COUNCILMEMBERS
Melissa Hernandez, Mayor
Michael McCorriston, Vice Mayor
Jean Josey, Councilmember
Dr. Sherry Hu, Councilmember
Kashef Qaadri, Councilmember

DUBLIN
CALIFORNIA

City Council Chamber
Dublin Civic Center
100 Civic Plaza
Dublin, CA 94568
www.dublin.ca.gov

Regular Meeting of the

DUBLIN CITY COUNCIL

Tuesday, October 17, 2023

Location: City Council Chamber
100 Civic Plaza
Dublin, CA 94568

REGULAR MEETING 7:00 PM

Additional Meeting Procedures

This City Council meeting will be broadcast live on Comcast T.V. channel 28 beginning at 7:00 p.m. This meeting will also be livestreamed at www.tv30.org and on the City's website at: https://dublin.ca.gov/ccmeetings

For the convenience of the City and as a courtesy to the public, members of the public who wish to offer comments electronically have the option of giving public comment via Zoom, subject to the following procedures:

□ Fill out an online speaker slip available at www.dublin.ca.gov. The speaker slip will be made available at 10:00 a.m. on Tuesday, October 17, 2023. Upon submission, you will receive Zoom link information from the City Clerk. Speakers slips will be accepted until the staff presentation ends, or until the public comment period on non-agenda items is closed.

□ Once connected to the Zoom platform using the Zoom link information from the City Clerk, the public speaker will be added to the Zoom webinar as an attendee and muted. The speaker will be able to observe the meeting from the Zoom platform.

□ When the agenda item upon which the individual would like to comment is addressed, the City Clerk will announce the speaker in the meeting when it is their time to give public comment. The speaker will then be unmuted to give public comment via Zoom.

□ Technical difficulties may occur that make the option unavailable, and, in such event, the meeting will continue despite the inability to provide the option.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

3.1 Certificate of Recognition of Council on American-Islamic Relations (CAIR) – San Francisco Bay Area

The City Council will present a certificate of recognition to the Council on American-Islamic Relations (CAIR) - San Francisco Bay Area.

STAFF RECOMMENDATION:

Present the certificate.

Staff Report

Attachment 1 - CAIR-SFBA Certificate of Recognition

3.2 Presentation of the World Polio Day Proclamation

The City Council will present the World Polio Day proclamation.

STAFF RECOMMENDATION:

Present the proclamation.

Staff Report

Attachment 1 - World Polio Day Proclamation

3.3 Public Comment

At this time, the public is permitted to address the City Council on non-agendized items. Please step to the podium and clearly state your name for the record. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked, or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the City Council MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code Section 54954.2(b)(1)(2)(3).

4. CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the City Council with one single action. Members of the audience, Staff or the City Council who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor to remove the item.

4.1 Approval of the October 3, 2023 Regular City Council Meeting Minutes

The City Council will consider approval of the minutes of the October 3, 2023 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the October 3, 2023 Regular City Council Meeting.

Staff Report

Attachment 1 - October 3, 2023 Regular City Council Meeting Minutes

4.2 Adopt an Addendum to Mitigated Negative Declaration, Approval of Plans and Specifications, Award of Contract to Goodfellow Bros. California, LLC, Waive a Minor Bid Irregularity, and Approval of a Budget Change for the Iron Horse Nature Park and Open Space - Phase I Project, CIP No. PK0422

The City Council will consider adopting an addendum to the 2013 Mitigated Negative Declaration, approving the plans and specifications, waiving a minor bid irregularity, and

awarding a construction contract to Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space - Phase 1 Project. The project will construct the first phase of the 12.13-acre Iron Horse Nature Park and Open Space Park, located adjacent to the existing Iron Horse Regional Trail and Amador Valley Boulevard. The City Council will also consider approving a budget change to shift project funding from Fiscal Year 2024-25 to the current fiscal year.

STAFF RECOMMENDATION:

Take the following actions: 1) Adopt the **Resolution** Adopting an Addendum to the Mitigated Negative Declaration for the Iron Horse Nature Park and Open Space Project; 2) Adopt the **Resolution** Approving the Plans and Specifications, Waiving a Minor Bid Irregularity, and Awarding a Contract to Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space - Phase 1 Project, CIP No. PK0422; and 3) approve the budget change.

Staff Report

Attachment 1 - Resolution Approving an Addendum to the Mitigated Negative Declaration for the Iron Horse Nature Park and Open Space Project

Attachment 2 - Exhibit A to the Resolution - Addendum to 2013 Adopted Initial Study/Mitigated Negative Declaration, Iron Horse Nature Park and Open Space Project

Attachment 3 - Resolution Approving the Plans and Specifications, Waiving a Minor Bid Irregularity, and Awarding a Contract to Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Project - Phase 1, CIP No. PK0422

Attachment 4 - CIP No. PK0422

Attachment 5 - Bid Results

Attachment 6 - Resolution No. 166-13 Certifying the Iron Horse Nature Park and Open Space Project Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

Attachment 7 - Budget Change Form

4.3 Notice of City Engineer's Receipt of Final Maps for Review for Tracts 8647, 8649, and 8650

The City Council will receive a notification of the City Engineer's receipt of the Final Maps for review for Tracts 8647, 8649, and 8650, Francis Ranch Neighborhoods 3, 5, and 6.

STAFF RECOMMENDATION:

Receive the notification.

Staff Report

4.4 Quarry Lane Performing Arts Center (PLPA-2021-00041)

On October 3, 2023, the City Council held a public hearing to consider the Quarry Lane School Performing Arts Center project located at 6237 and 6363 Tassajara Road. The project includes the construction of a 13,800-square-foot performing art center and related site, landscape, and parking improvements. The requested approvals include an amendment to the Planned Development Zoning Stage 1 and 2 Development Plans, Conditional Use Permit and Site Development Review Permit. The City Council adopted a Supplemental Mitigated Negative Declaration, approved a Conditional Use Permit and Site Development Review Permit, and introduced an Ordinance approving amendment to the Planned Development Zoning. The City Council is now being asked to waive the second reading and adopt the Ordinance approving the Planned Development Zoning Amendments.

STAFF RECOMMENDATION:
Waive the reading and adopt the **Ordinance** Amending the Zoning Map and Approving an Amended Planned Development Zoning District and Related Stage 1 and Stage 2 Development Plans for the Quarry Lane School.
Staff Report
Attachment 1 - Ordinance Amending the Zoning Map and Approving an Amended Planned Development Zoning District and Related Stage 1 and Stage 2 Development Plans for the Quarry Lane School
Attachment 2 - City Council Staff Report dated October 3, 2023, without attachments

4.5 State Transportation Improvement Program (STIP) Grant Application for the Village Parkway Reconstruction and Complete Streets Project, CIP No. ST0323
The City Council will consider authorizing the City Manager, or designee, to file an application for grant funds from the State Transportation Improvement Program (STIP) for the Village Parkway Reconstruction and Complete Streets Project, CIP No. ST0323.
STAFF RECOMMENDATION:
Adopt the **Resolution** Authorizing the Filing of an Application for Funding Assigned to MTC and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Village Parkway Reconstruction and Complete Streets Project, CIP No. ST0323.
Staff Report
Attachment 1 - Resolution Authorizing the Filing of an Application for Funding Assigned to MTC and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Village Parkway Reconstruction and Complete Streets Project, CIP No. ST0323
Attachment 2 - CIP No. ST0323

4.6 Second Amendment to the Energy Savings Performance Contract with Willdan Energy Solutions for the Citywide Energy Improvements Project, CIP No. GI0121
The City Council will consider approving a second amendment to the Energy Savings Performance Contract with Willdan Energy Solutions for the Citywide Energy Improvements Project, CIP No. GI0121.
STAFF RECOMMENDATION:
Adopt the **Resolution** Approving a Second Amendment to the Energy Savings Performance Contract with Willdan Energy Solutions for the Citywide Energy Improvements Project, CIP No. GI0121.
Staff Report
Attachment 1 - Resolution Approving a Second Amendment to the Energy Savings Performance Contract with Willdan Energy Solutions for the Citywide Energy Improvements Project, CIP No. GI0121
Attachment 2 - Exhibit A to the Resolution - Second Amendment to the Energy Savings Performance Contract with Willdan Energy Solutions
Attachment 3 - Energy Savings Performance Contract with Willdan Energy Solutions
Attachment 4 - Amendment to the Energy Savings Performance Contract with Willdan Energy Solutions
Attachment 5 - CIP No. GI0121

4.7 Payment Issuance Report and Electronic Funds Transfers

The City Council will receive a listing of payments issued from September 1, 2023 – September 30, 2023, totaling $6,125,063.78.

STAFF RECOMMENDATION:

Receive the report.

Staff Report

Attachment 1 - Payment Issuance Report for September 2023

5. WRITTEN COMMUNICATION – None.

6. PUBLIC HEARING

6.1 Downtown Dublin Preferred Vision Implementation General Plan and Downtown Dublin Specific Plan Amendments

The City Council will consider amendments to the General Plan and the Downtown Dublin Specific Plan to further implement the Downtown Dublin Preferred Vision approved by the City Council in 2019. The amendments consist of adding Research and Development as a new land use, increasing the residential allocation by 465 units, decreasing the non-residential allocation by 300,000 square feet, increasing the height and floor area ratio in "The Core" area of the Retail District, and changes to setbacks. No specific development is proposed at this time. An Addendum to the Environmental Impact Report (EIR) has been prepared that concludes that all potential environmental effects were adequately addressed in the original EIR.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, and adopt the **Resolution** Amending the General Plan and Downtown Dublin Specific Plan to Further Implement the Downtown Dublin Preferred Vision.

Staff Report

Attachment 1 - Resolution Amending the General Plan and Downtown Dublin Specific Plan to Further Implement the Downtown Dublin Preferred Vision

Attachment 2 - DDSP Amendments Redlined Pages

Attachment 3 - CEQA Addendum

Attachment 4 - Planning Commission Resolution No. 23-07 Recommending that the City Council Amend the General Plan and Downtown Dublin Specific Plan

Item 6.1 PowerPoint Presentation

Item 6.1 - SB 343

7. UNFINISHED BUSINESS

7.1 Community Facilities District Formation

The City Council will consider various actions to initiate proceedings to form a Community Facilities District at the East Ranch project location.

STAFF RECOMMENDATION:

Adopt the following: 1) **Resolution** Declaring Intention to Form a Community Facilities District and Levy Special Taxes in the City of Dublin Community Facilities District No. 2023-1 (East Ranch) to Finance Certain Public Services and the Acquisition and Construction of Certain Public Facilities in and for such Community Facilities District; and 2) **Resolution** Declaring Intention to Incur Bonded Indebtedness to Finance the

Acquisition and Construction of Certain Public Facilities in and for City of Dublin Community Facilities District No. 2023-1 (East Ranch).
Staff Report
Attachment 1 - Resolution Declaring Intention to Form a Community Facilities District and Levy Special Taxes in the City of Dublin Community Facilities District No. 2023-1 (East Ranch)
Attachment 2 - Exhibit A to the Resolution - Rate and Method of Apportionment
Attachment 3 - Resolution Declaring Intention to Incur Bonded Indebtedness to Finance the Acquisition and Construction of Certain Public Facilities in and for City of Dublin Community Facilities District No. 2023-1 (East Ranch)
Attachment 4 - Public Comment
Item 7.1 PowerPoint Presentation

8. NEW BUSINESS

8.1 MCE Corporation Economic Evaluation and Comparative Analysis

The City Council will receive a report evaluating the City's costs over a five-year period for maintenance services provided by MCE Corporation. In addition, the report will include a comparative analysis relating to the maintenance services in neighboring jurisdictions of Brentwood, Pleasanton, and San Ramon.

STAFF RECOMMENDATION:

Receive the report.

Staff Report
Attachment 1 - MCE Maintenance Services and Subcontractors by Task List
Attachment 2 - Fiscal Year 2022-23 Comparative Analysis
Item 8.1 PowerPoint Presentation

9. OTHER BUSINESS

Brief information only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expense (AB1234).

10. ADJOURNMENT

This AGENDA is posted in accordance with Government Code Section 54954.2(a)

If requested, pursuant to Government Code Section 54953.2, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) (ADA), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation, please contact the City Clerk's Office (925) 833-6650 at least 72 hours in advance of the meeting. Upon receiving a request, the City will swiftly resolve requests for reasonable accommodation for individuals with disabilities, consistent with the federal ADA, and resolve any doubt in favor of accessibility.

Agenda materials that become available within 72 hours in advance of the meeting, and after publishing of the agenda, will be available at Civic Center, 100 Civic Plaza, and will be posted on the City's website at www.dublin.ca.gov/ccmeetings.

Mission

The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, fosters new opportunities, provides equity across all programs, and champions a culture of diversity and inclusion.

Agenda Item 3.1

DUBLIN
CALIFORNIA

STAFF REPORT

CITY COUNCIL

DATE: October 17, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Certificate of Recognition - Council on American-Islamic Relations (CAIR) - San Francisco Bay Area
Prepared by: Cierra Fabrigas, Executive Aide

EXECUTIVE SUMMARY:

The City Council will present a certificate of recognition to the Council on American-Islamic Relations (CAIR) - San Francisco Bay Area.

STAFF RECOMMENDATION:

Present the certificate.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The City Council would like to recognize the Council on American-Islamic Relations (CAIR) - San Francisco Bay Area on their 29th Anniversary, celebrating their ongoing support and advocacy for civil rights, efforts to protect and empower communities, and continued service to the Dublin community.

The Council on American-Islamic Relations is America's largest Islamic civil liberties group, with regional offices nationwide. The CAIR-SFBA was founded in 1994 in response to growing anti-Muslim discrimination and Islamophobia across the nation. It has grown to be recognized as a leader and champion of justice for all Americans and serves nearly 250,000 Muslims residing in the nine Bay Area counties.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) CAIR-SFBA Certificate of Recognition

CERTIFICATE OF RECOGNITION

Given to

COUNCIL ON AMERICAN ISLAMIC RELATIONS – SAN FRANCISCO BAY AREA

In recognition of the 29th Anniversary of CAIR-SFBA and in celebration of its ongoing support and advocacy for civil rights, efforts to protect and empower communities, and continued service to the Bay Area and Dublin community.

