



December 8, 2015

SB 343

Senate Bill 343 mandates supplemental materials that have been received by the Community Development Department that relate to an agenda item after the agenda packets have been distributed to the Planning Commission be available to the public. This document is also available in the Community Development Department and on the City's Website.

The attached documents were received in the Planning Department after distribution of the **December 8, 2015** Planning Commission meeting agenda packet.

Item 8.1; 12/8/15

St. Raymond's Church – Condition of Approval Modifications:

<p>Hours of Operation. The approved hours of operation for the pre-school and existing K-8 School are 7:00 a.m. to 6:00 p.m., Monday through Friday and may include activities such as before and after school care or other similar activities. Outdoor play for the preschool shall not occur prior to 8:00 am. The Applicant shall be responsible for ensuring that the drop-off and pick-up of children is conducted in an orderly manner and does not negatively impact surrounding residences.</p>			
<p><u>After School Program Outdoor Play.</u> The outdoor play associated with the after school program shall be limited to one (1) hour per day.</p>	<p>PL</p>	<p>January 15, 2016 & On-going</p>	<p>Planning</p>
<p><u>Outdoor Play Area.</u> Outdoor play is prohibited at all times in the area west of the sidewalk adjacent to the K-8 School, including the turnaround bulb. Barricades and/or gates shall be used to define the “no play zone.”</p>	<p>PL</p>	<p>January 15, 2016 & On-going</p>	<p>Planning</p>
<p>Cut Through Traffic. The Applicant shall prevent vehicles from driving through and parking in the western <u>and southern portions</u> of the project site between the hours of 8:00 pm and 8:00 am on all nights except for Holy Days and evenings when a community event is held at the Church. <u>Community events include special Holy Days with evening masses (i.e. Easter and Christmas) and other large events, such as but not limited to crab feeds & Knights of Columbus corn beef dinners. There may be up to 35 community events per year. On the evenings when there is not a community event or a Holy Mass, the Applicant shall lock the existing gate and set up barricades in the existing driveway adjacent to the lunch tables by 8:00 pm.</u> On evenings when there is a community event or a Holy Mass, the gate shall be locked and the barricades set up by 11:00 pm unless there is a midnight Mass in which case the gate will be closed and barricades set up once Mass ends. <u>Barricades shall be set up each night at the east end of the south driveway adjacent to the maintenance building/trash bin enclosure in addition to closing and locking the gate on the west side of the Church and K-8 school building.</u></p>	<p>PL</p>	<p>Occupaney <u>March 15, 2016 & On-going</u></p>	<p>Planning</p>

<p>School Bell System. The bell system on the existing K-8 school and the preschool building shall be turned off during school extended vacations, including Christmas break, spring break and summer vacation. <u>The volume of the bell system shall be kept at an appropriate level to minimize disturbances to the adjacent neighbors.</u></p>	PL	Ongoing	Planning
<p>Ball Wall. The Applicant shall install a minimum of one ball wall near the existing basketball courts or utilize <u>the maintenance building on the east end of Moran Hall an existing building wall</u> to serve as a ball wall, in this portion of the site.</p>	PL	Occupancy	Planning
<p><u>Mary's Garden. A locked gate shall be placed at the entrance to Mary's Garden.</u></p>	<u>PL</u>	<u>Occupancy</u>	<u>Planning</u>
<p><u>Common Fence along the Western Property Boundary.</u> The Applicant shall repair, as necessary, <u>the portions of the fence located along the western property boundary that are in need of repair.</u></p>	<u>PL</u>	<u>December 31, 2016</u>	<u>Planning</u>
<p>Compliance with Codes. The project shall comply with Uniform Building and Fire Codes as adopted by the City of Dublin. <u>Parking is prohibited at all times within all red zones/emergency lanes located on the project site.</u></p>	F	On-going	Fire

RESOLUTION NO. 15-xx

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

APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A DAY CARE CENTER AND COMMUNITY FACILITY WITH UP TO 345 CHILDREN AND SITE DEVELOPMENT REVIEW PERMIT FOR A NEW 2,560 SQUARE FOOT BUILDING AND RELATED SITE IMPROVEMENTS INCLUDING A NEW ENTRY PLAZA AT 11555 SHANNON AVENUE (APN 941-0102-001-20) PLPA-2015-00043

WHEREAS, the Applicant has requested approval of a Conditional Use Permit for the operation of a Day Care Center and Elementary School for up to 345 children (315 K-8 students and 30 pre-school students) and Site Development Review for a new 2,560 square foot building and associated site improvements including a new entry plaza in front of the existing sanctuary building; and

WHEREAS, the Project is located in the R-1 (Single-family Residential) Zoning District; and

WHEREAS, a Day Care Center and an Elementary School is permitted in the R-1 Zoning District subject to approval of a Conditional Use Permit by the Planning Commission; and

WHEREAS, the California Environmental Quality Act (CEQA), together with State Guidelines and City Environmental Regulations required that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to the CEQA, Staff is recommending that the Planning Commission find this project Categorical Exempt from CEQA, pursuant to CEQA Guidelines Section 15301, Existing Facilities. The Project includes a Conditional Use Permit to allow for an additional 30 pre-school aged children and includes a new 2,560 square foot building to a project site that is developed with an existing church and K-8 school.

WHEREAS, a Staff Report was submitted to the City of Dublin Planning Commission recommending approval of the Conditional Use Permit and Site Development Review request; and

WHEREAS, the Planning Commission held a public hearing on said application on December 8, 2015 at which time all interested parties had the opportunity to be heard; and

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

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgment to evaluate the project.

