in the urban village. They facilitate access to the mixture of residential, commercial and public uses within the community and provide the opportunity for physical exercise and social interaction, all enhancing the quality of life.

A variety of planning and design features minimize the detrimental environmental effects of streets. Vehicle trips and fossil fuel emissions are reduced by providing a circulation network that safely accommodates and invites alternative modes of transportation to a variety of uses and destinations within and outside the project area. Sidewalks, multi-use trails, bicycle parking, transit stops with shelters and traffic calming measures all encourage the more environmentally sustainable modes of travel. This approach is often referred to as "Green" or "Complete" streets.



Pedestrian and Bicycle Circulation Network



## STREETSCAPE CONCEPT

The circulation network in Boulevard is a key component of the liveable, walkable, vital urban village experience. The streetscape is attractive, appealing and designed to encourage pedestrian and bicycle travel. Bike lanes on collector streets within the project will be enhanced with colored asphalt to emphasize their presence visually and improve safety. Crosswalks will also be enhanced with special paving, such as colored or stamped asphalt. This treatment serves to create safer pedestrian circulation by highlighting pedestrian crossings and slowing traffic.

Public streets are designed to treat stormwater through vegetation and to maximize shade with abundant street trees, thereby minimizing the heat island effect and enhancing aesthetic appeal and user comfort. Stormwater runoff from the impervious area within the right-of-way is treated in bio-retention areas within the 5-foot parkway strips on most streets. Bio-retention areas are planted with a native ornamental bioswale mix as described in the Plant Palette section. Street trees will spaced generally as indicated, except where adjustments are necessary to respond to utility or bio-retention area issues.

Streetscape planting, lighting and furnishings differentiate key corridors and reflect the circulation hierarchy, while remaining consistent in design vocabulary to maintain a strong expression of place. Streets are designed to serve as social spaces and aesthetic amenities, as well as circulation routes.

By facilitating non-vehicular travel throughout the project area and beyond and creating comfortable, welcoming streets, Dublin Crossing's streetscape design promotes public health and social cohesion, qualities that contribute to exceptional quality of life.



— Collector Street  
- - - Local Street



Street Network

## STERLING STREET

Sterling Street represents the top of the Boulevard circulation hierarchy. The Primary Project Entry, as described in the Entries and Thematic Elements section occurs at Sterling Street and Dublin Boulevard. Washingtonia fillubusta (Hybrid Fan Palm) spaced at 20 foot on center is at the Primary Entry up to El Dorado Lane. North of El Dorado Lane, Ulmus parvifolia (Chinese Elm) is the street tree, and Platanus acerifolia is the median tree. All creating a strong, tree-lined project entry statement. Sidewalks and bike lanes are provided on both sides of the street, setting the tone as a community that welcomes multiple modes of transportation. Paths are separated from traffic by 5-foot parkway strips planted with a mix of grasses and street trees that provide

### ELEMENTS

Street Trees:	Quercus virginiana Southern Live Oak
Spacing:	30 foot on center Ulmus parvifolia Chinese Elm
	30 foot on center
Median Tree:	Platanus acerifolia London Plane Tree
Spacing:	35 foot on center



Keymap

## CENTRAL PARKWAY

Central Parkway is a major corridor, second in scale and visual hierarchy to Sterling Street. A Major Entry, as described in the Entries and Thematic Elements section is located at Central Parkway and Arnold Road. The median is generously planted to support the significance of the entry. Parkway strips include street trees and bioswale planting. Five feet of the 6-foot public service easement is landscaped to provide a verdant aesthetic. See the Shrub Palette and Bioswale Mix for possible plant types. Street tree planting follows recommendations of the Streetscape Master Plan, with Celtis sinensis (Chinese Hackberry) as both street and median tree. The segment of Central Parkway street on the side adjacent to the school will feature monolithic sidewalks with street trees in tree wells.