Presented by the

City Council of the City of Dublin

Dated: October 17, 2023

Mayor Melissa Hernandez

Vice Mayor Michael McCorriston

Councilmember Sherry Hu

Councilmember Jean Josey

Councilmember Kashef Qaadri

Agenda Item 3.2

STAFF REPORT
CITY COUNCIL

DATE: October 17, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Presentation of the World Polio Day Proclamation
Prepared by: Marissa Clevenger, Administrative Technician

EXECUTIVE SUMMARY:

The City Council will present the World Polio Day proclamation.

STAFF RECOMMENDATION:

Present the proclamation.

FINANCIAL IMPACT:

None.

DESCRIPTION:

Polio is a highly infectious disease that is spread person to person, typically through contaminated water. It commonly affects children under the age of 5 and can attack the nervous system and lead to paralysis. The eradication of polio is one of Rotary's longest standing and most significant efforts. Those efforts are providing much needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) World Polio Day Proclamation

A PROCLAMATION OF THE CITY OF DUBLIN, CALIFORNIA

"World Polio Day"

WHEREAS, Poliomyelitis, also known as poliovirus or polio, is a highly infectious disease that is spread person to person, typically through contaminated water; and

WHEREAS, polio commonly affects children under the age of 5 and can attack the nervous system and lead to paralysis; and

WHEREAS, there is no cure, but polio is preventable with a vaccine which has been administered to over 2.5 billion children in 122 countries and polio cases have dropped by 99.9% since 1988 when Rotary helped establish the Global Polio Eradication Initiative; and

WHEREAS, Rotary is a global network of 1.4 million neighbors, friends, leaders, and problem-solvers who see a world where people unite and take action to create lasting change – across the globe, in our communities, and in ourselves; and

WHEREAS, the eradication of polio is one of Rotary's longest standing and most significant efforts; and

WHEREAS, these efforts are providing much needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents.

NOW, THEREFORE, BE IT RESOLVED that the Dublin City Council does hereby proclaim October 24, 2023, as "World Polio Day" in the City of Dublin and encourages all citizens to join the fight for a polio-free world.

DATED: October 17, 2023

Mayor Melissa Hernandez

Vice Mayor Michael McCorriston

Councilmember Sherry Hu

Councilmember Jean Josey

Councilmember Kashef Qaadri

Agenda Item 4.1

STAFF REPORT

CITY COUNCIL

DATE: October 17, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Approval of the October 3, 2023 Regular City Council Meeting Minutes
Prepared by: Marsha Moore, MMC, City Clerk

EXECUTIVE SUMMARY:

The City Council will consider approval of the minutes of the October 3, 2023 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the October 3, 2023 Regular City Council Meeting.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The City Council will consider approval of the minutes of the October 3, 2023 Regular City Council Meeting.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) October 3, 2023 Regular City Council Meeting Minutes

MINUTES OF THE CITY COUNCIL OF THE CITY OF DUBLIN

Regular Meeting: October 3, 2023

The following are minutes of the actions taken by the City of Dublin City Council. A full video recording of the meeting with the agenda items indexed and time stamped is available on the City's website at: https://dublin.ca.gov/ccmeetings

REGULAR MEETING 7:00 PM

A Regular Meeting of the Dublin City Council was held on Tuesday, October 3, 2023, in the City Council Chamber. The meeting was called to order at 7:00 PM, by Mayor Hernandez.

1) CALL TO ORDER

Attendee Name	Status
Melissa Hernandez, Mayor	Present
Michael McCorriston, Vice Mayor	Present
Jean Josey, Councilmember	Present
Dr. Sherry Hu, Councilmember	Present
Kashef Qaadri, Councilmember	Present

2) PLEDGE OF ALLEGIANCE

Mayor Hernandez recognized the passing of Senator Dianne Feinstein and asked for a moment of silence.

3) ORAL COMMUNICATIONS

3.1) Presentation of the Domestic Violence Awareness and Prevention Month Proclamation

The City Council presented the Domestic Violence Awareness and Prevention Month Proclamation to Tri-Valley Haven and Rewire Community.

3.2) Presentation of the Hindu American Awareness and Appreciation Month Proclamation

The City Council presented the Hindu American Awareness and Appreciation Month Proclamation.

DRAFT

3.3) Employee Introduction

New City of Dublin Staff member, Stephanie Tsoi, Senior Accountant in the Finance Department, was introduced.

3.4) Public Comment

Marti Sutton provided public comment.

Namrata Berry provided public comment.

4) CONSENT CALENDAR

4.1) Approved the September 19, 2023, Regular City Council Meeting Minutes.

On a motion by Councilmember Qaadri, seconded by Councilmember Hu, and by unanimous vote, the City Council adopted the Consent Calendar.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Kashef Qaadri, Councilmember
SECOND:	Dr. Sherry Hu, Councilmember
AYES:	Hernandez, McCorriston, Josey, Hu, Qaadri

5) WRITTEN COMMUNICATION – None.

6) PUBLIC HEARING

6.1) Quarry Lane School Performing Arts Center (PLPA-2021-00041)

The City Council received a presentation regarding an application from Dr. Sabri Arac of Quarry Lane School, which proposed to construct a 13,800- square-foot performing arts center and related site, landscape, and parking improvements for the Quarry Lane School located at 6237 and 6363 Tassajara Road.

Mayor Hernandez opened the Public Hearing.

Diya Jain provided public comment.

Poluk Sharma provided public comment.

Jaz Hayer provided public comment.

Niket Vakharia provided public comment.

Mayor Hernandez closed the Public Hearing.

On a motion by Councilmember Josey, seconded by Mayor Hernandez, and by unanimous vote, the City Council adopted Resolution No. 105-23 titled, "Adopting a Supplemental Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for a New Performing Arts Center at the Quarry Lane School;" waived the reading and introduced the Ordinance Amending the Zoning Map and Approving an Amended Planned Development Zoning District and Related Stage 1 and Stage 2 Development Plans for the Quarry Lane School; and adopted Resolution No. 106-23 titled, "Approving a Conditional Use Permit and Site Development Review Permit for a New Performing Arts Center at the Quarry Lane School."

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Jean Josey, Councilmember
SECOND:	Melissa Hernandez, Mayor
AYES:	Hernandez, McCorriston, Josey, Hu, Qaadri

7) UNFINISHED BUSINESS – None.

8) NEW BUSINESS

8.1) Dublin Arts Center Operations Overview

The City Council received a report on the planned operation of the Dublin Arts Center and asked Staff clarifying questions.

9) OTHER BUSINESS

The City Council and Staff provided brief information-only reports, including committee reports and reports by City Council related to meetings attended at City expense (AB1234).

By consensus, the City Council directed staff to prepare a Polio Day Proclamation and a Certificate of Commendation for the Council on American-Islamic Relations SF Bay Area (CAIR-SFBA).

By consensus, the City Council requested an update on the library improvements project.

10) ADJOURNMENT

Mayor Hernandez adjourned the meeting at 9:06 PM.

_____
Mayor

ATTEST:

_____
City Clerk

Agenda Item 4.2

DUBLIN
CALIFORNIA

STAFF REPORT

CITY COUNCIL

DATE: October 17, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Adopt an Addendum to Mitigated Negative Declaration, Approval of Plans and Specifications, Award of Contract to Goodfellow Bros. California, LLC, Waive a Minor Bid Irregularity, and Approval of a Budget Change for the Iron Horse Nature Park and Open Space - Phase 1 Project, CIP No. PK0422
Prepared by: Laurie Sucgang, City Engineer

EXECUTIVE SUMMARY:

The City Council will consider adopting an addendum to the 2013 Mitigated Negative Declaration, approving the plans and specifications, waiving a minor bid irregularity, and awarding a construction contract to Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space - Phase 1 Project. The project will construct the first phase of the 12.13-acre Iron Horse Nature Park and Open Space Park, located adjacent to the existing Iron Horse Regional Trail and Amador Valley Boulevard. The City Council will also consider approving a budget change to shift project funding from Fiscal Year 2024-25 to the current fiscal year.

STAFF RECOMMENDATION:

Take the following actions: 1) Adopt the Resolution Approving an Addendum to the Mitigated Negative Declaration for the Iron Horse Nature Park and Open Space Project; 2) Adopt the Resolution Approving the Plans and Specifications, Waiving a Minor Bid Irregularity, and Awarding a Contract to Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space - Phase 1 Project, CIP No. PK0422; and 3) approve the budget change.

FINANCIAL IMPACT:

As approved in the 2022-2027 Capital Improvement Program Update (CIP), the total project cost for the Iron Horse Nature Park and Open Space project, CIP No. PK0422, is $11,643,500, with available funding of $9,425,000. The base bid for Phase 1 of the project submitted by Goodfellow Bros. California, LLC is $3,324,491, with four add-alternate items totaling $485,300 for future broadband infrastructure (fiber optic communications conduit and pull boxes). Staff does not recommend the inclusion of the add-alternate items. Staff does recommend, however, a 10% construction contingency of $335,000 to facilitate change orders for unforeseen construction

issues, bringing the total potential construction contract amount to $3,659,491.

In addition to the construction contract, the Phase 1 project budget includes expenditures for utility and agency permit fees and soft costs, which include Staff time, consultant costs, and other miscellaneous costs. Staff estimates a total project cost of $5,400,000, which will require a budget change to shift Public Facilities Fee funding from Fiscal Year 2024-25 to the current year in the amount of $489,600. If approved, the budget adjustment will be reflected in the revised CIP worksheet. The proposed funding and costs are as follows:

Funding Source	
Public Facilities Fee	$7,081,000
State Park Grant	$2,294,000
General Fund (Stagecoach Park shade structure)	$50,000
Total Project Funding	$9,425,000
Available Project Funding through FY 2023-24	$4,910,400
Project Costs – Phase 1	
Base Bid	$3,324,491
Construction Contingency	$335,000
Utility/Agency Fees (DSRSD, County, KinderMorgan, Zone 7)	$78,509
Soft Costs	1,662,000
Total Estimated Expenditures	$5,400,000
Proposed Funding Shift to FY 2023-24	$489,600

DESCRIPTION:

The 2022-2027 Capital Improvement Program Update (CIP) includes the 12.13-acre Iron Horse Nature Park and Open Space Project, CIP No. PK0422, located adjacent to the existing Iron Horse Regional Trail between the northern City limit to just south of Amador Valley Boulevard. The first phase of the project will construct approximately 2,000 linear feet of new trail and will remove contaminated soil and a hazardous wooden trestle (a relic of its former use as a railroad corridor). The project will also construct seating and gathering spaces, a shade structure, a bike rack and repair station, benches, interpretive signage, trail connections to Stagecoach Park and the Iron Horse Regional Trail, landscaping and wetland mitigation, a small arch culvert bridge, and replacement sidewalk along Amador Valley Boulevard at the trail crossing. Future phases of the project are dependent upon additional funding, will improve the balance of the 12.13 acres, and may include expanding the park land area through cooperation with the adjacent property owner, Zone 7 Water Agency.

<u>Bid Process and Results</u>
The City of Dublin issued the bid package for the Iron Horse Nature Park and Open Space Project – Phase 1 on July 27, 2023. The bid package was made up of 72 base bid items and four add-

alternate items. The four add-alternate items included in the bid package were for installation of broadband communications infrastructure (conduit and pull boxes) for potential future fiber optic communications for City use. Six sealed bids were received on September 13, 2023, with base bids ranging from $3,324,491 to $5,459,063 and add-alternate bids ranging from $410,575 to $650,000. A summary of the bids is provided as Attachment 4. The low base bid was submitted by Goodfellow Bros. California, LLC.

Goodfellow Bros. California, LLC's bid contained a minor bid irregularity in that one document was submitted, but mistakenly unsigned. Goodfellow Bros. California, LLC has since submitted the document with proper signature. The Public Contract Code and the City's bid documents define this inconsistency as a "minor bid irregularity," and authorize the City to "waive" these irregularities and proceed with the award of the contract.

Staff reviewed the bid results, checked references and necessary licenses, and recommends that the City Council waive the minor bid irregularity and award the project construction contract to Goodfellow Bros. California, LLC, as the lowest responsive bidder. Staff is not recommending awarding the add-alternate bid items because Goodfellow Bros. California, LLC's add-alternate bid was 2.7 times the engineer's estimate. Staff is also recommending a budget change to shift $489,600 of Public Facilities Fee funding from Fiscal Year 2024-25 to the current year, Fiscal Year 2023-24, to cover estimated total project costs and to facilitate timely payment to the contractor and project consultants.

In order to facilitate the approval of contract change orders and avoid construction delay, it is requested that the City Manager be authorized to approve change orders up to the contingency amount of $335,000. The resolution will authorize this change as it relates to the project.

If the construction contract is awarded to Goodfellow Bros. California, LLC, Staff expects work to begin in November 2023, weather dependent. The project is anticipated to be complete in fall/winter 2024.

<u>Community Workforce Agreement</u>
On January 11, 2022, the City Council approved a Community Workforce Agreement (CWA) with the Building and Construction Trades Council of Alameda County and its Affiliated Local Unions. The CWA is applicable to public works projects valued at over $1,000,000 and ensures that there are no labor issues related to said projects and bolsters local efforts to connect residents with careers in the building and construction trades. The CWA includes a Local Hire Goal where 20% of all hours on a project are worked by Local Residents, who are defined as individuals that reside within Alameda County or within a 15-mile radius of City limits. The CWA also requires contractors to hire one new apprentice for the first $1,000,000 of construction costs, and an additional new apprentice for every $5,000,000 construction costs, based on the engineer's estimate. Apprentices must work a minimum of 10% of the total craft's work hours, but the CWA allows that apprentices may be deployed to another project to ensure the minimum number of hours are met.

Staff worked with a consultant, Workforce Integrity and Training Solutions, to prepare bid documents and solicit bids for the Iron Horse Nature Park and Open Space Project – Phase 1 that

comply with the provisions of the CWA. The provisions include the requirement that responsive bidders include an Agreement to be Bound to and by the CWA, and that all subcontractors of the successful bidder execute the Agreement to be Bound within 14 days after Notice of Award.

California Environmental Quality Act (CEQA)
On October 1, 2013, the City Council adopted Resolution No. 166-13 certifying the Iron Horse Nature Park and Open Space Project Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program ("2013 MND/MMRP," Attachment 5). As a part of the Phase 1 planning and design process for the project, an additional environmental review was conducted to determine if the Phase 1 portion of the project and related impacts have changed substantially from the original CEQA document. The additional environmental review has shown that Phase 1 of the project has not changed substantially from the originally reviewed project and would have no significant impacts beyond those identified in the 2013 MND/MMRP, which is documented in the Addendum to 2013 Approved Initial Study/Mitigated Negative Declaration, Iron Horse Nature Park and Open Space Project (Attachment 6). Therefore, no subsequent environmental review of the project is required.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted. A courtesy copy of this report was sent to Goodfellow Bros. California, LLC.