NOW, THEREFORE, BE IT RESOLVED that the City of Dublin Planning Commission does hereby make the following findings and determinations regarding the Conditional Use Permit (Day Care Center and Community Facility):

- A. *The proposed use and related structure is compatible with other land uses, transportation and service facilities in the vicinity in that:* 1) the project would be located on a parcel that that is developed with a church, rectory, parish hall and classroom building; 2) the existing onsite parking is adequate to serve the proposed community facility and pre-school; 3) Conditions of Approval have been added to the project to ensure that that activities are controlled so as not to become a nuisance to adjacent residences; 4) the project is accessible from Shannon Avenue and the existing site circulation is adequate to prevent cars from queuing on adjacent roadways; and 5) the proposed facility will provide a service to the residents of Dublin as well as employees within the City.
- B. *The proposed use will not adversely affect the health or safety of persons residing or working in the vicinity, or be detrimental to the public health, safety and welfare in that:* 1) the project will conform to all applicable regulations contained in the Dublin Zoning Ordinance; and 2) Conditions of Approval have been applied to the project to ensure on-going compatibility with the project's surroundings.
- C. *The proposed use will not be injurious to property or improvements in the neighborhood in that:* 1) the project will be located on a developed site and has been designed to minimize impacts to existing residences; 2) the project has been conditioned to comply with all codes, regulations and requirements relating to the site improvements; and 3) Conditions of approval have been added to the project to minimize impacts to the adjacent residences.
- D. *There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use and related structures would not be detrimental to the public health, safety, and welfare in that:* 1) vehicular access to the site is available from two existing driveways on Shannon Avenue; 2) the Shannon Avenue frontage is fully improved with sidewalks that provide pedestrian access to the project; 3) the project will be served by existing public utilities; and 4) as part of the project, a new enclosure will be constructed that complies with the City's Solid Waste and Recycling Enclosure Ordinance.
- E. *The subject site is physically suitable for the type, density and intensity of the use and related structures being proposed in that:* 1) the project site is relatively flat and is served by existing public utilities; 2) the project site is accessed from Shannon Avenue and the existing site circulation is adequate to prevent cars from queuing on adjacent roadways; 3) all required parking will be provided on the project site; 4) the site circulation has been reviewed by the Public Work's Department to ensure that traffic flows effectively through the site; 5) there is a drop off area in front of the sanctuary building to encourage parents dropping off their children in this area instead of parking and walking their children inside; 6) as conditioned, the facility will operate between the hours of 7:00 am and 6:00 pm, Monday through Friday; and 7) as conditioned, the facility will have no more than 345 children (315 K-8 students and 30 pre-school students) on-site at any one time.

- F. *The proposed use will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located in that: 1) the project is located within the R-1 (Single-family Residential) Zoning District and community facilities and pre-schools are a conditionally permitted use in this zoning district; and 2) Conditions of Approval have been added to the project to ensure that that activities are controlled so as not to become a nuisance to adjacent residences.*
- G. *The proposed use is consistent with the Dublin General Plan and with any applicable Specific Plans in that: 1) the project would be located on a parcel intended for public and semi-public facilities, including private schools and pre-schools; 2) the proposed community facility and pre-school are conditionally permitted uses in the R-1 Zoning District and, 3) the project adheres to all development regulations set forth in the Zoning Ordinance.*

BE IT FURTHER RESOLVED that the City of Dublin Planning Commission does hereby make the following findings and determinations regarding the Site Development Review Permit:

- A. *The proposal is consistent with the purposes of Chapter 8.104, with the General Plan and with any applicable Specific Plans and design guidelines in that: 1) the project is well designed in relation to the adjacent residential development; 2) the project complies with the development regulations set forth in the Zoning Ordinance; and, 3) the project will provide adequate circulation for automobiles and pedestrians.*
- B. *The proposal is consistent with the provisions of Title 8, Zoning Ordinance in that: 1) the project requires Site Development Review and a complete application has been filed; 2) the project exceeds the amount of parking required in accordance with Chapter 8.76 (Off-Street Parking and Loading Regulations); and, 3) the project complies with the development regulations contained in the Zoning Ordinance.*
- C. *The design of the project is appropriate to the City, the vicinity, surrounding properties and the lot in which the project is proposed in that: 1) the proposed early education building includes colors, materials and finishes that complement the adjacent development; 2) the project has been designed to minimize impacts to the surrounding properties; and 3) the location of the new building was determined based on feedback received from the adjacent neighbors.*
- D. *The subject site is physically suitable for the type and intensity of the approved development in that: 1) the project site is relatively flat and is currently served by existing public utilities; 2) the project site is accessed from two existing driveways off Shannon Avenue; and, 3) all required parking will be provided on the project site.*
- E. *Impacts to existing slopes and topographic features are addressed in that: 1) the project site is relatively flat and does not include any significant slopes or topographic features.*
- F. *Architectural considerations including the character, scale and quality of the design, site layout, the architectural relationship with the site and other buildings, screening of unsightly uses, lighting, building materials and colors and similar elements result in a project that is harmonious with its surroundings and compatible with other development in the vicinity in that: 1) the new building and site modifications will enhance the appearance*

of the existing project site; 2) the location of the new building was determined based on feedback received from the adjacent neighbors 3) project lighting will be directed away from adjoining properties so as not to cause any glare; and 4) the project complies with the development regulations set forth in the Zoning Ordinance.