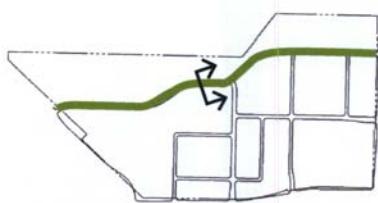
### Elements

Street Tree:	Celtis sinensis, Chinese Hackberry
Median Tree:	Same
Spacing:	20 feet on center



Keymap

## STREETSCAPE



Keymap

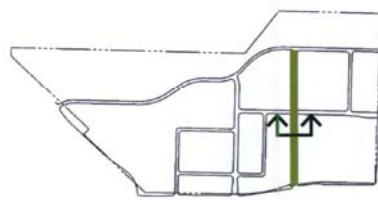
### HORIZON PARKWAY

Horizon Parkway is the east-west corridor through the project connecting Arnold Road to Scarlett Drive. A Major Entry is located at Horizon Parkway and Scarlett Drive and a Major Entry, as described in the Entries and Thematic Elements section, is located at Arnold Road and Horizon Parkway. Five-foot parkway strips planted with bioswale grasses and street trees are on both sides of the street. Street trees are *Platanus acerifolia* (London Plane Tree) adjacent to entries spaced at 35 foot on center, and *Ulmus parvifolia* (Chinese Elm) spaced at 30 foot on center the remainder of the streetscape. The segment of Horizon Parkway on the side adjacent to the school will feature monolithic sidewalks with street trees in tree wells.

Elements	
Street Trees:	<i>Quercus virginiana</i> Southern Live Oak
Spacing:	30 foot on center <i>Ulmus parvifolia</i> Chinese Elm 30 foot on center

### "D" STREET

"D" Street features a 10-foot multi-use trail on the east side to promote pedestrian and bicycle travel and facilitate safe school access. Parkway strips are planted with street trees and bioswale grasses. The street tree is English Oak.

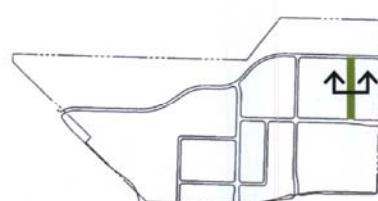


Keymap

Elements	
Street Tree:	<i>Quercus robur 'Fastigiata'</i> English Oak
Spacing:	30 foot on center

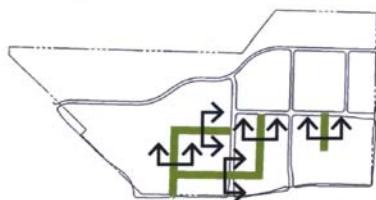
### "F" STREET

"F" Street features a 10-foot multi-use sidewalk on the west side to promote pedestrian and bicycle travel and facilitate safe school access. Parkway strips are planted with street trees and bioswale grasses. The segment of "F" street on the side adjacent to the school will feature monolithic sidewalks with street trees in tree wells. The street tree is Scarlet Oak.



Keymap

Elements	
Street Tree:	<i>Quercus coccinea</i> Scarlet Oak
Spacing:	30 foot on center

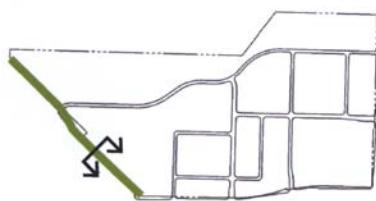


Keymap

**COLUMBUS STREET, EL DORADO LANE, "H" AND "I" STREETS**

These smaller scale local streets include 5-foot parkway strips on both sides. To support visual hierarchy, all local streets will have *Pistacia chinensis* (Chinese Pistache) as street tree.

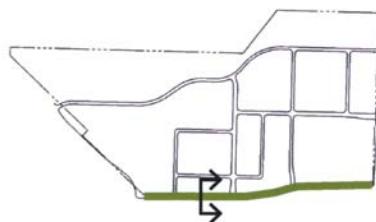
<b>Elements</b>	
Street Tree:	<i>Pistacia chinensis</i>
	Chinese Pistache
Spacing:	30 foot on center



Keymap

**SCARLETT DRIVE**

Scarlett Drive is improved along the West length of the Specific Plan Area. The Iron Horse Trail, made up of a 10-foot paved path with 5 foot soft shoulders on each side, runs along the east side of the street. Street trees are planted in the 5-foot parkway. The 4-foot median is planted with low shrubs and smaller scale accent trees.



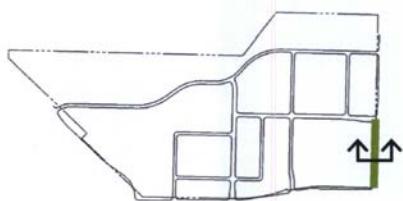
Keymap

**DUBLIN BOULEVARD**

Boulevard includes improvement of the North side of Dublin Boulevard. The existing path remains as a 10' Class I Trail, consistent with the City's Bikeway Master Plan. The landscaped parkway strip is planted with shrubs and grasses. In accordance with the City's Streetscape Master Plan London Plane Trees are planted 30' on center.