ATTACHMENTS:

1) Resolution Approving an Addendum to the Mitigated Negative Declaration for the Iron Horse Nature Park and Open Space Project
2) Exhibit A to the Resolution - Addendum to 2013 Adopted Initial Study/Mitigated Negative Declaration, Iron Horse Nature Park and Open Space Project
3) Resolution Approving the Plans and Specifications, Waiving a Minor Bid Irregularity, and Awarding a Contract to Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Project – Phase 1, CIP No. PK0422
4) CIP No. PK0422
5) Bid Results
6) Resolution No. 166-13 Certifying the Iron Horse Nature Park and Open Space Project Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
7) Budget Change Form

RESOLUTION NO. XX - 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION FOR THE IRON HORSE NATURE PARK AND OPEN SPACE PROJECT

WHEREAS, the first phase of the Iron Horse Nature Park and Open Space project, CIP No. PK0422, (Project) is located in the Planned Development zone for which the City of Dublin adopted a General Plan Amendment and Planned Development Rezone with a related Stage 1/2 Development Plan for a future park site on October 1, 2013; and

WHEREAS, on October 1, 2013 the City Council also approved the Iron Horse Nature Park and Open Space Master Plan to construct a 12.13-acre nature park and open space adjacent to the existing Iron Horse Regional Trail from the Dublin/San Ramon city limit to the confluence of Alamo and South San Ramon Creeks; and

WHEREAS, on October 1, 2013, the City Council adopted Resolution No. 166-13 adopting the Mitigated Negative Declaration (MND) for PLPA-2023-00044, consisting of the Initial Study/Negative Declaration, the Response to Environmental Comments, and the Mitigation Monitoring and Reporting Program for the Iron Horse Nature Park and Open Space project (2013 MND/MMRP); and

WHEREAS, on December 7, 2021, the City Council approved the filing of an application for the Local Assistance Specified Grant from the State of California, Natural Resources Agency, Department of Parks and Recreation, and the Office of Grants and Local Services in the amount of $2,294,000, which secured funding for the Project; and

WHEREAS, the proposed improvements for the Project will include approximately 2,000 linear feet of new trail and park amenities from Amador Valley Boulevard to Stagecoach Park with spur trails connecting the Project to Stagecoach Park and to the existing Iron Horse Regional Trail; and

WHEREAS, the proposed improvements are consistent with the adopted 2022 Parks and Recreation Master Plan for which the City Council adopted Resolution No. 38-22 on April 19, 2022; and

WHEREAS, CEQA Guidelines Section 15162 provides guidance on when a subsequent environmental review document must be prepared; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, when taking subsequent discretionary actions in furtherance of a project for which a MND has been previously approved, the lead agency is required to prepare an addendum if some changes of additions to the MND are necessary but none of the conditions described in CEQA Guidelines Section 15162 have occurred; and

WHEREAS, the City conducted an additional environmental review by preparing an addendum to determine if the proposed Project and related impacts have changed substantially from the original 2013 MND/MMRP (Addendum to 2013 Adopted Initial Study/Mitigated Negative Declaration), as shown in **Exhibit A**, attached hereto; and

WHEREAS, the Addendum to 2013 Adopted Initial Study/Mitigated Negative Declaration provides an analysis showing that the proposed Phase 1 has not changed substantially from the originally reviewed Iron Horse Nature Park and Open project and would have no significant impacts beyond those identified in the 2013 MND/MMRP and concludes that preparation of a subsequent MND is not required; and

WHEREAS, the City Council considered the Addendum to 2013 Adopted Initial Study/Mitigated Negative Declaration at its October 17, 2023 regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin hereby approves the Addendum to 2013 Adopted Initial Study/Mitigated Negative Declaration for the Iron Horse Nature Park and Open Space project, attached hereto as **Exhibit A**.

PASSED, APPROVED AND ADOPTED this 17th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

NCE Collaboration. Commitment. Confidence.℠

NCE Project No. 891.06.55

September 14, 2023

Laurie Sucgang
Assistant Public Works Director/City Engineer
City of Dublin
100 Civic Plaza
Dublin, CA 94568

RE: Addendum to 2013 Adopted Initial Study/Mitigated Negative Declaration
Iron Horse Nature Park and Open Space Project – Phase 1

Project Description and Comparison

The Dublin City Council approved the Iron Horse Nature Park and Open Space Master Plan, as well as adopted the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program at its meeting on October 1, 2013. In the MND document, the project was described as follows:

> "Proposed Park. Although no specific park design has been formally selected by the City of Dublin, the City has been exploring multiple concepts for future uses that could occur in the park and has developed a concept site plan with community participation and support. The City is aware of the close proximity of residential uses along the corridor and the concept site plan has a number of low-intensity uses that include a mix of quieter, passive uses near residential areas with a few nodes of more active uses. A limited number of small structures would be constructed on the park site, and several of the following uses are likely to be included in the future park plan:
>
> - Re-aligned Iron Horse Regional Trail
> - Realigned South San Ramon Creek
> - Expanded Wetland Areas with Boardwalk Trails and Wildlife Viewing Platforms
> - Children's play area
> - Gathering space/ outdoor classroom(s)
> - A nature interpretative area
> - Picnic areas
> - Community garden
> - Children's garden

1003 West Cutting Boulevard, Suite 110
Pt. Richmond, CA 948904
510-215-3620

- A riparian forest
- Protected and/ or preserved wetlands
- Public restrooms
- Parking area

The City is currently undertaking a comprehensive community outreach program to identify park designs and additional uses may ultimately be selected. The proposed park will likely include providing pedestrian and bicycle linkages with surrounding residential areas east and west of the site as well as a connection to Dublin High School and Stagecoach Park, a local City park.

The park is also expected to include realignment of the South San Ramon Creek and relocation of the Iron Horse Trail so that the creek and the trail could have a curvilinear route and pathway through the park rather than being linear and adjacent to the park (as currently exists). If the final park plan were to include the realignment of the creek and trail, the parcels that currently comprise the creek channel and regional trail would continue to be owned by the Zone 7, although they would be integrated into the park development and would function as an extension of the space.

A small vehicle parking lot is expected to be provided adjacent to Amador Valley Blvd.

Potable water and sewer lines would need to be extended to portions of the future park to support public restrooms. Recycled water lines would also be extended into portions of the project site for irrigation of future landscaped areas.

The operational hours of the park are expected to be daily, sunrise to sunset."

As funding became available and a grant was received, the first phase of the project began and the project had been further designed and refined since the adoption of the 2013 Initial Study (IS)/MND. Project improvements in the first phase will be consistent with the adopted Parks and Recreation Master Plan (City of Dublin 2022) and the approved Iron Horse Nature Park and Open Space Master Plan (City of Dublin 2013).

The first phase of the project will include a new 12-foot-wide asphalt concrete (AC) paved trail spanning approximately 2,000 linear feet with two-foot-wide aggregate base (AB) shoulders on either side. Park amenities will include a trail entry plaza just north of the Amador Valley Boulevard intersection; concrete pads to be used as outdoor classrooms and gathering spaces with seating; shade structures; and wayfinding and trail markers strategically located along the trail. Spur pedestrian trails will be constructed near the north end of Phase 1 to connect to the existing Iron Horse Regional Trail to the west and Stagecoach Park to the east. The amenities will conform to the City's park signage standards and the East Bay Regional Park District (EBRPD) design standards.

Environmental testing of the railroad embankment has found that the Project contains arsenic contaminates as a result of former railroad activities. The project will remove approximately one to three feet of soil containing arsenic contaminates along the embankment and dispose of the soils off site at an appropriate disposal facility. For the new AC trail alignment, after the arsenic contaminated soil is removed, approximately one additional foot of existing clayey subgrade soil will be removed and replaced with geogrid fabric and approximately one foot of aggregate base material. This will provide a stable base for the new AC Trail. The seating/gathering space concrete pads will also require approximately one foot of over-excavation, installation of geogrid fabric, and stabilization aggregate base material. The shade structures are anticipated to have approximately 30-inch diameter concrete foundation piers excavated up to eight feet deep.

Near the northern end of the first phase of the project a dilapidated (burnt) railroad trestle bridge associated with the railroad and containing creosote-coated wood will be removed and an arched culvert bridge and embankment will be constructed in its place.

CEQA Review

Since the adoption of the project's IS/MND, the Tribal Cultural Resources, Energy, Wildfire, and VMT topic areas and other question changes have been added to the CEQA Appendix G checklist. Guidelines section 15162 provides guidance on when a subsequent document should be prepared. Essentially 15162 provides:

1. When an Environmental Impact Report (EIR) has been certified or a Negative Declaration (ND) adopted for a project, no subsequent EIR or ND shall be prepared for that project unless:
    a. Substantial changes are proposed in the project
    b. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions
    c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous document shows:
        i. The project will have one or more significant impacts not discussed in the previous EIR or ND;
        ii. Significant impacts previously examined will be substantially more severe than shown in the previous EIR;
        iii. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant impacts of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
        iv. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant impacts on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
2. If changes to a project or its circumstances occur or new information becomes available after adoption of a ND, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent ND, an addendum, or no further documentation.

The 2013 IS and MND was prepared prior to the addition of Tribal Cultural Resources, Energy, and Wildfire to the CEQA checklist. Since its adoption, traffic is no longer studied in terms of Level of Service (LOS), but rather as Vehicle Miles Travelled (VMT).

This addendum will serve as substantial evidence that subsequent CEQA review is or is not warranted. Once finalized, the addendum will be attached to the planning entitlement and staff report for consideration by the Planning Commission and/or City Council. Completion of the addendum may lead to a determination that the project is not consistent with the prior CEQA documents, or that it involves peculiar or special circumstances including, for example, a feature that was not included in or is not fully consistent with the IS/MND. In these instances, the need for, and level of, additional CEQA documentation will be determined through coordination with City staff. Assuming the addendum determines that no subsequent CEQA review is warranted, no public review of this environmental document is required, and it will serve as an addendum to the prior IS/MND and be provided to the decision-makers. Any project entitlements and permitting that go to a City of Dublin public

hearing will be subject to typical public review and comment as per the entitlement process, and the addendum will be provided to decision makers to inform their decision on the entitlement.

SUMMARY OF FINDINGS

The following environmental factors could be potentially affected by the revised project design:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology and Water Resources
- Noise
- Transportation
- Utilities

Based on the environmental evaluation performed for this addendum, the proposed project would have no additional significant impact after mitigation on any of these subject topics that were not previously addressed in the 2013 IS/MND.

Aesthetics

None of the proposed improvements or changes from the original park concept would have an aesthetic impact different from or greater than the impacts considered in the prior IS/MND. The proposed park improvements would be consistent with the adopted plan and visual impacts from structures and lighting were adequately considered in the IS/MND. The project's aesthetic impacts are consistent with the prior CEQA analysis, mitigation, and approvals. While the Master Plan includes some new features, the additions are consistent with planned park uses and do not change the overall visual impact of the park. The project will comply with Mitigation Measure (MM) AES-1 related to light and glare. The overall visual impact of shifting from open space to the development of the Master Plan and nighttime lighting was found to be significant and unavoidable, and the statement of overriding considerations applies to the current project as well.

Agriculture and Forestry

None of the proposed improvements or changes from the original park concept would have an impact on Agriculture and Forestry different from or greater than the impacts considered in the prior IS/MND. The proposed park improvements would be consistent with the adopted plan and have no impact on Agriculture and Forestry.

Air Quality

None of the proposed improvements or changes from the original park concept would have an air quality impact different from or greater than the impacts considered in the prior IS/MND. The proposed park improvements would be consistent with the adopted Master Plan and air quality impacts were adequately considered in the

2013 IS/MND. The new projected air quality impacts are consistent with the prior CEQA analysis, mitigation, and approvals. While the Master Plan includes some new features, the additions are consistent with planned park uses and do not change the overall air quality impact of the project. It is relevant to note the regulatory environment has changed: the U.S. Environmental Protection Agency has required all new nonroad diesel engines to meet Tier IV standards since 2013. The California Air Resources Board (CARB) requires fleet owners to report their equipment tiers every year. Fleet size is determined by aggregate gross horsepower. CARB has determined that more than 50 percent of diesel equipment is now Tier 4f (Levine, Johanna, CARB, personal communication on December 13, 2022), which means construction emissions will be less than anticipated in the 2013 IS/MND analysis.

There are no new impacts related to the project that were not addressed in the 2013 IS/MND, no new circumstances that would result in greater impacts, and there are no significant impacts that would be substantially more severe than disclosed in the 2013 IS/MND. Nothing about the proposed site-specific project design would change the conclusions of the IS/MND or result in new or substantially more severe impacts, and no additional environmental review is needed for the project related to Air Quality.

Biological Resources

No notable changes have occurred on the site since the IS/MND was adopted. The type, size, and intensity of the development proposed on the project site would be consistent with the adopted Master Plan. While the proposed project is more refined than the general land use identified for the project site in the Master Plan, the proposed development is generally consistent with the IS/MND. Therefore, project-related impacts on Biological Resources would be consistent with and less than those identified in the analysis and conclusions of the IS/MND. The infrastructure proposed as part of the project is consistent with the backbone infrastructure identified in the Master Plan and would not result in adverse environmental impacts related to Biological Resources beyond what was analyzed in the IS/MND. There are no impacts specific to the project that were not addressed in the IS/MND, no new circumstances that would result in greater impacts, and there are no significant impacts that would be substantially more severe than disclosed in the IS/MND. The mitigation measures contained in the IS/MND adequately address potential impacts and reduce the potential impacts to a less than significant level.

Nothing about the proposed site-specific project design would change the conclusions of the IS/MND or result in new or substantially more severe impacts, and no additional environmental review is needed for the project related to Biological Resources

Cultural Resources

None of the proposed improvements or changes from the original park concept would have any impact on Cultural Resources different from or greater than the impacts considered in the 2013 IS/MND. The proposed park improvements would be consistent with the adopted plan and Cultural Resources impacts were adequately considered in the IS/MND. The project's Cultural Resources impacts are consistent with the prior CEQA analysis, mitigation, and approvals.