- G. *Landscape considerations, including the location, type, size, color, texture and coverage of plant materials, and similar elements have been incorporated into the project to ensure visual relief, adequate screening and an attractive environment for the public in that: 1) the project site includes large trees and mature landscaping along the site's perimeter which are to remain; 2) the project includes a new entry plaza in front of the existing sanctuary building ; 3) the project includes bio-retention areas in the parking lot to treat stormwater runoff; and, 4) the project includes a variety of plant species.*
- H. *The site has been adequately designed to ensure proper circulation for bicyclists, pedestrians and automobiles in that: 1) vehicular access to the Project site is existing and includes two driveways along Shannon Avenue; 2) pedestrian access to the Project site can also be obtained from an existing sidewalk along Shannon Avenue; 3) the site circulation has been reviewed by the Public Work's Department to ensure that traffic flows effectively through the site; and 4) the project site includes a proposed drop-off area to allow parents to drop off their children, which will facilitate the drop-off and pick-up of students.*

BE IT FURTHER RESOLVED that the Planning Commission does hereby approve the Conditional Use Permit for the operation of a Day Care Center and Community Facility with up to 345 children (315 K-8 students and 30 pre-school aged students) and Site Development Review Permit for a new 2,560 square foot building and related site improvements at 11555 Shannon Avenue, date stamped received by Dublin Planning on November 25, 2015, and attached as Exhibit A, subject to the following Conditions of Approval:

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 Division 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; [ADM] Administration/City Attorney; [FIN] Finance; [PCS] Parks and Community Services; [F] Dublin Fire Prevention; [DSR] Dublin San Ramon Services District; [LDD] Livermore Dublin Disposal; [CO] Alameda County Department of Environmental Health; [Zone 7] Alameda County Flood Control and Water Conservation District, Zone 7; [LAVTA] Livermore Amador Valley Transit Authority; and [CHS] California Department of Health Services.

NO.	CONDITIONS OF APPROVAL	Agency	When Required, Prior to:	Source
GENERAL				
1.	Approval. This Conditional Use Permit approval is for St. Raymond's Church for the operation of a preschool and Elementary School for up to 345 children (existing 315 K-8 students in addition to 30 new preschool aged students) and a Site Development Review for a new 2,560 square foot classroom building, the construction of outdoor play areas and associated site improvements at 11555 Shannon Avenue (PLPA-2015-2015-00043). Approval of the revised Conditional Use Permit shall replace the previous Conditional Use Permits approved for St. Raymond's Church for the existing K-8 School. This approval shall be as generally depicted and indicated on the plans prepared by HKIT Architects, Gates + Associates and American Modular Systems dated received by Dublin Planning on Nov. 3, 2015 and the written statement dated Sept. 14, 2015 & the response to comments dated Nov. 3, 2015 on file in the Community Development Department, and as specified by the following Conditions of Approval for this project.	PL	Ongoing	Standard
2.	Effective Date. This Conditional Use Permit/Site Development Review approval becomes effective 10 days after action by the Planning Commission.	PL	On-going	Standard
3.	Permit Expiration. Construction or use shall commence within one (1) year of this Conditional Use Permit/Site Development Review approval or the Permit shall lapse and become null and void.	PL	1 year of Permit approval	DMC 8.96.020.D
4.	Null and Void. This approval shall become null and void in the event that the approved use(s) ceases to operate for a continuous one-year period, after the use commences.	PL	On-going	Planning
5.	Time Extension. The original approving decision-maker may, upon the Applicant's written request for an extension of approval prior to expiration, and upon the determination that any Conditions of Approval remain adequate to assure that applicable findings of approval will continue to be met, grant a time extension of approval for a period not to exceed six (6) months. All time extension requests shall be noticed and a public hearing or public meeting shall be held as required by the particular Permit.	PL	Permit Expiration	Standard
6.	Modifications. The Community Development Director may consider modifications or changes to this Conditional Use Permit and Site Development Review approval if the modifications or changes proposed comply with Chapter 8.100 (Conditional Use Permit) and Chapter 8.104 (Site Development Review) of the Zoning Ordinance.	PL	On-going	DMC 8.100 & 8.104
7.	Revocation of Permit. The Conditional Use Permit and Site Development Review approval shall be	PL	On-going	DMC 8.96.020.I

	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.			
8.	Indemnification. The Applicant/Developer shall defend, indemnify, and hold harmless the City of Dublin and its agents, officers, and employees from any claim, action, or proceeding against the City of Dublin or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Dublin or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director, Zoning Administrator, or any other department, committee, or agency of the City to the extent such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however, that the Applicant/Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/Developer of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceedings.	Various	On-going	In accordance with Gov. Code Section 66499.37
9.	Fees. Applicant/Developer shall pay all applicable fees in effect, 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 (per agreement between Developer and School District), Fire Facilities Impact fees, Noise Mitigation fees, Inclusionary Housing In-Lieu 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.	FIN	Issuance of Building Permits	Standard
10.	Requirements and Standard Conditions. The Applicant/Developer shall comply with applicable City of Dublin Fire Prevention Bureau, Dublin Public Works Department, Dublin Building Department, Dublin Police Services, Alameda County Flood Control District Zone 7, Livermore Amador Valley Transit Authority, Alameda County Public and Environmental Health, Dublin San Ramon Services District and the California Department of Health Services requirements and standard conditions. Prior to issuance of building permits or the installation of any improvements related to this project, the Applicant/Developer shall supply written statements from each such agency or department to the Planning Department, indicating that all applicable conditions required have been or will be met.	Various	Building Permit Issuance	Standard
11.	Clarification to the Conditions of Approval. In the event that there needs to be clarification to the Conditions of Approval, the Community Development Director has the authority to clarify the intent of these Conditions of Approval to the Applicant/Developer	PL	On-going	Planning