<b>Elements</b>	
Street Tree:	<i>Plantanus acerifolia</i>
	London Plane Tree
Spacing:	30 foot on center

## STREETSCAPE



Keymap

### ARNOLD ROAD

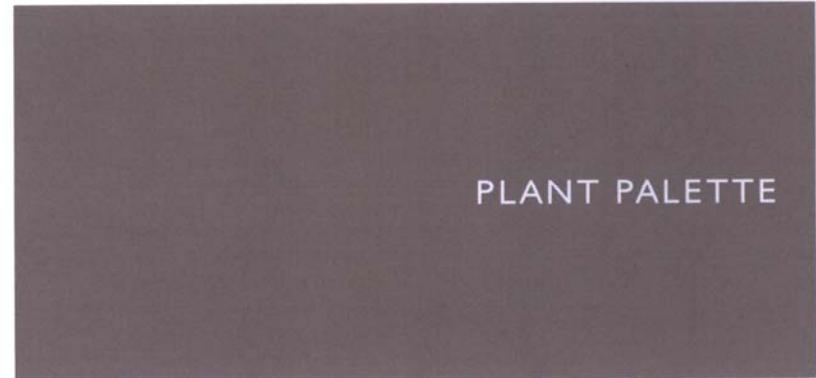
The west side of Arnold Road is the east edge of the Specific Plan Area. Between Dublin Boulevard and Central Parkway, the street is adjacent to commercial uses. From Central Parkway to the northern project boundary may be residential uses. A landscaped setback screens walls and fences along Arnold, as necessary. Grasses, shrubs and ornamental trees, per the Streetscape Master Plan, will retain visual consistency. The street tree is Southern Live Oak planted at 30 feet on center.

#### Elements

Street Tree : Quercus virginiana

Southern Live Oak

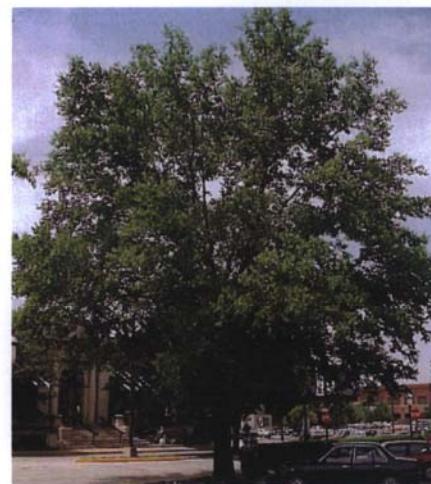
Spacing: 30 foot on center



## STREET TREES

Tree-lined streets play an important role in creating a comfortable urban village feel. An abundant canopy creates a sense of enclosure and evokes the character of older established neighborhoods and their much sought-after ambiance. Street trees also perform important environmental functions by cooling paving, providing habitat for birds and small animals and acting as carbon sinks. Trees selected for existing streets are consistent with the City of Dublin Streetscape Master Plan.

Street	Scientific Name	Common Name	Spacing (on center)
Dublin Boulevard	Street Tree <i>Platanus acerifolia</i>	London Plane Tree	25'-30'
Scarlett Drive	Street Tree <i>Celtis sinensis</i>	Chinese Hackberry	30'
Arnold Road (west side)	Street Tree <i>Quercus virginiana</i>	Southern Live Oak	30'
Central Parkway	Street Tree <i>Celtis sinensis</i>	Chinese Hackberry	20'
	Median <i>Celtis sinensis</i>	Chinese Hackberry	20'
Columbus Street, El Dorado Lane, "E", "H" Streets	Street Tree <i>Pistacia chinensis</i> 'Keith Davey'	Chinese Pistache	25'
Sterling Street	Street Tree <i>Quercus virginiana</i>	Southern Live Oak	20'
	<i>Ulmus parvifolia</i>	Chinese Elm	30'
"D" Street	Street Tree <i>Quercus robur</i> 'Fastigiata'	English Oak	25'
"F" Street	Street Tree <i>Quercus coccinea</i>	Scarlet Oak	30'
Horizon Parkway	Street Tree <i>Quercus virginiana</i>	Southern Live Oak	30'
	<i>Ulmus parvifolia</i>	Chinese Elm	30'



*Celtis sinensis*  
Chinese Hackberry



*Platanus acerifolia*  
London Plane Tree



*Ulmus parvifolia*  
Chinese Elm

## PLANT PALETTE



*Achillea millefolium*  
Common Yarrow



*Dieten spp.*  
Fortnight Lily



*Helictotrichon sempervirens*  
Blue Oat Grass

### SHRUBS

The shrub palette emphasizes low water use plants with some moderate use options included for accents and small areas. The palette reflects the contemporary California landscape characterized by native and climate adapted plants growing to their natural forms, thus minimizing the need for extensive maintenance. Planting design will emphasize clean lines, masses of plantings and geometric patterns, as well as bold accents.