While the Master Plan includes some new features, the additions are consistent with planned park uses and do not change the Cultural Resource impacts of the park.

There are no impacts specific to the project that were not addressed in the IS/MND, no new circumstances that would result in greater impacts, and there are no significant impacts that would be substantially more severe than disclosed in the IS/MND. Nothing about the proposed site-specific project design would change the conclusions of

the IS/MND or result in new or substantially more severe impacts, and no additional environmental review is needed for the project related to Cultural Resources.

Energy

Energy use and conservation was not studied in the 2013 IS/MND. The proposed park would be open only from sunrise to sunset. Nothing in the park's description has changed the park's energy consumption. There is nothing new that was not known about the energy use of the park at the time of the adoption of the 2013 IS/MND nor is there any change in circumstances. No further review is required.

Geology and Soils

The type, size, and intensity of the development proposed on the project site would be consistent with the adopted IS/MND. While the proposed project is more refined than the general land use identified for the project site, the proposed development is generally consistent with the IS/MND. Therefore, project-related impacts related to Geology and Soils would be consistent with the analysis and conclusions of the IS/MND. The infrastructure proposed as part of the project is consistent with the backbone infrastructure identified in the Master Plan and would not result in adverse environmental impacts related to Geology and Soils Resources beyond what was analyzed in the IS/MND. There are no impacts specific to the project that were not addressed in the IS/MND, no new circumstances that would result in greater impacts, and there are no significant impacts that would be substantially more severe than disclosed in the IS/MND.

Nothing about the proposed site-specific project design would change the conclusions of the IS/MND or result in new or substantially more severe impacts, and no additional environmental review is needed for the project related to Geology and Soils.

Greenhouse Gas Emissions

The adopted IS/MND determined that the proposed park improvements would have no impact on greenhouse gas emissions. Nothing about the proposed site-specific project design would change the conclusions of the Master Plan IS/MND or result in new or substantially more severe impacts, and no additional environmental review is needed for the project related to Greenhouse Gas Emissions.

Hazards and Hazardous Materials

The type, size, and intensity of the development proposed on the project site would be consistent with the adopted 2013 IS/MND. While the proposed project is more refined than the general land use identified for the project site, the proposed development is generally consistent with the IS/MND. It is relevant to note that environmental testing of the railroad embankment has found that the project contains arsenic contaminates as a result of former railroad activities. The project will remove approximately one to three feet of soil containing arsenic contaminates along the embankment and dispose of the soils off site at an appropriate disposal facility. Additionally, creosote-coated wood from the dilapidated (burnt) railroad trestle will be removed and a new arch culvert bridge and embankment will be constructed in its place. These additions to the project will reduce the impacts related to hazards and hazardous material to no impact.

Therefore, project-related impacts related to hazards and hazardous materials would be consistent with the analysis and conclusions of the IS/MND. The infrastructure proposed as part of the project is consistent with the backbone infrastructure identified in the Master Plan and would not result in adverse environmental impacts related to hazards and hazardous materials beyond what was analyzed in the IS/MND. There are no impacts peculiar to the project that were not addressed in the IS/MND, no new circumstances that would result in greater

impacts, and there are no significant impacts that would be substantially more severe than disclosed in the IS/MND.

Nothing about the proposed site-specific project design would change the conclusions of the IS/MND or result in new or substantially more severe impacts, and no additional environmental review is needed for the project related to hazards and hazardous materials.

Hydrology and Water Quality

The type, size, and intensity of development proposed on the project site would be consistent with the adopted Master Plan. While the proposed project is more refined than the general land use identified for the project site in the Master Plan, the proposed development is generally consistent with the IS/MND.

Impacts related to Hydrology and Water Quality would be consistent with the analysis and conclusions of the IS/MND. The infrastructure proposed as part of the project is consistent with the backbone infrastructure identified in the Master Plan and would not result in adverse environmental impacts related to Hydrology and Water Resources beyond what was analyzed in the IS/MND. There are no impacts specific to the project that were not addressed in the IS/MND, no new circumstances that would result in greater impacts, and there are no significant impacts that would be substantially more severe than disclosed in the IS/MND.

Nothing about the proposed site-specific project design would change the conclusions of the IS/MND or result in new or substantially more severe impacts, and no additional environmental review is needed for the project related to Hydrology and Water Quality.

Land Use and Planning

The infrastructure proposed as part of the project is consistent with the backbone infrastructure identified in the Master Plan and would not result in adverse environmental impacts related to Land Use and Planning beyond what was analyzed in the IS/MND. There are no impacts specific to the project that were not addressed in the IS/MND, no new circumstances that would result in greater impacts, and there are no significant impacts that would be substantially more severe than disclosed in the IS/MND.

Nothing about the proposed site-specific project design would change the conclusions of the IS/MND or result in new or substantially more severe impacts, and no additional environmental review is needed for the project related to Land Use and Planning.

Mineral Resources

None of the proposed improvements or changes from the original park concept would have an impact on mineral resources different from or greater than the impacts considered in the prior IS/MND. The proposed park improvements would be consistent with the adopted Master Plan and have no impact on mineral resources.

Noise

There are no notable changes that have occurred on the site since the 2013 IS/MND was certified. The type, size, and intensity of development proposed on the project site would be consistent with the adopted Master Plan. While the proposed project is more refined than the general land use identified for the project site in the Master Plan, the proposed development is generally consistent with the IS/MND. Therefore, project-related impacts related to Noise would be consistent with the analysis and conclusions of the IS/MND. The infrastructure proposed as part of the project is consistent with the backbone infrastructure identified in the Master Plan and would not result in adverse environmental impacts related to Noise beyond what was analyzed in the IS/MND.

There are no impacts specific to the project that were not addressed in the IS/MND, no new circumstances that would result in greater impacts, and there are no significant impacts that would be substantially more severe than disclosed in the IS/MND.

Nothing about the proposed site-specific project design would change the conclusions of the IS/MND or result in new or substantially more severe impacts, and no additional environmental review is needed for the project related to Noise.

Population and Housing

There are no notable changes on the site since the 2013 IS/MND was certified. The type, size, and intensity of development proposed on the project site would be consistent with the adopted Master Plan. While the proposed project is more refined than the general land use identified for the project site in the Master Plan, the proposed development is generally consistent with the IS/MND. Therefore, project-related impacts related to Population and Housing would be consistent with the analysis and conclusions of the IS/MND. The infrastructure proposed as part of the project is consistent with the backbone infrastructure identified in the Master Plan and would not result in adverse environmental impacts related to Population and Housing beyond what was analyzed in the IS/MND. There are no impacts specific to the project that were not addressed in the IS/MND, no new circumstances that would result in greater impacts, and there are no significant impacts that would be substantially more severe than disclosed in the IS/MND.

Nothing about the proposed site-specific project design would change the conclusions of the IS/MND or result in new or substantially more severe impacts, and no additional environmental review is needed for the project related to Population and Housing.

Public Services

There are no notable changes on the site since the IS/MND was certified. The type, size, and intensity of development proposed on the project site would be consistent with the adopted Master Plan. While the proposed project is more refined than the general land use identified for the project site in the Master Plan, the proposed development is generally consistent with the IS/MND. Therefore, project-related impacts related to Public Services would be consistent with the analysis and conclusions of the IS/MND. The infrastructure proposed as part of the project is consistent with the backbone infrastructure identified in the Master Plan and would not result in adverse environmental impacts related to Public Services beyond what was analyzed in the IS/MND. There are no impacts specific to the project that were not addressed in the IS/MND, no new circumstances that would result in greater impacts, and there are no significant impacts that would be substantially more severe than disclosed in the IS/MND.

Nothing about the proposed site-specific project design would change the conclusions of the IS/MND or result in new or substantially more severe impacts, and no additional environmental review is needed for the project related to Public Services.

Recreation

None of the proposed improvements or changes from the original park concept would have an impact on Recreational resources different from or greater than the impacts considered in the prior IS/MND. The proposed park improvements would be consistent with the adopted Master Plan and have no impact on existing Recreational resources.

Transportation

No notable changes have occurred on the site since the IS/MND was adopted in 2013. While the proposed project is more refined than the general land use identified for the project site in the Master Plan, the proposed development is generally consistent with the IS/MND. Therefore, project-related impacts related to Transportation would be consistent with the analysis and conclusions of the IS/MND. The infrastructure proposed as part of the project is consistent with the backbone infrastructure identified in the Master Plan and would not result in adverse environmental impacts related to Transportation/Traffic beyond what was analyzed in the IS/MND. Traffic is no longer studied in terms of LOS, but rather as VMT since adoption of the 2013 IS/MND; however, as the project has not changed since the original Master Plan, no additional analysis is required. There are no impacts specific to the project that were not addressed in the IS/MND, no new circumstances that would result in greater impacts, and there are no significant impacts that would be substantially more severe than disclosed in the IS/MND.

Nothing about the proposed site-specific project design would change the conclusions of the IS/MND or result in new or substantially more severe impacts, and no additional environmental review is needed for the project related to Transportation.

Tribal Cultural Resources

The IS/MND analyzed impacts on tribal cultural resources in Section 5 “Cultural Resources.” Section 5, b-d identified the project site as having a high potential for encountering “prehistoric, Native American, or similar cultural resources.” It adopted MM CULT-2, which is an accidental finds measure.

However, there is nothing in the record that shows compliance with AB 52, which establishes a consultation process with tribes. The adoption of AB 52 and the requirement for tribal consultation is considered a significant change in circumstances. Accordingly, a Northwest Information Center (NWIC) search request was submitted, and those tribes identified were sent letters inviting consultation. A Cultural Resource Inventory report has been prepared and is attached hereto. It should be noted that no Tribal Cultural Resources were identified during this process, and as such, the project is not expected to result in new or substantially more severe impacts than those discussed in the 2013 IS/MND, and no additional environmental review is needed for the project.

Utilities and Service Systems

The project site is essentially undeveloped, and no notable changes have occurred on the site since the IS/MND was certified in 2013. As discussed in the project description, the type, size, and intensity of urban development proposed on the project site would be consistent with the adopted Master Plan. While the proposed project is more refined than the general land use identified for the project site in the Master Plan, the proposed development is generally consistent with the 2013 IS/MND. Therefore, project-related impacts related to Utilities and Service Systems would be consistent with the analysis and conclusions of the IS/MND. The infrastructure proposed as part of the project is consistent with the backbone infrastructure identified in the Master Plan and would not result in adverse environmental impacts related to Utilities and Service Systems beyond what was analyzed in the 2013 IS/MND. There are no impacts specific to the project that were not addressed in the IS/MND,

no new circumstances that would result in greater impacts, and there are no significant impacts that would be substantially more severe than disclosed in the IS/MND.

Nothing about the proposed site-specific project design would change the conclusions of the IS/MND or result in new or substantially more severe impacts, and no additional environmental review is needed for the project related to Utilities and Service Systems.

Wildfire

Exposure to fire was analyzed in Section 8h) "exposure of people or structures to significant risk to loss, injury or death involving wildland fires…" There is nothing that has changed from the prior IS/MND. The risk of wildfire was adequately discussed and found to present no impact. No further review is required.

Conclusion

None of the proposed revisions or changes from the original park concept would have any impacts different from or greater than the impacts considered in the prior 2013 IS/MND. The proposed park improvements would be consistent with the adopted Master Plan and were adequately considered in the 2013 IS/MND. The project's impacts are consistent with the prior CEQA analysis, mitigation, and approvals. While the Master Plan includes some new features, the additions are consistent with planned park uses and do not change the original impacts of the park.

Therefore, no subsequent CEQA review is warranted, and no public review of this environmental document is required. This document will serve as an Addendum to the prior IS/MND and be provided to the decision-makers for adoption.

Prepared by:

Gail Ervin, Ph.D.
Principal

Carlos Yanez, JD
Senior Environmental Planner

NCE
1003 West Cutting Boulevard, Suite 110
Richmond, CA 94804
(510)215-3620

Attachments:

Attachment A

Cultural Resource Inventory Report

MEMORANDUM

Date:	March 8, 2023
To:	City of Dublin
From:	NCE
Subject:	Sensitive Information Distribution

The documents delivered herein contain highly sensitive information concerning cultural resources within or adjacent to the project area(s). These are to be considered confidential documents and used by the California Environmental Quality Act lead agency for planning purposes only. As required by NCE's agreement with the California Historical Resources Information System, and following the California Code of Regulations, Section 15120 (d), these documents contain locational information pertaining to archaeological an/or sacred sites and are not to be shared with the public or anyone within the organization other than for planning purposes. If Native American Tribes, identified as part of Assembly Bill 52 for this project, have requested a review of the enclosed document(s), it is acceptable to share with them.

Please let us know if you have questions concerning the content of the deliverable.

Thank you,

NCE

Cultural Resources Inventory Report

Iron Horse Nature Park and Open Space Project
Dublin, Alameda County, California
March 2023

NCE
Richmond, CA
501 Canal Blvd., Suite I
Richmond, CA 94804

City of Dublin

100 Civic Plaza
Dublin, CA 94568

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Cultural Resource Inventory Report

Iron Horse Nature Park and Open Space Project

Dublin, Alameda County, California

March 2023

Prepared on Behalf of:

City of Dublin
100 Civic Plaza
Dublin, CA 94568

Prepared for:

U.S. Army Corps of Engineers
San Francisco District
1455 Market Street
San Francisco, CA 94103

Prepared by:
Molly Laitinen, Staff Archaeologist
Charles Zeier, Senior Archaeologist
Jeremy Hall, Cultural Resources Manager
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501 Canal Blvd., Suite I
Richmond, CA 94804

NCE Project No. 891.06.55

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ADMINISTRATIVE SUMMARY

The City of Dublin (City) proposes to construct the Iron Horse Nature Park and Open Space Project (Project) located in Dublin, California. The purpose of the Project is to create a nature park and open space with a trail and recreation facilities to meet the current and future needs of Dublin residents. The Project area, or Area of Potential Effect (APE), will extend north from the intersection of Amador Valley Boulevard for approximately 2,000 feet along a former railroad embankment. An existing segment of the Iron Horse Trail is located west of and parallels the Project. Upon completion of all planned improvements, the new trail constructed as part of the Project will replace the paralleling segment of the existing Iron Horse Trail. Project improvements will be consistent with the adopted Parks and Recreation Master Plan (City of Dublin 2022) and the adopted Iron Horse Nature Park and Open Space Master Plan (City of Dublin 2013).