	without going to a public hearing. The Community Development Director also has the authority to make minor modifications to these Conditions of Approval without going to a public hearing in order for the Applicant/Developer to fulfill needed improvements or mitigations resulting from impacts of this project.			
12.	Controlling Activities. The Applicant/Developer shall control all activities on the project site so as not to create a nuisance to existing surrounding businesses and/or residences.	PL	Through Construction & On-going	Planning
13.	Clean-up. The Applicant/Developer shall be responsible for clean-up and disposal of project related trash to maintain a safe, clean and litter free site.	PL	Through Construction	Planning
14.	Property Maintenance. The Applicant and property owner shall be responsible for maintaining the site in a clean and litter free condition during construction and through completion. Per the City of Dublin Non-Residential Property Maintenance Ordinance, DMC Section 5.64.050, the Applicant shall maintain the building, site and all signage in good condition and shall keep the site clear of trash, debris and graffiti vandalism on a regular and continuous basis.	PL	During Construction, Through Completion and On-going	Planning
PLANNING DIVISION - GENERAL				
15.	Outdoor Events. Any outside events except as allowed by this Conditional Use Permit shall be subject to the Temporary Use Permit Requirements contained in the City of Dublin Municipal Code.	PL	On-going	DMC 8.108
16.	Temporary Signage. All temporary signage, including but not limited to banner signs and balloons, are subject to the regulations of Chapter 8.84 (Sign Regulations) of the Dublin Zoning Ordinance and require a Zoning Clearance from the Planning Division prior to installation.	PL	On-going	DMC 8.84
17.	Noise/Nuisance. The Applicant shall control all activities so as not to create unusual or unnecessary noise which annoys or disturbs or injures or endangers the health, repose peace or safety of any reasonable person of normal sensitivity present in the area.	PL	On-going	DMC 5.28
18.	Accessory/Temporary Structures and Uses. A Temporary Use Permit is required for all construction trailers, security trailers and storage containers used during construction.	PL	Placement on site	Planning
19.	Equipment Screening. All electrical and/or mechanical equipment shall be screened from public view. Any roof-mounted equipment shall be completely screened from view by materials architecturally compatible with the building and to the satisfaction of the Community Development Director. The Building Permit plans shall show the location of all equipment and screening for review and approval by the Community Development Director.	PL	Issuance of Building Permits	Planning

CONDITIONAL USE PERMIT				
20.	Annual Review. On an annual basis prior to the start of the school year, the school administration shall review the Conditions of Approval to ensure continued compliance with the Conditions of Approval. St. Raymond's School shall submit a letter to the Planning Division by September 15 of each year indicating that the school administration has reviewed the Conditions and that they are in compliance with the Conditions.	PL	Each year by September 15	Planning
21.	Hours of Operation. The approved hours of operation for the pre-school and existing K-8 School are 7:00 a.m. to 6:00 p.m., Monday through Friday and may include activities such as before and after school care or other similar activities. Outdoor play shall not occur prior to 8:00 am. The Applicant shall be responsible for ensuring that the drop-off and pick-up of children is conducted in an orderly manner and does not negatively impact surrounding residences.	PL	On-going	Planning
22.	After School Program Outdoor Play. The outdoor play associated with the after school program shall be limited to one (1) hour per day.	PL	January 15, 2016 & On-going	Planning
23.	Outdoor Play. Outdoor play is prohibited in the area west of the sidewalk adjacent to the K-8 school building, including the turnaround bulb. Barricades and/or gates shall be used to define the "no play zone."	PL	January 15, 2016 & On-going	Planning
24.	Parking. The required number of parking spaces for the preschool and K-8 School shall be consistent with the parking requirements contained in Chapter 8.76 (Off-street Parking and Loading Regulations) of the Zoning Ordinance.	PL	On-going	Planning
25.	Student Drop-off. The pre-school and K-8 students shall be dropped off in front of the existing sanctuary building. Staff members or parent volunteers shall be present at the drop off area to greet the kids as they are dropped off. Alternatively, parents may park their cars and walk their children to the building.	PL	On-going	Planning
26.	Rear Parking Area. The parking area located in the western portion of the site shall be limited to staff parking between the hours of 7:00 am -3:00 pm. The drop-off & pick-up of students is not permitted in this area.	PL	On-going	Planning
27.	Cut Through Traffic. Cut Through Traffic. The Applicant shall prevent vehicles from driving through and parking in the western and southern portions of the project site between the hours of 8:00 pm and 8:00 am on all nights except when a community event is held at the Church. Community events include special Holy Days with evening masses (i.e. Easter and Christmas) and other large events, such as but not limited to crab feeds & Knights of Columbus corn beef dinners. There may be up to 35 community events per year. On evenings when there is a community event, the gate shall be locked and the barricades set up by 11:00 pm unless there is a midnight Mass in which case the gate	PL	March 15, 2016 & On-going	Planning