### ACCENT SHRUBS

Scientific Name	Common Name	Water Use
<i>Achillea millefolium</i>	Common Yarrow	Low
<i>Agapanthus</i> spp.	Lily-of-the Nile	Moderate
<i>Agave</i> spp.	Agave	Low
<i>Anigozanthos</i> spp.	Kangaroo Paw	Low
<i>Bouteloua</i> spp.	Grama Grass	Low
<i>Carex tumicola</i>	Berkeley Sedge	Low
<i>Coleonema puchellum</i> 'Sunset Gold'	'Sunset Gold' Breath of Heaven	Moderate
<i>Cuphea hyssopifolia</i>	False Heather	Moderate
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	Low
<i>Hemerocallis</i> 'Terra Cotta Baby'	Evergreen Day Lily	Low
<i>Hesperaloe parviflora</i>	Red Yucca	Low
<i>Heuchera maxima</i>	Coral Bells	Moderate
<i>Iris douglasiana</i>	Pacific Coast Iris	Low
<i>Kniphofia</i> spp.	Red Hot Poker	Low
<i>Lantana</i> spp.	Lantana	Low
<i>Lavendula</i> spp.	Lavender	Low
<i>Liriope muscari</i>	Lily Turf	Moderate
<i>Penstemon</i> spp.	Penstemon (SW Natives)	Low

### MEDIUM SHRUBS

Scientific Name	Common Name	Water Use
<i>Abelia</i> spp.	Abelia	Moderate
<i>Buxus</i> Green Series	Boxwood	Moderate
<i>Calamagrostis</i> 'Karl Foerster'	Feather Reed Grass	Moderate
<i>Callistemon</i> 'Little John'	Dwarf Cottlebrush	Low
<i>Chondrapetalum tectorum</i>	Cape Rush	Low
<i>Cistus</i> spp.	Rock Rose	Low
<i>Dieten</i> spp.	Fortnight Lily	Low
<i>Grevillea</i> 'Noelii'		Low
<i>Hebe</i> spp.	NCN	Moderate

Leymus condensatus 'Canyon Prince'	Wild Rye	Low
Lomandra spp.	Matt Rush	Low
Muhlenbergia rigens	Deer Grass	Low
Myrtus communis 'Compacta'	Dwarf Myrtle	Low
Nandina spp.	Nandina/Heavenly Bamboo	Low
Pennisetum 'Fairy Tails'	Fountain Grass	Moderate
Polystichum munitum	Western Sword Fern	Moderate
Phormium tenax sp.	New Zealand Flax	Low
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Mock Orange	Low
Zauschneria californica	California Fuschia	Low



*Phormium tenax*  
New Zealand Flax

#### TALL SHRUBS

Scientific Name	Common Name	Water Use
Alyogyne huegelii	Blue Hibiscus	Low
Arbutus unedo' Elfin King'	Dwarf Strawberry Tree	Low
Escallonia 'Apple Blossom'	NCN	Moderate
Euonymus japonica	NCN	Low
Euphorbia spp.	NCN	Low
Galvesia speciosa	Island Snapdragon	Low
Gaultheria shallon	Salal	Low
Lavatera assurgentiflora	Tree Mallow	Moderate
Loropetalum chinensis	Chinese Fringe Flower	Low
Rhamnus californica	Coffeeberry	Low
Rhaphiolepsis indica	Indian Hawthorn	Low
Salvia spp.	Sage	Low
Stipa gigantica	Giant Feather Grass	Low
Teucrium spp.	Germander	Low
Westringia fruticosa 'Morning Light'	Coast Rosemary	Low
Woodwardia fimbriata	Giant Chain Fern	Moderate