NCE was retained by the City to provide regulatory compliance and permitting for the Project. The Project requires compliance with Section 106 of the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA). The U.S. Army Corps of Engineers (USACE) is the lead federal agency for Section 106 of the NHPA. The City will act as the lead agency for CEQA.

This report describes an archaeological inventory and monitoring of environmental boreholes within the APE conducted by NCE as an initial step in state and federal compliance processes. All work was designed to comply with the current state, federal (USACE), and professional standards. An approximately 10.4-acre APE was defined for the Project which includes all areas where surface or sub-surface disturbance may occur. Every reasonable effort was made to identify any surface or buried expression of archaeological resources in the APE. As a result of this archaeological inventory and monitoring effort, no previously recorded or newly recorded archaeological resources were identified in the APE.

It is recommended that the Project will not affect archaeological resources based on the following considerations:

- No previously recorded or newly identified archaeological resources are present in the APE;
- Project-related activities will be limited to areas previously disturbed by the historic railroad, P-01-011774 (e.g., cut and fill embankment soils and ballast), underground utilities, and channelization of creeks and ditches around the railroad embankment.

Based on these considerations, it is recommended the Project will not impact archaeological or historical resources listed in or eligible for listing in the California Register (PRC Section 21083, 50201) or the National Register. Also, it is recommended that the Project will have no effect on cultural resources designated as historic properties and will meet the definition of "*no historic properties affected*," as that term is defined in 36 Code of Federal Regulations Part 800.4(d)(1).

It is noted that architectural resources present in the APE are addressed by Yarbrough (2022) in a separate, stand-alone report. This report provides the results of an architectural inventory and evaluation of a former railroad grade and trestle (P-01-011774) that extends through the APE.

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LIST OF ABBREVIATIONS

AB	Aggregate Base
AB-52	Assembly Bill 52
AC	Asphalt Concrete
APE	Area of Potential Effect
bgs	Below Ground Surface
CEQA	California Environmental Quality Act
City	City of Dublin
CRF	Code of Federal Regulations
DG	Decomposed Granite
EBRPD	East Bay Regional Park District
GLO	General Land Office
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NRCS	Natural Resources Conservation Service
NWIC	Northwest Information Center
PRC	Public Resources Code
Project	Iron Horse Nature Park and Open Space Project
SLF	Sacred Lands File
SOI	Secretary of the Interior
USACE	U.S. Army Corps of Engineers
USGS	U.S. Geological Survey
YAR	Yarbrough Architectural Resources

1 INTRODUCTION

1.1 PROJECT DESCRIPTION

The City of Dublin (City) proposes to construct the Iron Horse Nature Park and Open Space Project (Project) located in Dublin, California (**Figures 1 and 2**, figures provided in **Appendix A**). The purpose of the Project is to create a nature park and open space with a trail and recreation facilities to meet the current and future needs of Dublin residents. The Project area, or Area of Potential Effect (APE), will extend north from the intersection of Amador Valley Boulevard for approximately 2,000 feet along a former railroad embankment. An existing segment of the Iron Horse Trail is located west of and paralleling the Project. Upon ultimate completion of all planned improvements, the new trail constructed with the Project will eventually replace the paralleling segment of the existing Iron Horse Trail. Project improvements will be consistent with the adopted Parks and Recreation Master Plan (City of Dublin 2022) and the adopted Iron Horse Nature Park and Open Space Master Plan (City of Dublin 2013).

The Project will include a new 12-foot-wide asphalt concrete (AC) paved trail spanning approximately 2,000 linear feet with two-foot-wide aggregate base (AB) or decomposed granite (DG) shoulders on either side. Park amenities will include a trail entry plaza just north of the Amador Valley Boulevard intersection; concrete pads to be used as outdoor classrooms and gathering spaces with seating; shade structures; and wayfinding and trail markers strategically located along the trail. Spur pedestrian trails will be constructed near the north end of the Project to connect to the existing Iron Horse Trail to the west and Stagecoach Park to the east. The amenities will conform to the City's Wayfinding Signage Standards and the East Bay Regional Park District (EBRPD) design standards.

Environmental testing of the railroad embankment has found that the Project contains arsenic contaminates as a result of former railroad activities. The Project will remove approximately one to three feet of the existing soil and base rock making up the former railroad alignment containing arsenic contaminates along the embankment and dispose of the soils off site at an appropriate disposal facility. For the new AC trail alignment, after the arsenic contaminated soil is removed, approximately one additional foot of existing clayey subgrade soil will be removed and replaced with geogrid fabric and approximately one foot of crush rock material. This will provide a stable subbase for the new AC trail. The gathering spaces and/or seating area concrete pads will also require approximately one foot of over-excavation, installation of geogrid fabric, and stabilization crush rock material. The shade structures are anticipated to have approximately 30-inch diameter concrete foundation piers excavated up to eight feet deep.

Near the northern end of the Project a dilapidated (burnt) railroad trestle associated with the former railroad and containing creosote-coated wood will be removed and a new culvert and embankment will be constructed in its place. In addition, two new spur trails will also be constructed from the railroad embankment, one to the east leading to Stagecoach Park and one west leading to the existing Iron Horse Regional Trail. Both spur trails will include an embankment ramp and culverts to convey existing drainage swales.

Trimming of native trees, and removal of some native and non-native trees, shrubs and vegetation will be required to prepare the project site for earth moving activities and installation of park components. New planting and landscaping will also be provided as well as new or modified gates and fencing.

1.2 DEFINITION OF UNDERTAKING

The Project requires compliance with Section 106 of the National Historic Preservation Act (NHPA) (36 Code of Federal Regulations [CFR] Part 800) and the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] 21083.2 and 21084.1). NCE has been retained to complete initial compliance with Section 106 of the NHPA and conduct Native American consultation under Assembly Bill 52 (AB-52) (PRC 21080.3.1). The U.S. Army Corps of Engineers (USACE) is the lead federal agency for Section 106 of the NHPA and the City will act as the CEQA lead agency.

This report describes an archaeological inventory of approximately 10.4 acres conducted by NCE as an initial step in the state and federal compliance process. All work was designed to comply with the current state, federal (USACE), and professional standards. Those standards state that the goals of an intensive archaeological inventory are to:

- Establish an APE,
- Identify prehistoric and historic period archaeological resources in the APE,
- Evaluate identified resources as to their eligibility for listing in the California Register of Historical Resources (California Register) and the National Register of Historic Places (National Register), and
- Provide management recommendations for those properties considered eligible for the California Register and/or the National Register.

It is noted that Yarbrough Architectural Resources (YAR) is currently preparing an architectural inventory and evaluation of the former railroad grade and trestle (P-01-011774) that extends through the APE. As a result, this report does not address P-01-011774-related architectural features. In addition, a more extensive historic overview of the APE will be provided in the architectural report.

1.3 AREA OF POTENTIAL EFFECT

An approximately 10.4-acre APE was established for the Project (see **Figure 2**). The boundaries of the Area of Direct Impact and Area of Indirect Impact are coincident for this Project; therefore, they are referenced herein as the APE. The APE consists of a former railroad embankment and associated trestle between an existing segment of the Iron Horse Trail to the west and an Alameda County road to the east. The APE is bounded on the south by Amador Valley Boulevard.

As discussed previously, ground-disturbing activities will include the construction of a new 12-foot-wide paved trail spanning 2,000 linear feet with two-foot-wide shoulders on either side. Before trail construction, up to four feet of soil will be excavated to remove arsenic-contaminated topsoils and provide space for geogrid fabric and stabilization crush rock material. Excavation for the classroom concrete pads will be up to one foot deep. The shade structures are anticipated to have approximately 30-inch diameter concrete foundation piers

excavated up to eight feet deep. The railroad trestle will be removed, and a new culvert and embankment will be constructed in its place. The new culvert has not been designed yet and the maximum depth of excavation for this improvement is not yet known. However, all excavations will be in previously disturbed soils and will not result in excavation into native soils.

Proposed vertical elements consist of shade structures and trail signs. These new elements are considered minor and will not result in visual impacts on the built environment, archaeological resources, or architectural resources. During construction, there will be a temporary increase in construction traffic levels, dust, equipment noise, and vibrations.

2 CONSULTATION COMMUNICATIONS

2.1 NATIVE AMERICAN COORDINATION

As the lead federal agency for Section 106 of the NHPA, the USACE will conduct Native American consultation as identified in 33 CFR Part 325 and the USACE Tribal Consultation Policy (USACE 2012, 2013).

Following AB-52 as identified in PRC Section 21080.3.1(b)(2) of CEQA, Native American tribes identified by the Native American Heritage Commission (NAHC), must be invited to consult on projects. Native American correspondence was initiated with a letter to the NAHC. The letter requested a search of their Sacred Lands File (SLF) and a contact list for regional tribes that may know of tribal cultural resources within or immediately adjacent to the APE. A response was received from the NAHC on June 14, 2022, which indicated negative SLF results within the vicinity of the APE. Inquiry letters were mailed on City letterhead to the tribes identified by NAHC (**Table 1**) on June 20, 2022.

Table 1. Tribal Representatives Identified by the NAHC.

Name	Title	Affiliation
Irenne Zwierlein	Chairperson	Amah MutsunTribal Band of Mission San Juan Bautista
Tony Cerda	Chairperson	Costanoan Rumsen Carmel Tribe
Ann Marie Sayers	Chairperson	Indian Canyon Mutsun Band of Costanoan
Kanyon Sayers-Roods	Most Likely Descendant (MLD) Contact	Indian Canyon Mutsun Band of Costanoan
Charlene Nijmeh	Chairperson	Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano	Vice Chairwoman	Muwekma Ohlone Indian Tribe of the SF Bay Area
Katherine Perez	Chairperson	North Valley Yokuts Tribe
Timothy Perez	Tribe Representative	North Valley Yokuts Tribe
Andrew Galvan	Tribe Representative	The Ohlone Indian Tribe
Jesus Tarango	Chairperson	Wilton Rancheria
Steven Hutchason	Tribal Historic Preservation Officer (THPO)	Wilton Rancheria
Dahlton Brown	Director of Administration	Wilton Rancheria
Kenneth Woodrow	Chairperson	Wuksache Indian Tribe/Eshom Valley Band
Corrina Gould	Chairperson	The Confederated Villages of Lisjan

Follow-up phone calls were made to all tribes identified by the NAHC on September 7, 2022. To date, two tribes have responded: Amah Mutsun Tribal Band of Mission San Juan Bautista and Wilton Rancheria. Correspondence with the two tribes is detailed below.

On September 7, 2022, Irenne Zwierlein, Amah Mutsun Tribal Band of San Juan Bautista Chairperson, responded via phone requesting cultural resources sensitivity training be provided to construction workers prior to any ground disturbing activities occurring for the Project.

On July 27, 2022, Venesa Kremer, Wilton Rancheria Cultural Resource Assistant and Lead Monitor, responded via email requesting to consult on the Project. She requested information

on the design, type of environmental review conducted for the Project, project alternatives, potential significant effect, and recommended mitigation measures for direct, indirect, or cumulative impacts the Project may cause to tribal cultural resources. Ms. Kremer also requested tribe involvement in cultural surveys and access to any existing cultural resources assessments.

On January 30, 2023, a request to meet with Wilton Rancheria and copies of the archaeological and architectural assessment reports were sent to Ms. Kremer via email. On February 26, 2023, a virtual meeting occurred with Ms. Kremer, Lou Griffin, Wilton Rancheria Executive Director of Cultural Preservation Department, Laurie Sucgang, City Assistant Public Works Director/City Engineer, Andre Jadkowski, NCE Project Manager and Principal Engineer, Molly Laitinen, NCE Staff Archaeologist, and Christina Rathbone, NCE Project Archaeologist. During the meeting, Wilton Rancheria identified major railroad lines as highly archaeologically sensitive with the potential for railroad levees to contain disturbed midden soils as well as known burial sites located in proximity to the Project. The tribe considered providing tribal monitors and/or screening contaminated soil removed from the levee due to its potential to contain sensitive tribal cultural resources. However, considering archaeological review occurred of the soil samples taken for environmental testing and the nature of the contaminated soils, Wilton Rancheria determined the Project could move forward without tribal monitoring or tribal screening of the contaminated soils removed from the railroad levee. Wilton Rancheria provided their mitigation measure language for inadvertent discoveries to be used during Project implementation. The mitigation measure is provided in **Appendix B**.

Wilton Rancheria inquired if interpretive signage was part of the Project to educate the public about the local tribes. The City indicated they and the community want to preserve Dublin's history as much as possible. To achieve this, the shade structure is being designed to replicate the railroad trellis slated for removal and amenity areas will have educational signage discussing the natural environment. The City identified the signs as an opportunity for tribes to propose educational information that could potentially be displayed as well. Wilton Rancheria deferred providing tribal history to the Ohlone Tribe because the Project is located within the primary territory of the Ohlone Tribe.

Table 2 below provides a summary of correspondence attempted with all tribes identified by the NAHC. Consultation-related material, including the NAHC letter and response, an example of the tribal consultation letter sent, and email correspondence, is provided in **Appendix C**.

Table 2. Summary of Tribe Consultation Correspondence.

Representative	Affiliation	Letter Result	Outreach Result
Irenne Zwierlein	Amah Mutsun Tribal Band of Mission San Juan Bautista	Letter received on 6/23/2022. No written response to date.	On 9/7/2022, Ms. Zwierlein responded via phone. She requested cultural resources sensitivity training be provided to construction workers prior to any ground disturbing activities occurring for the Project.
Tony Cerda	Costanoan Rumsen Carmel Tribe	Letter received on 6/28/2022. No written response to date.	On 9/7/2022, a call was attempted, but the contact number provided by the NAHC was disconnected.
Ann Marie Sayers Kanyon Sayers-Roods	Indian Canyon Mutsun Band of Costanoan	Letters received on 6/23/2022. No written response to date.	On 9/7/2022, voicemails were left for Ms. Sayers and Ms. Sayers-Roods. No response to date.

Table 2. Summary of Tribe Consultation Correspondence.