	will be closed and barricades set up once Mass ends. Barricades shall be set up each night at the east end of the south driveway adjacent to the maintenance building/trash bin enclosure in addition to closing and locking the gate on the west side of the Church and K-8 school building.			
28.	Amplified Sound. The use of a speaker system is permitted during normal school operating hours (8:00 am – 3:00 pm). The speaker shall be placed on either the east elevation of the existing sanctuary building, the east elevation of the classroom building or the north elevation of Moran Hall. The students shall gather in the drop-off area (in front of the sanctuary). The loud speaker shall not be audible at the property boundaries.	PL	Occupancy & Ongoing	Planning
29.	School Bell System. The bell system on the existing K-8 school and the preschool building shall be turned off during school extended vacations, including Christmas break, spring break and summer vacation. The volume of the bell system shall be kept at an appropriate level to minimize disturbances to the adjacent neighbors.	PL	Ongoing	Planning
30.	Community Care Licensing. The Applicant and/or Future Tenant must be licensed by and comply with the State of California Community Care Licensing. The applicant shall submit a copy of this license to the Planning Division.	PL	Occupancy	Planning
SITE DEVELOPMENT REVIEW				
31.	Colors. The exterior paint colors of the buildings are subject to City review and approval. The Applicant shall paint a portion of the building the proposed colors for review and approval by the Director of Community Development prior to painting the buildings, whose approval shall not be unreasonably withheld.	PL	Final	Planning
32.	Exterior Lighting. Exterior lighting shall be of a design and placement so as not to cause glare onto adjoining properties. All light poles located in the western portion of the project site adjacent to the properties on Shannon Court shall be equipped with glare shields.	PL	Occupancy & On-going	Planning
33.	Ball Wall. The Applicant shall install a minimum of one ball wall near the existing basketball courts or utilize the maintenance building on the east side of Moran Hall to serve as a ball wall.	PL	Occupancy	Planning
34.	Playground Equipment. The new playground equipment shall require a Site Development Review Waiver to be approved by the Community Development Department prior to issuance of building permits.	PL	Building Permit Issuance	Planning
35.	Occupancy Permits. Final inspection or occupancy permits shall not be granted until all construction is complete in accordance with approved plans and the Conditions required by the City.	PL & B	Occupancy	Planning & Building
36.	Mary's Garden. A locked gate shall be placed at the entrance to Mary's Garden.	PL	Occupancy	Planning

37.	Common Fence Along Western Property Boundary. The Applicant shall repair, as necessary, portions of the fence located along the western property boundary that are in need of repair.		December 31, 2016	Planning
LANDSCAPING				
38.	Final Landscape and Irrigation Plans. Final Landscape and Irrigation Plans prepared and stamped by a State licensed landscape architect or registered engineer shall be submitted for review and approval by the City Engineer and the Community Development Director. Plans shall be generally consistent with the landscape plans prepared by Gates + Associates, received by the Planning Division on November 3, 2015, except as modified by the Conditions listed below and as required by the Community Development Director.	PL	Building Permit Issuance	DMC 8.72.030
39.	Trellis Features. Landscaping, such as creeping vines, shall be planted along the existing trellis features located on the existing wall along the western property boundary to prevent balls or other items from being bounced against this wall.	PL	Building Permit Issuance	Planning
40.	Landscaping at Street/Drive Aisle Intersections. Landscaping shall not obstruct the sight distance of motorists, pedestrians or bicyclists. Except for trees, landscaping (and/or landscape structures such as walls) at drive aisle intersections shall not be taller than 30 inches above the curb. Landscaping shall be kept at a minimum height and fullness giving patrol officers and the general public surveillance capabilities of the area.	PL	Building Permit Issuance & On-going	Planning
41.	Plant Standards. All trees shall be 24" box minimum, with at least 30% at 36" box or greater; all shrubs shall be 5 gallon minimum.	PL	Occupancy	Planning
42.	Bio-Retention Area. Planting within the bio-retention area shall include a variety of planting material to enhance the landscaping by adding fullness and height.	PL	Permit Issuance	Planning
43.	Maintenance of Landscaping. All on-site landscaping shall be maintained in accordance with the "City of Dublin Standards Plant Material, Irrigation System and Maintenance Agreement" by the Developer after City-approved installation. This maintenance shall include weeding, the application of pre-emergent chemical applications, and the replacement of materials that die. Any proposed modifications to the landscaping on the site, including the removal or replacement of trees, shall require prior review and written approval from the Community Development Director.	PL	On-going	City of Dublin Standards Plant Material, Irrigation System
44.	Root Barriers and Tree Staking. The Landscape Plans shall provide details showing root barriers and tree staking will be installed which meet current City specifications.	PL, PW	Building Permit Issuance	Planning
45.	Water Efficient Landscaping Ordinance. The Applicant/Developer shall submit written documentation	PL	Building Permit	DMC 8.88

	to the Public Works Department (in the form of a Landscape Documentation Package and other required documents) that the development conforms to the City's Water Efficient Landscaping Ordinance.		Issuance	
46.	Shrubs. All shrubs shall be continuously maintained including pruning and regular watering. If at any time the shrubs in the parking lot or throughout the Project Site are damaged, missing, dead or dying, these shrubs shall be immediately replaced with the same species to the satisfaction of the Community Development Director.	PL	On-going	Planning
47.	Trees. The property owner shall continually maintain all trees shown on the approved Landscape Plans including replacing dead or dying trees with the same species, pruning and regular watering of the trees. Within five years and every five years thereafter, all trees which are to be installed in conjunction with this Project shall show substantial growth to the satisfaction of the Community Development Director. If the trees have not shown substantial growth, the property owner shall replace the trees to the satisfaction of the Community Development Director.	PL	On-going	Planning
PLANNING DIVISION – CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN				
48.	Non-Residential Security Requirements. The property owner and/or designee shall comply with the City of Dublin Non-Residential Security Requirements.	PL	On-going	Planning
49.	Graffiti. The Applicant and/or Property Owner shall keep the site clear of graffiti vandalism on a regular and continuous basis, at all times. Where feasible graffiti resistant materials should be used.	PL	On-going	DMC 5.68
50.	Landscaping. Landscaping shall be kept at a minimal height and fullness giving patrol officers and the general public surveillance capabilities of the area.	PL	On-going	Planning
BUILDING				
51.	Building Codes and Ordinances. All project construction shall conform to all building codes and ordinances in effect at the time of building permit.	B	Through Completion	Building
52.	Retaining Walls. All retaining walls over 30 inches in height and in a walkway shall be provided with guardrails. All retaining walls over 24 inches with a surcharge or 36 inches without a surcharge shall obtain permits and inspections from the Building & Safety Division.	B	Through Completion	Building
53.	Building Permits. 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	B	Issuance of Building Permits	Building