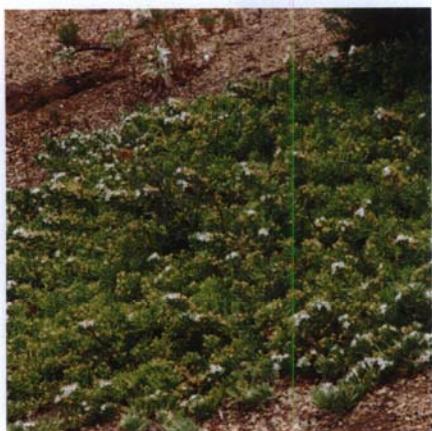


*Salvia spp.*  
Sage



*Stipa gigantica*  
Giant Feather Grass

## PLANT PALETTE



*Myoporum parvifolium*  
Myoporum

### GROUNDCOVER

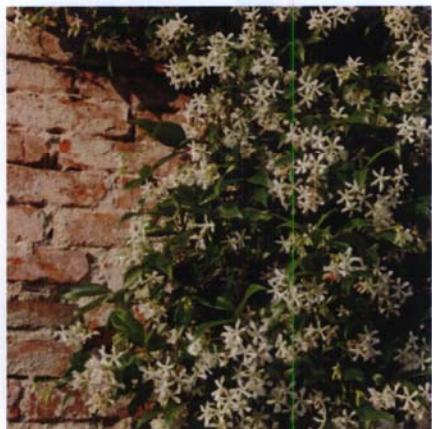
Scientific Name	Common Name	Water Use
<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Brush	Low
<i>Carissa macrocarpa</i>	Natal Plum	Low
<i>Ceanothus g.h.</i>	Carmel Creeper	Low
<i>Coprosoma kirkii</i> 'Verde Vista'	Prostate Mirror Plant	Low
<i>Erigeron karvinskianus</i>	Santa Barbara Daisy	Low
<i>Erigonum</i> spp.	Wild Buckwheat	Low
<i>Festuca californica</i>	California Fescue	Low
<i>Fragaria chiloensis</i>	Wild Strawberry	Moderate
<i>Gazania</i>	Orange Gazania	Moderate
<i>Myoporum parvifolium</i>	Myoporum	Low
<i>Osteospermum fruticosum</i>	African Daisy	Low
<i>Rosa</i> 'Carpet Rose'	Carpet Rose	Moderate
<i>Thymus polytrichus britannicus</i>	Creeping Thyme	Low



*Thymus polytrichus britannicus*  
Creeping Thyme

### VINES

Scientific Name	Common Name	Water Use
<i>Jasminum officinale</i>	Common Jasmine	Low
<i>Solanum jasminoides</i>	Potato Vine	Moderate



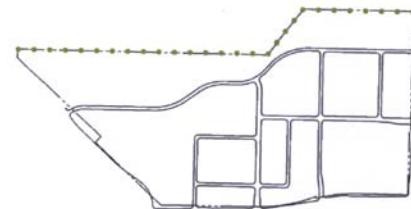
*Jasminum officinale*  
Common Jasmine



SITE ELEMENTS

**WALLS**

The northern project edge adjacent to the Camp Parks property will have a 7-foot precast wall with cap. Color is to be determined



Keymap - Walls

**COMMUNITY WALL**

Project boundaries that interface with residences will have 6-foot precast privacy walls. Wall panels shall be 26' on-center with a custom detail to complement entry features. Walls shall be offset periodically by 2' to create visual interest and minimize monotony. Wall color shall be coordinated with entry feature colors. Wall to be Old Castle/Sierra Walls Lighthouse model with customized detail, or approved equal.



Keymap - Community Walls

**LIGHTING**

Collector and local streets will have WE-EF - VFL530 model LED pedestrian luminaires, color: graphite metallic, sized and spaced to provide appropriate, safe lighting levels.



VFL530 LED



Prisma Spillo LED



Galleon LED



Alcott LED

Public Backbone Streets will have Cooper Industries - Galleon LED Roadway fixtures, Landscape Forms Alcott and Prisma Spillo LED Pedestrian luminaires.

## SITE ELEMENTS

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### Hardscape

#### Crosswalks

Crosswalks will be enhanced for pedestrian safety and aesthetic appeal with stamped or colored asphalt.



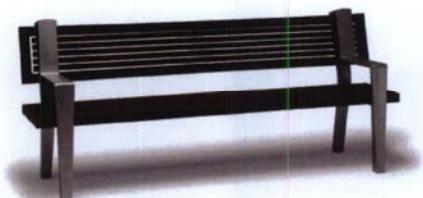
#### Sidewalks

Sidewalks including Class 1 trails will be standard grey concrete, except where special paving is called for in the Entries and Thematic Elements section.