Representative	Affiliation	Letter Result	Outreach Result
Charlene Nijmeh Monica Arellano	Muwekma Ohlone Indian Tribe of the SF Bay Area	Letter received on 6/23/2022. No written response to date.	On 9/7/2022, voicemails were left for Ms. Nijmeh and Ms. Arellano. No response to date.
Katherine Perez Timothy Perez	North Valley Yokuts Tribe	Letter received on 6/23/2022. No written response to date.	On 9/7/2022, voicemails were left for Ms. Perez and Mr. Perez. No response to date.
Andrew Galvan	The Ohlone Indian Tribe	Letter received on 6/28/2022. No written response to date.	On 9/7/2022, a voicemail was left. No response to date.
Jesus Tarango Steven Hutchason Dahlton Brown	Wilton Rancheria	Letter received on 6/23/2022. Email response on 7/27/2022 detailed in next column.	On 9/7/2022, a voicemail was left for Mr. Hutchason. On 7/27/2022, Venesa Kremer, Wilton Rancheria Cultural Resource Assistant and Lead Monitor, responded via email requesting to consult on the Project. She requested additional Project information (e.g., design and environmental assessments taking place) and to be contacted to discuss further. On 1/30/2023, a request to meet with Wilton Rancheria to discuss the Project was sent via email. The email contained access to the archaeological and architectural assessment reports for the Project. On 2/16/2023, a virtual meeting occurred with representatives from Wilton Rancheria, the City, and NCE. Wilton Rancheria determined the Project can move forward without tribal monitoring or review of removed contaminated soils. The tribe requested their mitigation measure language for inadvertent discoveries be used. Wilton Rancheria hopes interpretive signage is included in the Project.
Kenneth Woodrow	Wuksache Indian Tribe/Eshom Valley Band	Letter received on 6/28/2022. No written response to date.	On 9/7/2022, a voicemail was left. No response to date.
Corrina Gould	The Confederated Villages of Lisjan	Letter returned to sender.	On 9/7/2022, a voicemail was left for Ms. Gould. No response to date.

2.2 OTHER INTERESTED PARTY COORDINATION

The Dublin Historical Society was invited via email to provide additional historic resource information or concerns for the Project on June 16, 2022. On June 20, 2022, Historian Steve Minniear responded via email indicating the historical society could provide additional information and also suggested the Museum of the San Ramon Valley and the Boone Farm Museum as additional research locations. Mr. Minniear was connected with YAR for continued consultations regarding historic architectural resources within the Project. Email correspondence is provided in **Appendix D.**

3 LITERATURE REVIEW

The purpose of archival research is to create an understanding of work that has occurred in the area previously and the types of cultural resources present in the area and to build a historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history is made clear. Before the onset of field inventory activities, NCE conducted sufficient archival research to inform expectations in the field and to develop an understanding of the historical context of the region. The archival research included a records search request from the Northwest Information Center (NWIC), and various historic maps (e.g., General Land Office [GLO] plat maps and U.S. Geological Survey [USGS] topographic maps). Emphasis was placed on the identification of previous archaeological inventories and sites within a quarter mile (0.25) of the APE, known as the archival study area. The records search result received from the NWIC (File# 21-1785) is provided in **Appendix E**.

3.1 PREVIOUS INVENTORIES

Archival research indicates 37 inventories have been conducted within the archival study area (**Table 3**). Twenty-seven of the inventories intersect the APE and are italicized in the table below. The majority of the inventories intersecting the APE are over 20 years old and were conducted as a regional archaeological study with a designated focus (e.g., northwest prehistoric overview or pre-contact ecology). The one inventory fully encompassing the APE was conducted in preparation for a recycled water distribution project (Wills 2011). An inventory following along the historic railroad was conducted for a proposed wastewater pipeline route (Holman and Chavez 1977).

Table 3. Previous Inventories within 0.25 Miles of the APE.

Report Number	Title	Author	Year
S-000727	*An Archaeological Reconnaissance of Two New Proposed Wastewater Pipeline Routes, Livermore-Amador Valley Water Management Agency, Alameda County, California*	*Miley Holman and David Chavez*	*1977*
S-000848	*A Summary of Knowledge of the Central and Northern California Coastal Zone and Offshore Areas, Vol. III, Socioeconomic Conditions, Chapter 7: Historical & Archaeological Resources*	*David A. Fredrickson*	*1976*
S-000934	*Upper Alameda Creek Urban Study: Archaeology, History, Contemporary, Ethnic*	*David A. Fredrickson, Marc M. Druckman, Rae Eby-Burroughs, Susan McMurray, and John Hayes*	*1978*
S-002021	*Archaeological field reconnaissance of the proposed 600-acre Kemco development area in the city of Dublin, California (letter report)*	*Miley Paul Holman*	*1979*
S-002458	*Overview of Prehistoric Archaeology for the Northwest Region, California Archaeological Sites Survey: Del Norte, Humboldt, Mendocino, Lake, Sonoma, Napa, Marin, Contra Costa, Alameda*	*Neil Ramiller, Suzanne Ramiller, Roger Werner, and Suzanne Stewart*	*1981*
S-002458a	*Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume I: Humboldt and Del Norte Counties*	*Suzanne Ramiller*	*1982*
S-002458b	*Archaeological Overview of Mendocino and Lake Counties*	*Roger H. Werner*	*1982*

Table 3. Previous Inventories within 0.25 Miles of the APE.

Report Number	Title	Author	Year
S-002458c	*Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume 3: Napa and Sonoma Counties*	*Suzanne Stewart*	*1982*
S-002458d	*Archaeological Overview of Alameda, Contra Costa, and Marin Counties*	*Suzanne B. Stewart*	*1982*
S-002458e	*Environmental Overview of the Northwest Region*	*Neil Ramiller*	*1982*
S-009462	*Identification and Recording of Prehistoric Petroglyphs in Marin and Related Bay Area Counties*	*Teresa Ann Miller*	*1977*
S-009583	*Ecology of the Pre-Spanish San Francisco Bay Area*	*David W. Mayfield*	*1978*
S-009795	*Late Prehistoric Obsidian Exchange in Central California*	*Thomas Lynn Jackson*	*1986*
S-016660	*Prehistoric Rock Art of Alameda and Contra Costa Counties, California*	*Jeffrey B. Fentress*	*1992*
S-017835	*Biological Distance of Prehistoric Central California Populations Derived from Non-Metric Traits of the Cranium*	*Judy Myers Suchey*	*1975*
S-018217	*Cultural Resource Evaluations for the Caltrans District 04 Phase 2 Seismic Retrofit Program, Status Report*	*Glenn Gmoser*	*1996*
S-020395	*PCNs of the Coast Ranges of California: Religious Expression or the Result of Quarrying?*	*Donna L. Gillette*	*1998*
S-030204	*The Distribution and Antiquity of the California Pecked Curvilinear Nucleated (PCN) Rock Art Tradition.*	*Donna L. Gillette*	*2003*
S-032596	*The Central California Ethnographic Community Distribution Model, Version 2.0, with Special Attention to the San Francisco Bay Area, Cultural Resources Inventory of Caltrans District 4 Rural Conventional Highways*	*Randall Milliken, Jerome King, and Patricia Mikkelsen*	*2006*
S-033239	*Alameda Watershed, Natural and Cultural Resources: San Francisco Watershed Management Plan*	*David Chavez*	*1994*
S-033600	*Geoarchaeological Overview of the Nine Bay Area Counties in Caltrans District 4*	*Jack Meyer and Jeff Rosenthal*	*2007*
S-047983	*Section 106 Cultural Resources Assessment, DSRSD Central Dublin Recycled Water Distribution and Retrofit Project, City of Dublin, Alameda County, California*	*Carrie D. Wills*	*2011*
S-047983a	*BUR111208A; Section 106 Compliance for the Dublin San Ramon Services District (DSRSD) Central Dublin Recycled Water Distribution and Retrofit Project in Alameda County, California (Project #09-CCAO-165)*	*Milford Wayne Donaldson*	*2012*
S-048567	*Zone 7 Water Agency, 2016 Maintenance Projects, Cultural Resources Survey Report*	*Heidi Koenig*	*2016*
S-048927	*The Economy and Archaeology of European-made Glass Beads and Manufactured Goods Used in First Contact Situations in Oregon, California, and Washington*	*Donald Scott Crull*	*1997*
S-049780	*San Francisco Bay-Delta Regional Context and Research Design for Native American Archaeological Resources, Caltrans District 4*	*Brian F. Byrd, Adrian R. Whitaker, Patricia J. Mikkelsen, and Jeffrey S. Rosenthal*	*2017*
S-049780a	*FHWA_2016_0615_001, Caltrans District 4 Archaeological Context*	*Julianne Polanco*	*2016*

Table 3. Previous Inventories within 0.25 Miles of the APE.

Report Number	Title	Author	Year
S-037500	Cultural Resources Records Search and Site Visit for T-Mobile West Corporation, a Delaware Corporation Candidate BA22803-A (DSA Dublin High School), 8151 Village Parkway, Dublin, Alameda County, California (letter report)	Carrie D. Wills	2010
S-037985	Archaeological Testing Report for the Arroyo Vista Project, City of Dublin, Alameda County, California	Paul Farnsworth	2011
S-040758	A Cultural Resources Study for a Proposed Recycled Water Expansion Project, Dublin, Alameda County, California	Virginia Hagensieker and Janine M. Loyd	2012
S-040758a	A Cultural Resources Study for a Proposed Recycled Water Expansion Project, Dublin, Alameda County, California (revised)	Virginia Hagensiker and Janine M. Loyd	2013
S-040758b	BUR_2015_0615_001; National Historic Preservation Act (NHPA) Section 106 Consultation for the Western Dublin Recycled Water Expansion Project, Alameda County, California (15-MPRO-110)	Julianne Polanco	2015
S-046220	Zone 7 Water Agency, 2015 Maintenance Projects, Cultural Resources Survey Report	Heidi Koenig	2015
S-046220a	Archaeological Monitoring Results - Zone 7 Water Agency 2015 Maintenance Projects (ESA #130626.04) (letter report)	Heidi Koenig	2015
S-052657	Cultural Resources Study of the Dublin High School Project Sprint/Nextel Site No. FN99XCO72, 8151 Village Parkway, Dublin, Alameda County, California 94568	Dana E. Supernowicz	2006
S-053003	Cultural Resources Survey Report, Zone 7 Water Agency 2018-2019 Channel Bank Repair Projects – Phase 2	Katherine Cleveland and Heidi Koenig	2019
S-053003a	COE_2018_1221_001, Section 106 Consultation for the proposed Zone 7 Water Agency Repair of 26 Bank Failures in Dublin and Pleasanton, Alameda County, California (Corps File Number 2018-00434S).	Julianne Polanco	2019
S-053003b	Archaeological Monitoring Results for 2018-2019 Channel Bank Repair Projects Phase 2 (ESA #160463.31) (letter report)	Heidi Koenig	2019

3.2 PREVIOUSLY RECORDED RESOURCES

Archival research indicates three architectural resources have been formally recorded within the archival study area (**Table 4**). Resource P-01-011774 represents the remnants of an unnamed railroad grade and associated features located within the APE and the proposed alignment of the new trail. Resources P-01-011775 and P-01-012186 have been previously recorded within 0.25 miles of the APE. P-01-011775 is a segment of the channelized South San Ramon Creek and P-01-012186 consists of the Alamo Canal. No prehistoric or historic archaeological resources have been previously recorded within the archival study area.

Table 4. Previously Recorded Resources within 0.25 Miles of the APE.

Site Number	Age	Description	Last Recorded	Eligibility Status	Proximity to APE
P-01-011774	*Historic*	*DSRSD 1 Unnamed Railroad Grade*	*2010*	*Not eligible*	*Within*
P-01-011775	Historic	DSRSD 2 S. San Ramon Creek Section	2010	Not eligible	Adjacent
P-01-012186	Historic	Alamo Canal	2017	Not eligible	Outside

3.3 HISTORIC MAPS AND AERIAL IMAGES CONSULTED

Historic maps and aerial images reviewed as part of the present study included the following:

- 1866 GLO plat map for T.2S., R.1W. – depicts a blank portion of the map only labeled as Lot No. 37. Part of Rancho San Ramon (Amadore)
- 1906 Pleasanton USGS topographic map (1:62,500) – depicts a dirt road in similar alignment with the present-day Iron Horse Trail
- 1941 Pleasanton USGS topographic map (1:62,500) – depicts a straightened alignment of the 1906 dirt road parallel to the unnamed railroad within the APE
- 1953 Dublin USGS topographic map (1:24,000) – Depicts the same dirt road alignment as the 1941 map which is most likely the gravel road currently maintained by Alameda County. The map depicts the railroad alignment as "Southern Pacific".

3.4 PREHISTORIC OVERVIEW

Prehistory in the San Francisco Bay Area is commonly referenced as three periods: the Early Period, the Middle Period, and the Late Period (Milliken *et al.* 2007). These three cultural periods are further subdivided based on economic patterns, socio-politics, trade networks, population density, and variations of artifact types.

The Early Period (Lower Archaic, 8000–3500 B.C.) is characterized by geographic mobility, millingslabs, handstone, large wide-stemmed projectile points, and leaf-shaped projectile points (Milliken *et al.* 2007). A beginning shift to sedentism is indicated by the Early Period (Middle Archaic, 3500–500 B.C.) with cut shell beads and mortar and pestles documented in burials. Archaeological findings dating from the Middle Period, which includes the Lower Middle Period (Initial Upper Archaic, 500 B.C.–A.D. 430), and Upper Middle Period (Late Upper Archaic, A.D. 430–1050), indicates limited geographic mobility and longer-term base camps where diverse flora and fauna resources could be exploited. In addition to archaeological sites from this period being located in more diverse environments, milling tools, obsidian, and chert concave-base projectile points suggest a more diverse economic base. Mobility was replaced by the development of numerous small villages in the Upper Middle Period. The archaeological record indicates a dramatic cultural disruption around A.D. 430 evidenced by a sudden collapse of the *Olivella* saucer bead trade network. The Initial Late Period (Lower Emergent, A.D. 1050–1550) saw the development of large, central villages with specialized activity sites and political leaders. This period is characterized by the bow and arrow, a diversity of beads and ornaments, and small corner-notched projectile points.

3.5 ETHNOGRAPHIC BACKGROUND

Milliken (1995) compiled extensive ethnographic, historic, and archaeological data describing the Ohlone people as having occupied the Central Californian coast and general vicinity of the APE. The Ohlone occupied the area between San Francisco Bay in the north to the Big Sur and Salinas Rivers in the south. This anthropological term encompasses many distinct villages containing their variations of culture and ideology (Koenig 2020). The language group spoken by the Ohlone is known as "Costanoan" and was originally derived from a Spanish word describing the coastal peoples of Central California (Levy 1978). Costanoan contains at least eight distinct languages spoken by distinct sociopolitical groups. The Huchiun people who

spoke the Chochenyo dialect occupied the area of present-day Alameda County and a large part of the East Bay (Levy 1978; Milliken *et al.* 2009).