	approvals of all participation non-City agencies prior to the issuance of building permits.			
54.	Construction Drawings. 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	Building
55.	Air Conditioning Units. Air conditioning units and ventilation ducts shall be screened from public view with materials compatible to the main building and shall not be roof mounted. 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.	B	Occupancy of Unit	Building
56.	Temporary Fencing. Temporary Construction fencing shall be installed along the perimeter of all work under construction.	B	Through Completion	Building
57.	Engineer Observation. 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	Building
58.	Foundation. 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	Building
59.	Cool Roofs. Flat roof areas shall have their roofing material coated with light colored gravel or painted with light colored or reflective material designed for Cool Roofs.	B	Through Completion	Building
60.	Solar Zone – CA Energy Code. 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	Building
61.	Accessible Parking. 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 & Ongoing	Building
62.	Accessary Structures. Building permits are required for all trash enclosures and associated amenities / structures and are required to meet the accessibility and building codes.	B	Through Completion	Building

63.	Play Equipment. The play equipment shall be designed and installed to meet accessibility as required by the CA Building Code. The owner shall provide certification from a certified playground inspector on the installation.	B	Permitting & Final	Building
FIRE PREVENTION				
64.	Compliance with Codes. The project shall comply with Uniform Building and Fire Codes as adopted by the City of Dublin. Parking is prohibited at all times within all red zones/emergency lanes located on the project site.	F	On-going	Fire
65.	<p>New Fire Sprinkler System & Monitoring Requirements (Deferred Submittal Item). In accordance with the Dublin Fire Code, fire sprinklers shall be installed in the building. The system shall be in accordance with 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.</p> <p>a) Sprinkler Plans (Deferred Submittal Item). Submit detailed mechanical drawings of all sprinkler modifications, including cut sheets, listing sheets and calculations to the Fire Department for approval and permit prior to installation.</p> <p>b) All sprinkler system components shall remain in compliance with the applicable N.F.P.A. 13 Standard, the CA Fire Code and the CA Building Code.</p> <p>c) Underground Plans (Deferred Submittal Item). Submit detailed shop drawings for the fire water supply system, including cut sheets, listing sheets and calculations to the Fire Department for approval and permit prior to installation. All underground and fire water supply system components shall be in compliance with the applicable N.F.P.A. 13, 24, 20, 22 Standards, the CA Fire Code and the CA Building Code. The system shall be hydrostatically tested and inspected prior to being covered. Prior to the system being connected to any fire protection system, a system flush shall be witnessed by the Fire Department.</p> <p>d) Central Station Monitoring. Automatic fire extinguishing systems installed within buildings shall have all control valves and flow devices electrically supervised and maintained by an approved central alarm station. Zoning and annunciation of central station alarm signals shall be submitted to the Fire Department for approval. The central station monitoring service shall be either certificated or placarded as defined in N.F.P.A. Standard 72. Assure the</p>	F	Occupancy	Fire

	<p>specific account is UL Certificated or Placarded and not just the monitoring station.</p> <p>e) Fire Protection Equipment shall be identified with approved signs constructed of durable materials, permanently installed and readily visible.</p>			
66.	<p>California Building Code – Chapter 4 Section 442. EXIT discharge shall be minimum 20’ width to the public street from at least one required exit.</p>	F	Occupancy	Fire
67.	<p>Fire Alarm (detection) System. A Fire Alarm Detection System shall be installed throughout the building so as to provide full property protection, including combustible concealed spaces, as required by NFPA 72. The system shall be installed in accordance with NFPA 72, CA Fire, Building, Electrical and Mechanical Codes. If the system is intended to serve as an evacuation system, compliance with the horn/strobe requirements for the entire building must also be met. All automatic fire extinguishing systems shall be interconnected to the fire alarm system so as to activate an alarm if activated and to monitor control valves. Delayed egress locks shall meet requirements of CA Fire Code.</p> <p>a) Fire Alarm Plans (deferred Submittal Item). Submit detailed drawings of the fire alarm system, including floor plan showing all rooms, device locations, ceiling height and construction, cut sheets, listing sheets and battery and voltage drop calculations to the Fire Department for review and permit prior to installation. Where employee work areas have audible alarm coverage, circuits shall be initially designed with a minimum 20% spare capacity for adding appliances to accommodate hearing impaired employees.</p> <p>b) Central Station Monitored Account. Automatic fire alarm systems shall be monitored by an approved central alarm station. Zoning and annunciation of central station alarm shall be approved by the Fire Department.</p> <p>c) Qualified Personnel. The system shall be installed, inspected, tested and maintained in accordance with provisions of NFPA 72. Only qualified and experienced persons shall perform this work. Examples of qualified individuals are those who have been factory trained and certified or are NICET Fire Alarm Certified.</p> <p>d) Inspection & Test Documentation. Performance testing of all initiating & notification devices in the presence of the Fire Inspector shall occur prior to final of the system. Upon this inspection, proof that the specific account is UL Certificated must be provided to the Fire Inspector.</p>	F	Occupancy	Fire