#### Bike Lanes

Bike lanes are emphasized with a colored asphalt coating to strengthen the visual prominence of the bike lane on the road, thus enhancing safety. This type of treatment of bike lanes also encourages the use of bicycles by emphasizing the presence of bike facilities. The bike lane color shall be a brick red.



#### Seating

##### Benches

Benches are provided in public spaces as needed for pedestrian comfort and are to be commercial grade, durable and low maintenance in simple, contemporary designs. Benches will be 6' Rockport with back by Urbanscape; faux wood; stainless frame; color to be determined or 6' Rockport without back by Urbanscape; faux wood; stainless frame; color to be determined.



### SEAT PADS

Less formal seating may be provided with granite seat pads. Granite is a highly durable, natural material and may be locally sourced.



### TRASH/RECYCLING

Trash and recycling receptacles will be provided in public spaces as appropriate. Receptacles shall be commercial grade, durable and easy to access and maintain. Receptacles may be 32-gallon Rockport by Urbanscape; side opening door; faux wood; color to be determined, or 36-gallon Chase Park by Landscapeforms; side opening door; cast aluminum with iron base.

### BIKE RACKS

Bike racks will be Flo by Landscapeforms, 3 bicycles capacity bike rack, stainless steel.



### BOLLARDS

Decorative bollards at project entries are Urban Accessories, Model: DG-4 in Silver with Nickel Bronze cap (nickel cap not shown in image).

## SITE ELEMENTS

### BUS SHELTER

Bus shelters will be provided as required by the Livermore Amador Valley Transit Authority (LAVTA). Shelter and bench size for specific locations will be determined by LAVTA staff. Shelter, benches and trash receptacles are all required by LAVTA in the color black (PP3242-J) as follows:

**Shelter:**

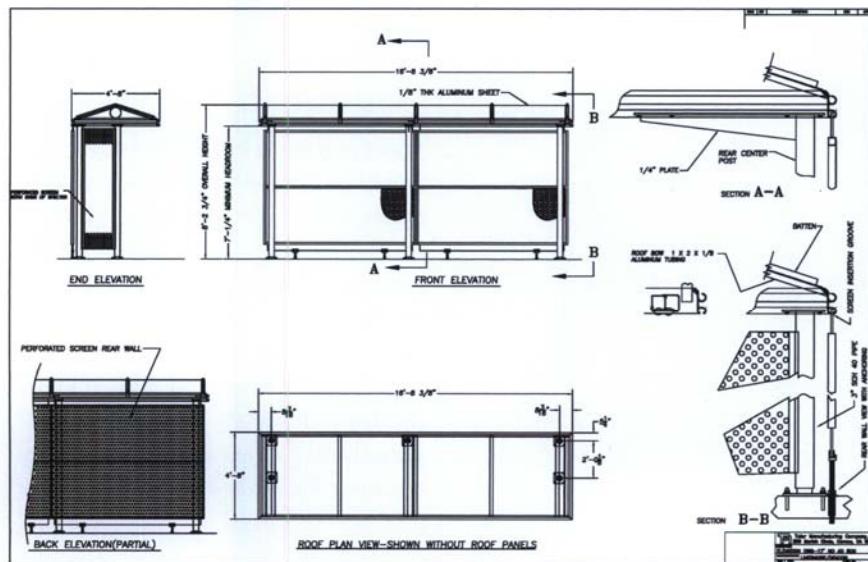
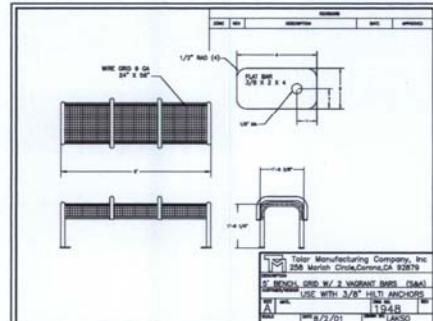
Tolar Model NALP, low peak roof bus shelter, perforated metal panels at rear, schedule display with glass, anchor bolts at footing.

**Benches:**

Tolar wire grid bench seat, no back, anti-vagrant bars, anchor bolts at footings.

**Trash Receptacles:**

Tolar tall thin wire grid model, steel drum inner liner, 30 gallon, pedestal mount, anchor bolts at footing.



### UTILITY SCREENING

Exterior utility equipment, including, but not limited to, PG&E transformers, telephone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities will be vaulted or screened from view from any public rights-of-way, behind structures or significant landscaping.