The Ohlone engaged in hunting and gathering within coastal and open valley environments (Koenig 2020). They subsisted on a wide variety of resources including acorns, bulbs and tubers, grass seeds, antelope, deer, elk, bear, rabbits, and other small mammals, and a variety of bird species. Private ownership of goods and songs was acknowledged by the Ohlone. Village ownership of rights to land and natural resources was enforced through monetary payment in the form of clamshell beads.

Ohlone society was severely disrupted by missionization, displacement, and disease after European contact (Koenig 2020). Today, the Ohlone have a strong presence in the San Francisco Bay Area with continued interest and activism for their historic and prehistoric past. Nine culturally affiliated tribes are associated with the area containing and surrounding Dublin.

3.6 HISTORIC OVERVIEW

Spanish explorers Pedro Fages and Reverend Juan Crespi were the first Europeans to visit the East Bay area in 1772 (Koenig 2020). Mexico won independence from Spain in 1821, and in 1833 the Mexican government passed the Secularization Act to sell Spanish Mission land holdings to Mexican settlers (City of Dublin 2006). In 1835, Governor Jose Figueroa granted Jose Amador, a previous civilian administrator, 16,000 acres of former Mission San Jose land. Near Alamilla Springs, Amador built a two-story Monterey-style adobe home that would become the first settlement of present-day Dublin. The land was known as Rancho San Ramon and Amador owned as many as 14,000 cattle, 4,000 sheep, and 400 horses in 1837. Approximately 150 local Native Americans and Mexican laborers were employed as herders and makers of tallows, soap, hides, blankets, saddles, and farm equipment. Rancho San Ramon lay at the crossroads of two Indian trails, later Spanish trails, and became a primary stopping point for travelers.

In 1846, California became an independent republic ending the Mexican Rancho era of California (City of Dublin 2006). After the Mexican American War, Amador was forced to sell parts of his property to pay for an extensive legal battle over his land titles. Two Irish immigrants, Michael Murray and Jeremiah Fallon purchased 245 acres each from Amador in 1852. Their homes were built in Alamilla Springs near Amador's adobe. In 1853, James Witt Dougherty purchased 10,000 acres of Rancho San Ramon and lived in Amador's adobe with his family. By the late 1850s, the settlement consisted of several homes and a few civic, commercial, and religious buildings and was known as Amador's or Dougherty's Station. The Amador Hotel was built in 1860 and became a major stopping point for stagecoaches traveling between San Jose, Martinez, Stockton, and Oakland. By 1878, the settlement included a church, cemetery, school, general store, harness shop, blacksmith shop, shoe shop, and two hotels. Due to a large number of Irish American immigrants, the settlement was named after Ireland's capital city, Dublin.

Dublin continued to be an important crossroads through the 1900s with the increase in automobile use and the construction of two major highways through the town (City of Dublin 2006). The north-south trending CA-21, now San Ramon Road, connected Benicia to San Jose. The east-west trending Lincoln Highway or Route 50, now Dublin Boulevard, connected

the Bay Area to Sacramento, Tahoe, and continued further east. After World War II, suburban growth spread throughout the East Bay. In the 1960s and 1970s, Interstate 680 and Interstate 580 were constructed, greatly improving transportation routes in the Bay Area and encouraging residential development in the East Bay. By the mid-1970s, many of the historic buildings in Dublin were replaced by modern office buildings, shopping centers, and apartment complexes. Dublin became an incorporated city in 1982 and its population continued to grow through the 1990s. The Bay Area Rapid Transit Extension between Pleasanton and Dublin was completed in 1997. The rail line is yet another connection between Dublin and the rest of the Bay Area making the City an important commuter hub.

3.7 ENVIRONMENTAL SETTING

3.7.1 Geology

The APE is located in the Livermore-Amador Valley in eastern Alameda County. The regional geology of the valley is dominated by the San Andreas Fault System (Sloan 2006). The hills, part of the Diablo Range and larger Coast Ranges Province, of Contra Costa and Alameda Counties, are no more than a few million years old and are rising due to numerous active faults between the Pacific and North American Plates. The Hayward Fault runs north-south to the east of the APE and was initiated approximately 12 million years ago. The western Pacific Plate of the fault moves through the slow fault creep action shifting northwestward past the North American Plate. Much of the Hayward Fault is marked by linear valleys, landslides, offset streams, and springs that attracted the development of current East Bay communities.

Beneath the rolling grassland and oak hill landscape of the East Bay is a variety of rock types. The range includes rocks that formed during Mesozoic subduction more than 100 million years ago to younger terrestrial deposits that were uplifted above sea level about 10 million years ago. The East Bay hills stretch from San Jose to San Pablo Bay and are still rising between the Hayward and Calaveras Faults. The hills are composed of marine and terrestrial sedimentary rocks. This composition of rocks includes the 14-million-year-old Claremont Formation and 12-million-year-old Orinda Formation; about two million years of rock are missing between them from fault action. The Claremont Formation is a whitish chert formation. The Orinda Formation is an alluvium deposit layered with sandstone and conglomerates including Franciscan rocks. Knowing the formation materialized through stream deposits into a lowland demonstrates how fault uplift over time reserved the topography in the East Bay (Sloan 2006).

The geologic units comprising the APE include Quaternary alluvium, or Livermore Gravel, described as a mixture of loose rocks and loosely consolidated sandstone, shale, and gravel deposits (USGS 2018). According to the Natural Resources Conservation Service (NRCS), the majority of the APE on the north end is comprised of Clear Lake clay and the south end of the APE contains Linne clay loam and Sunnyvale clay loam (NRCS 2022). Clear Lake and Sunnyvale clays are thick alluvium-derived clays typically found on basin and valley floors. Linne clay loam is a thick weathered residuum derived from calcareous shale.

3.7.2 Flora Fauna

The majority of the APE consists of California annual grassland habitat (CBI 2022). These grasslands are dominated by non-native grasses and forbs (H.T. Harvey and Associates 2019). Grasses include wild oat (*Avena* sp.), meadow barley (*H. murinum*), seaside barley (*Hordeum marinum* ssp. *gussoneanum*), Italian ryegrass, and soft chess. Common forbs include wild radish (*Raphanus sativus*), bristly ox tongue (*Helminthotheca echioides*), and various species of geranium and filaree (*Geranium* spp. and *Erodium* spp.).

Common small mammals found in annual grasslands include California ground squirrels, Botta's pocket gophers (*Thomomys bottae*), deer mice (*Peromyscus maniculatus*), and California voles. Larger mammals include Black-tailed deer (*Odocoileus hemionus columbianus*) and coyotes (*Canis latrans*). Bird species foraging within grassland areas include the California scrubjay (*Aphelocoma californica*), mourning dove (*Zenaida macroura*), violet-green swallow, western bluebird (*Sialia mexicana*), lesser goldfinch (Carduelis psaltria), and house finch (*Carpodacus mexicanus*). Raptors typically seen in annual grasslands include the red-tailed hawk and white-tailed kite (*Elanus leucurus*). Common reptiles and amphibians residing in this habitat include the western fence lizard (Sceloporus occidentalis), northern Pacific rattlesnake (*Crotalus oreganus*), California kingsnake (*Lampropeltis californiae*), gopher snake (*Pituophis catenifer*), western toad (*Anaxyrus boreas*), and Sierran chorus frog.

3.7.3 Archaeological Sensitivity

The California coast and San Francisco Bay have undergone significant landscape changes since humans began to inhabit the region more than 10,000 years ago. Such changes included an increase in sedimentation into streams and rivers and rising sea levels (Helley *et al.* 1979). Well-developed buried soil profiles, or paleosols, often mark the interface between older land surfaces and Holocene-age landforms. These paleosols can preserve the previous landscape and potential archaeological material deposited before subsequent sediment deposition (Meyer and Rosenthal 2007). Prehistoric archaeological sites are predicted to be more frequent in Late Holocene-age paleosols due to the increase in human populations throughout the Holocene. Conversely, older paleosols developed during the early Holocene or Pleistocene were inhabited by lower population levels and are considered less likely to have preserved archaeological material. Archaeological sites are most likely to be located near perennial water sources, on landforms that contain deposits from successive periods, and on flat landforms that prehistorically and historically remained above water sources (Meyer in Ruby 2010:29).

Considering the environmental context (i.e., undivided Quaternary alluvium) of the APE and previous disturbance from the construction of the railroad and channelization, the archaeological sensitivity of the APE is considered low.

4 FIELD METHODOLOGY

An intensive archaeological survey, or inventory, was conducted on April 13, 2022. Concurrently, 52 environmental boreholes were conducted and monitored by a qualified archaeologist between April 13 and April 18, 2022 (**Figure 3**).

4.1 INVENTORY AREAS, MONITORING, AND FIELD METHODS

The objective of the field inventory was to locate, describe, and evaluate cultural resources present within the APE. Fieldwork was performed following applicable and accepted Federal and State standards where feasible. An intensive survey was conducted for the approximately 10.4-acre APE. Ground visibility was low across the APE due to vegetation coverage. Emphasis was placed on the examination of the visible bare soil, rodent burrows, and undisturbed or relatively undisturbed ground. Sufficient clear ground was present to ensure survey adequacy.

The objective of monitoring the environmental boreholes was to determine the presence or absence of subsurface cultural resources within the APE. The proposed scope of the sampling effort consisted of fifty boreholes located along the APE corridor, as well as two boreholes located at the railroad trestle abutments. All boreholes were hand augered using a standard 3.25-inch bucket. The subsurface samples were collected at intervals from 0- to 0.5-feet, 1.0-1.5-feet, and 2.5- to 3.0-feet below ground surface (bgs). Near the trestle abutments, samples were collected at 0- to 0.5-feet, 2.0- to 2.5-feet, and 4.5- to 5.0-feet bgs. Careful attention was paid to the soil matrix. The condition, frequency, and class of any cultural materials identified would have been recorded if encountered. The lack of a subsurface deposit, feature, or culturally derived deposit served as an indicator that a site did not extend into the APE. The presence or absence of modern debris, standard stratigraphic indicators, and soil characteristics would have been relied upon to determine whether a subsurface deposit was intact.

If a cultural resource had been encountered, field personnel would have more thoroughly examined the immediate area to determine the type and extent of cultural material. Archaeological and architectural components, including diagnostic artifacts, artifact concentrations, and features, would have been described in field notebooks, photographed using 10 megapixels or better cameras, and plotted using a mapping-grade GPS unit. If an archaeological or architectural site had been encountered, sufficient information would have been collected to allow for the completion of Department of Parks and Recreation (DPR) forms. At least two overview photographs would have been taken per site to capture the general surroundings with attention paid to capturing the horizon (if possible) to aid in future relocation. Upon completion of the inventory, field data would have been downloaded from the GPS unit and differentially corrected. Resources, when identified, would have been plotted on both USGS 7.5-minute base maps and aerial imagery for resource form maps. Field personnel would have collected descriptive data useful in the evaluation of a site's eligibility for listing on the National and California Registers. No artifacts would have been collected during the inventory. Survey and monitoring photos are in **Appendix F**.

4.2 PROFESSIONAL QUALIFICATIONS

Molly Laitinen, NCE Staff Archaeologist, conducted the inventory, monitored environmental boreholes, and prepared the inventory report. This report has been reviewed by Charles Zeier, NCE Senior Archaeologist, and Jeremy Hall, NCE Cultural Resources Manager. Ms. Laitinen, Mr. Zeier, and Mr. Hall meet the Secretary of the Interior (SOI) standards for archaeology (36 CFR Part 61), and they are Registered Professional Archaeologists. Ms. Laitinen has six years of experience, Mr. Zeier has over 45 years of experience, and Mr. Hall has over 20 years of experience in cultural resource management and evaluation as part of State, Federal, and professional standards.

5 INVENTORY RESULTS

As a result of the present effort, no previously recorded prehistoric or historic archaeological resources were revisited, and no newly recorded prehistoric or historic archaeological resources were identified within the APE. Project construction within the APE will be within areas previously disturbed during construction of the historic railroad, P-01-011774 (e.g., cut and fill embankment soils and ballast), underground utilities, and channelization of creeks and ditches around the railroad embankment.

One road (owned and maintained by Alameda County) within the APE is depicted on historic maps. However, field reconnaissance indicates the road has been extensively and continually modified, repaired, and upgraded. These changes are indicative of a normal progression of road changes based on local needs. Due to the continuous modifications and urbanization, the historic road within the APE no longer resembles its original form. The road was not formally recorded as part of this Project.

Modern debris was present throughout the inventoried APE. All such items were “recent” (less than 50 years in age) and none were recorded.

As previously mentioned, YAR is currently preparing an architectural inventory and evaluation of the former railroad grade and trestle (P-01-011774) that extends through the APE. Yarbrough’s (2022) architectural report provides findings and recommendations for architectural resources within and adjacent to the Project.

6 ELIGIBILITY RECOMMENDATIONS

No previously identified, National Register-eligible or California Register-eligible archaeological resources were identified within the APE. Further, neither prehistoric nor historic period archaeological resources were identified within the present APE as a result of the current inventory effort. In the absence of resources, there is no need to assess National, State, or local eligibility.

7 MANAGEMENT SUMMARY

7.1 SUMMARY

The City proposes to construct the Project located in Dublin, California. The purpose of the Project is to create a nature park and open space with a trail and recreation facilities to meet the current and future needs of Dublin residents. Project improvements will be consistent with the adopted Parks and Recreation Master Plan (City of Dublin 2022) and the adopted Iron Horse Nature Park and Open Space Master Plan (City of Dublin 2013).

An APE was defined which includes all areas where surface or sub-surface disturbance may occur. The approximately 10.4-acre APE was surveyed and monitored following current state, federal (USACE), and professional standards. Every reasonable effort was made to identify any surface or buried expression of archaeological resources in the APE. As a result of this archaeological inventory and monitoring, no previously recorded or newly recorded archaeological resources were identified in the APE.

7.2 DETERMINATION OF EFFECT

It is recommended that the Project will not affect archaeological resources based on the following considerations:

- No previously recorded or newly recorded National Register or California Register eligible archaeological resources are present in the APE;
- Project-related activities will be limited to areas previously disturbed by the historic railroad, P-01-011774, (e.g., cut and fill embankment soils and ballast) underground utilities, and channelization of creeks and ditches around the railroad embankment.