68.	Fire Extinguishers. Extinguishers shall be visible and unobstructed. Signage shall be provided to indicate fire extinguisher locations. The number and location of extinguishers shall be shown on the plans. Additional fire extinguishers may be required by fire inspector. Fire extinguisher shall meet a minimum classification of 2A 10BC. Extinguishers weighing 40 pounds or less shall be mounted no higher than 5 feet above the floor measured to top of the extinguisher. Extinguishers shall be inspected monthly and serviced by a licensed contractor annually.	F	Occupancy	Fire
69.	PD Building Key Box. A Fire Department Key Box shall be installed at the main entrance to the Building. Note these locations on the plans. The key box should be installed approximately 5 ½ 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 key shall also be installed in the box. The key box door and necessary keys are to be provided to the fire inspector upon the final inspection. The inspector will then lock the keys into the box. Key boxes and switches may be ordered directly from the Knox Company at www.knoxbox.com .	F	Occupancy	Fire
70.	Means of Egress. Exit signs shall be visible and illuminated with emergency lighting when building is occupied.	F	Occupancy & Ongoing	Fire
71.	Maximum Occupancy Load. Posting of room capacity is required for any occupant load of 50 or more persons. Submittal of a seating plan on 8.5" x 11" paper is required.	F	Occupancy	Fire
72.	Interior Finish. Wall and ceiling interior finish materials shall meet the requirements of Chapter 8 of the California Fire Code. Interior finishes will be field verified upon final inspection. If the product is not field marked and the marking visible for inspection, maintain the products cut-sheets and packaging that show proof of the products flammability and flame-spread ratings. Decorative materials shall be fire retardant.	F	On-going	Fire
73.	General Inspection. Upon inspection of the work for which this submittal was provided, a general inspection of the business and the site will be conducted.	F	Occupancy	Fire
74.	Main Entrance Hardware. It is recommended that all doors be provided with exit hardware that allows exiting from the egress side even when the door is in the locked condition. However, an exception for A-3, B, F, M, S occupancies and all churches does allow key-locking hardware (no thumb turns) on the main exit when the main exit consists of a single door or a pair of doors. When unlocked the single door or both leaves of a pair of doors must be free to swing without operation of any latching device. A readily visible, durable sign on	F	On-going	Fire

	or just above the door stating "This door to remain unlocked whenever the building is occupied" shall be provided. The sign shall be in letters not less than 1 inch high on a contrasting background. The use of this exception may be revoked for cause.			
75.	Allowable Area Building Setbacks. Buildings on the same property must be included in the allowable area calculations or setback from assumed property lines in accordance with Table 503 of the Building Code. Either provide an allowable area calculation/analysis for the aggregate total for all buildings on the property or show assumed property lines between the buildings that will be in compliance with setback requirements of Table 503. The construction classification, occupancy classification and building use shall be provided for each building. In addition, if the setback of buildings from property line or assumed property line is such that a fire rated wall or opening protection would be required, the plans shall note the location and rating of openings, the rating of the exterior wall and if the wall has a parapet.	F	Permit Issuance	Fire
76.	Site Plan. The site plan needs to show sufficient detail to reflect an accurate and detailed layout of the site for review and record purposes. The site plan will need a scale that will allow sufficient details for review and purposes and include, but not be limited to the following: <ul style="list-style-type: none"> • The site parking and circulation layout including fences, gates, fire lane locations and turnarounds. • Location of all fire appliances, including fire hydrants, fire connections, fire sprinkler risers and fire control valves. • The location of all building openings including the exit discharge pathway for building exits. Note the location of exit lighting for these pathways as well. • The location of any overhead obstructions and their clearances. • 	F	Permit Issuance	Fire
PUBLIC WORKS DEPARTMENT				
77.	General Public Works Conditions of Approval: Developer shall comply with the City of Dublin General Public Works Conditions of Approval contained below ("Standard C of A") unless specifically modified by Project Specific Conditions of Approval.	PW	Ongoing	Public Works
78.	Clarifications and Changes to the Conditions. In the event that there needs to be clarification to these Conditions of Approval, the Directors of Community Development and Public Works have the authority to clarify the intent of these Conditions of Approval to the Applicant/Developer by a written document signed by the Directors of Community Development and Public	PW	Approval of Improvement Plans	Public Works

	Works and placed in the project file. The Directors also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Applicant to fulfill needed improvements or mitigations resulting from impacts of this project.			
79.	Site Plan. On-site improvements shall be designed in accordance with the approved site plan entitled "St. Raymond's Parish & School New Early Childhood Center & Sitework" prepared by HKIT Architects, dated November 3, 2015.	PW	Issuance of Grading/ Sitework Permit	Public Works
80.	Site Accessibility Requirements. All parking spaces for the disabled and other physical site improvements shall comply with current UBC Title 24 requirements and City of Dublin Standards for accessibility.	PW	Occupancy	Public Works
81.	Vehicle Parking. Applicant shall repair any distressed areas of pavement obstructing the path of travel. The parking spaces striping that is in poor condition shall be re-striped. All compact-sized parking spaces shall have the word "COMPACT" stenciled on the pavement within each space. 12"-wide concrete step-out curbs shall be constructed at each parking space where one or both sides of the parking space adjoin a curb.	PW	Occupancy	Public Works
82.	Wall/Asphalt Repair. The Applicant/Developer shall repair the small undermining of the wall adjacent to the storm drain inlet along the western property line.	PL, PW	Occupancy	Project Specific
83.	Landscape Islands. The Applicant/Developer shall extend the landscape islands adjacent to the new parking area to match the stall length.	PW	Occupancy	Project Specific
84.	Trash Enclosure. The Applicant/Developer shall design and construct a new trash enclosure to conform to the requirements of the City's "Solid Waste and Recycling Enclosure" ordinance (Chapter 7.98.30 of the Municipal Code). A copy of the applicable Municipal Code chapter may be accessed via the following link: www.dublin.ca.gov/index.aspx?nid=73 .	PW	Building Permit Final	Public Works
85.	Lighting. A minimum of one foot-candle of light shall be provided and maintained across the surface of the parking lot. Any illumination, including security lighting, shall be directed away from adjoining properties, businesses or vehicular traffic so as not to cause any glare.	PW	Occupancy	Public Works
86.	Damage/Repairs. The Applicant/Developer shall be responsible for the repair of any damaged pavement, curb & gutter, sidewalk, or other public street facility resulting from construction activities associated with the development of the project.	PW	Occupancy	Public Works
87.	Occupancy Permit Requirements. Prior to issuance of an Occupancy Permit, the physical condition of the project site shall meet minimum health and safety standards including, but not limited to the following: 1) Lighting for the building and parking lot shall be adequate for safety and exterior. Exterior	PW	Occupancy	Public Works

	<p>lighting shall be provided for building entrances/exits and pedestrian walkways. Security lighting shall be provided as required by Dublin Police.</p> <p>2) All construction equipment, materials, or on-going work shall be separated from the public by use of fencing, barricades, caution, ribbon, or other means reasonably approved by the City Engineer/Public Works Director.</p> <p>3) All fire hydrants for the building shall be operable and easily accessible to City and ACFD personnel.</p> <p>4) All site features designed to serve the disabled (i.e. H/C parking stalls, accessible walkways, signage) for the building shall be installed and fully functional.</p>			
88.	<p>Compliance with Ordinances & Polices. The Developer shall comply with the Grading Ordinance, the City of Dublin Public Works Standards and Policies, the most current requirements of the State Code Title 24 and the Americans with Disabilities Act with regard to accessibility, and all building and fire codes and ordinances in effect at the time of building permit.</p>	PW	Ongoing	Standard
89.	<p>Encroachment Permit. The Applicant/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. At the discretion of the City Engineer an encroachment for work specifically included in an Improvement Agreement may not be required.</p>	PW	Start of Work	Standard
90.	<p>Grading/Sitework Permit. All improvement work must be performed per a Grading/Sitework Permit issued by the Public Works Department. Said permit will be based on the final set of civil plans to be approved once all of the plan check comments have been resolved. Please refer to the handout titled <i>Grading/Site Improvement Permit Application Instructions</i> and attached application (three 8-1/2" x 11" pages) for more information. The current cost of the permit is \$106.00 due at the time of permit issuance, although the Applicant/Developer will be responsible for any adopted increases to the fee amount.</p>	PW	Start of Work	Standard
91.	<p>Non-City Agency Approvals. The Applicant/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.</p>	PW	Approval of Improvement Plans	Standard
CONSTRUCTION				
92.	<p>Erosion Control Plan. A detailed Erosion Control Plan shall be included with the Grading Plan approval. The Erosion Control Plan shall be implemented between</p>	PW	Approval of Grading Plans or Issuance of	Standard

	October 15th and April 15th unless otherwise allowed in writing by the City Engineer. The plan shall include detailed design, location, and maintenance criteria of all erosion and sedimentation control measures.		Grading Permits, and Ongoing	
93.	Construction Hours. 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	Ongoing as Needed	Standard
94.	Construction Noise Management Plan. The Applicant/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 Ongoing as Needed	Standard
95.	Construction Dust Control. The Applicant/Developer shall be responsible for watering or other dust-palliative measures to control dust as conditions warrant or as directed by the City Engineer.	PW	Start of Construction; Implementation Ongoing as Needed	Standard
96.	Storm Water Pollution Prevention Plan. 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 Applicant/Developer is responsible for ensuring that all contractors implement all storm water pollution prevention measures in the SWPPP.	PW	SWPPP to be Prepared Prior to Approval of Improvement Plans: Implementation Prior to Start of Construction and Ongoing as Needed	Standard
DUBLIN SAN RAMON SERVICES DISTRICT				
97.	Prior to issuance of any building permit, 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 & all DSRSD policies.	DSR	Issuance of permits	DSRSD
98.	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.	DSR	Issuance of permits	DSRSD
99.	Prior to issuance by the City of any Building Permit or Construction Permit by the Dublin San Ramon Services	DSR	Issuance of permits	DSRSD

	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.			
100.	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.	DSR	Issuance of permits	DSRSD
101.	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. 92 have been satisfied.	DSR	Issuance of permits	DSRSD
102.	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.	DSR	On-going	DSRSD
103.	Improvement plans shall include recycled water improvements as required by DSRSD. Services for landscape irrigation shall connect to recycled water mains. Applicant must obtain a copy of the DSRSD <i>Recycled Water Use Guidelines</i> and conform to the requirements therein.	DSR	Issuance of permits	DSRSD
104.	Above ground backflow prevention devices/double detector check valves shall be installed on fire protection systems connected to the DSRSD water main. The Applicant shall collaborate with the Fire Department and with DSRSD to size and configure the system. The Applicant shall minimize the number of backflow prevention devices/double detector check valves installed on its fire protection system. The Applicant shall minimize the visual impact of the backflow prevention devices/double detector check valves through strategic placement and landscaping.	DSR	Final	DSRSD
105.	Development plans will not be approved until landscape plans are submitted and approved.	DSR	Approval of Landscape Plans	DSRSD

106.	Grading for construction shall be done with recycled water.	DSR	Throughout Construction	DSRSD
107.	The project is located within the District Recycled Water Use Zone (Ordinance 301), which calls for installation of recycled water irrigation systems to allow for the future use of recycled water for approved landscape irrigation demands. Recycled water will be available as described in the <i>DSRSD Water Master Plan Update</i> , December 2005. Unless specifically exempted by the District Engineer, compliance with Ordinance 301, as may be amended or superseded, is required. The Applicant must submit landscape irrigation plans to DSRSD. All irrigation facilities shall be in compliance with District's "Recycled Water Use Guidelines" and Department of Health Services requirements for recycled water irrigation design.	DSR	Issuance of Permits	DSRSD

PASSED, APPROVED AND ADOPTED this 8th day of December 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

 Planning Commission Chair

 Assistant Community Development Director

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