Based on these considerations, it is recommended that the Project will not impact archaeological or historical resources listed in or eligible for listing in the California Register (PRC Section 21083, 50201) or the National Register. Also, it is recommended that the Project will have no effect on cultural resources designated as historic properties and will meet the definition of "*no historic properties affected*," as that term is defined in 36 Code of Federal Regulations Part 800.4(d)(1).

7.3 OTHER CONSIDERATIONS

Every reasonable effort was made to identify cultural resources within or adjacent to the APE. It is recommended the City provides a workers environmental awareness program (WEAP) conducted by either an SOI qualified archaeologist or locally affiliated Native American Tribe representative to contractors prior to any ground disturbing activities. If prehistoric or historic period resources are subsequently discovered that could be adversely affected by Project-related activities, all such activities should cease immediately. The City should implement the inadvertent discovery mitigation measure provided by Wilton Rancheria (see **Appendix B**) and appropriate tribal representatives should be contacted immediately.

Prehistoric burials might be found in the APE (none were apparent based on an examination of the ground surface). In the event human remains are discovered, all work shall cease

immediately, and all measures shall be made to secure and protect areas in which human remains and funeral objects are discovered. No photographs of human remains, or funeral objects will be permitted by construction workers and/or contract or subcontractors on the job site. Archaeological resources are not to be moved or taken from the project site and work should not resume until authorized. In the event human remains are discovered, the County Coroner and local law enforcement shall be notified within 24 hours of the discovery to conduct proper evaluation and treatment of the remains. The coroner and law enforcement agency with jurisdiction will evaluate the find to determine whether it is a crime scene or a burial. If human remains are determined to be associated with an archaeological site (burial), SHPO will be notified. The City will work with SHPO to determine measures to take. That office will contact the appropriate tribal representatives and consult on the disposition of the remains and any associated artifacts.

NCE prepared this report for use by the City as the intended beneficiary of this work. Interpretations, conclusions, and recommendations contained within the report are based in part on the information presented in other reports that are cited in the text and listed in the references. This report is subject to limitations and qualifications inherent to the referenced documents.

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Appendix A

FIGURES

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County: Alameda
USGS 7.5' Quad Map: Dublin
TRS: T.2S., R.1W., Sec. 36

Legend

Project Area

NCE

DUBLIN CALIFORNIA

Iron Horse Nature Park and Open Space Project

Project Area Location Map

N

1:24,000

0 1,000 2,000 ft.

FIGURE 1

SOURCE	JOB NUMBER	DRAWN	DATE	REVISED	APPROVED
ESRI USGS Topo Maps	891.06.55	mlaitinen	4/21/22	6/16/2022	jhall

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Legend

APE

NCE

DUBLIN CALIFORNIA

Iron Horse Nature Park and Open Space Project

Area of Potential Effect Map

N

1 in. = 400 ft.

0 200 400 ft.

FIGURE 2

SOURCE	JOB NUMBER	DRAWN	DATE	REVISED	APPROVED
Bing Aerial Basemap	891.06.55	mlaitinen	4/22/2022	6/16/2022	jhall

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Legend

- Project Area
- Environmental Borehole/ Sample

NCE
DUBLIN CALIFORNIA

Iron Horse Nature Park and Open Space Project

Environmental Borehole and Soil Sample Location Map

N

1 in. = 200 ft.

0 100 200 ft.

FIGURE 3

SOURCE	JOB NUMBER	DRAWN	DATE	REVISED	APPROVED
Bing Aerial Basemap	891.06.55	mlaitinen	6/16/2022	6/17/2022	jhall

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Appendix B

WILTON RANCHERIA INADVERTENT DISCOVERY MITIGATION MEASURE

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Wilton Rancheria
9728 Kent Street, Elk Grove, CA 95624

Mitigation Measures for Inadvertent Discoveries

If potential tribal cultural resources (TCRs), archaeological artifacts, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work will cease within 100 feet of the find (based on the apparent distribution of the resources. Examples of potential cultural materials include but are not limited to midden soils, artifacts, chipped or worked stone, baked clay, shell, or bone.)

A Native American Representative from the federally recognized, Wilton Rancheria will assess the significance of the find and make recommendations for further evaluation and treatment if necessary. Culturally appropriate treatment that preserves or restores the cultural qualities and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of any further activities by a tribal representative, and or returning the objects to a location within the project area where they will not be subject to future impacts.

Wilton Rancheria does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.
If any human remains are discovered during construction activities, the County Coroner and the Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the remains are Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) (MLD) who will work the project proponents to define proper treatment and disposition.

After review of the find and consultation with the MLD, the authority to proceed may be accompanied by the addition of development requirements which provide for protection and preservation of the site and/or additional measures necessary to address the sensitive and unique nature of the site. All treatment recommendations made by the tribe and other cultural resources specialists will be documented in the confidential portion of the project record. Work in the area(s) of the cultural find may only proceed after authorization from the lead agency in coordination with the Tribe.

Please reach out to the tribe by using the contact information listed below. We appreciate your compliance and understanding in our endeavors to protect and preserve our tribal cultural resources.

Venesa Kremer
Cultural Resource Assistant
Lead Monitor
Wilton Rancheria- Cultural Preservation Department
Tel: 916.683.6000 ext. 2023
vkremer@wiltonrancheria-nsn.gov
cpd@wiltonrancheria-nsn.gov

Appendix C

NATIVE AMERICAN CORRESPONDENCE

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May 17, 2022

Ms. Christina Snider, Executive Secretary
California Native American Heritage Commission
1550 Harbor Boulevard, Suite 100
West Sacramento, California 95691

Dear Ms. Snider:

The City of Dublin (City) proposes to implement the Iron Horse Nature Park and Open Space Project (Project) located at located between Amador Valley Rd. and Alcosta Blvd., Dublin, California. The proposed Project would include the following features:

1. Re-location of the Iron Horse Trail to the east in the location of the historic railroad bed
2. Additional secondary pedestrian trails along the corridor
3. Better access at the northern boundary, along the northeast side and at Stagecoach Park
4. Restoration of the site with native vegetation representing oak woodlands, grasslands, riparian zones and wetlands
5. Trail head facilities
6. Community garden space
7. Picnic and play spaces for children
8. Collaboration with Zone 7 on their re-alignment of San Ramon Creek to improve flood management, water quality and naturalized system providing access to additional parkland for residents.

The Project requires compliance with the National Environmental Preservation Act (NEPA), Section 106 of the National Historic Preservation Act (NHPA), and the California Environmental Quality Act (CEQA). NCE has been retained to complete initial compliance with Section 106 of the NHPA and AB-52 under CEQA. The Project is comprised of approximately 8-acres located within Township 2 South, Range 1 West, Section 36. Two maps are enclosed for your review. Figure 1 is a location map of the project area at a 1:24,000 scale with a USGS 7.5' quadrangle background (Dublin). Figure 2 is a detail map with aerial imagery.

Please provide a Native American contact list for within and near the project area. We also request that you conduct a search of your Sacred Lands database for any places of concern that may be located within or adjacent to the proposed project area.

If you have any questions, please feel free to contact me via email at mlaitinen@ncenet.com or by telephone (510-215-3620). I appreciate your assistance and look forward to hearing from you soon.

Sincerely,

Molly Laitinen

Molly Laitinen
NCE | Staff Archaeologist
Enclosed: Tribal Consultation List Request Form; Figure 1 – Location Map; Figure 2 – Detail Map

Pt. Richmond, CA
501 Canal Blvd., Suite I
Pt. Richmond, CA 94804
(510) 215-3620

Local Government Tribal Consultation List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Type of List Requested

☑ **CEQA Tribal Consultation List (AB 52)** – ***Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2***

☐ **General Plan (SB 18)** - ***Per Government Code § 65352.3.***

Local Action Type:

___ **General Plan** ___ **General Plan Element** ___ **General Plan Amendment**

___ **Specific Plan** ___ **Specific Plan Amendment** ___ **Pre-planning Outreach Activity**

Required Information

Project Title: Iron Horse Nature Park and Open Space Project

Local Government/Lead Agency: City of Dublin

Contact Person: Molly Laitinen, Staff Archaeologist, NCE

Street Address: 501 Canal Blvd., Suite I

City: Richmond, CA **Zip:** 94804

Phone: 510-215-3620 **Fax:** 510-215-2898

Email: mlaitinen@ncenet.com

Specific Area Subject to Proposed Action

County: Alameda **City/Community:** City of Dublin

Project Description:

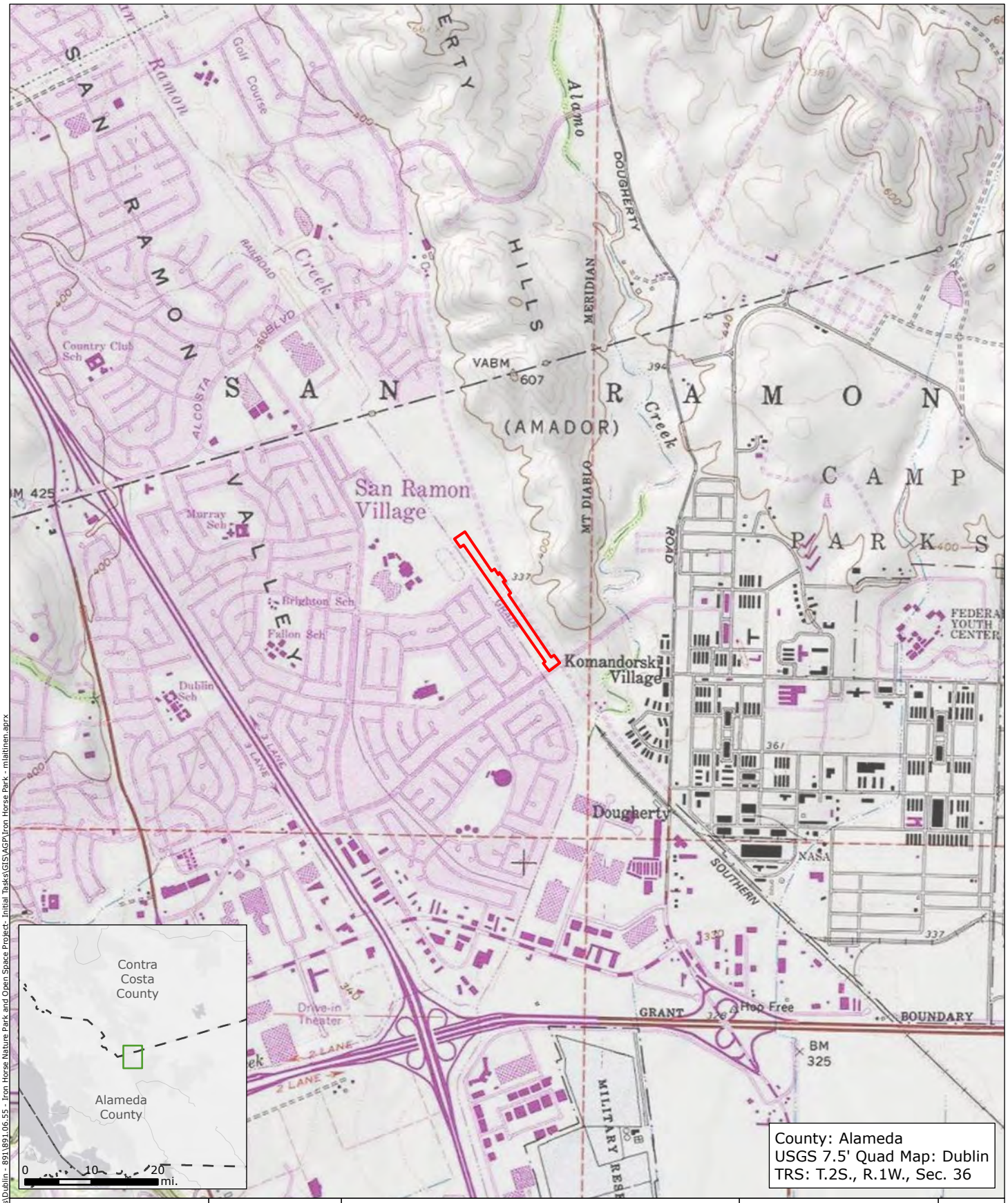
See attached letter.

Additional Request

☑ **Sacred Lands File Search** - ***Required Information:***

USGS Quadrangle Name(s): Dublin 7.5'

Township: 2.S **Range:** 1.W **Section(s):** 36



County: Alameda
USGS 7.5' Quad Map: Dublin
TRS: T.2S., R.1W., Sec. 36

Legend

Project Area

NCE

DUBLIN CALIFORNIA

Iron Horse Nature Park and Open Space Project

Project Area Location Map

N

1:24,000

0 1,000 2,000 ft.

FIGURE 1

SOURCE	JOB NUMBER	DRAWN	DATE	REVISED	APPROVED
ESRI USGS Topo Maps	891.06.55	mlaitinen	4/21/22	-	jhall

Document Path: P:\Active Projects\Dublin - 891\891.06.55 - Iron Horse Nature Park and Open Space Project- Initial Tasks\GIS\AGP\Iron Horse Park - mlaitinen.aprx

Legend

Project Area

NCE

DUBLIN CALIFORNIA

Iron Horse Nature Park and Open Space Project

Project Area Detail Map

N

1 in. = 400 ft.

0 200 400 ft.

FIGURE 2

SOURCE	JOB NUMBER	DRAWN	DATE	REVISED	APPROVED
Bing Aerial Basemap	891.06.55	mlaitinen	4/22/2022	-	-

Document Path: P:\Active Projects\Dublin - 891\891.06.55 - Iron Horse Nature Park and Open Space Project- Initial Tasks\GIS\AGP\Iron Horse Park - mlaitinen.aprx

NATIVE AMERICAN HERITAGE COMMISSION

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Luiseño

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Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

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William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

June 14, 2022

Molly Laitinen
NCE

Via Email to: mlaitinen@ncenet.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Iron Horse Nature Park and Open Space Project, Alameda County

Dear Ms. Laitinen:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

  All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Tribal Consultation List
Alameda County
6/14/2022

Amah MutsunTribal Band of Mission San Juan Bautista
Irene Zwierlein, Chairperson
3030 Soda Bay Road — Costanoan
Lakeport, CA, 95453
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com

Costanoan Rumsen Carmel Tribe
Tony Cerda, Chairperson
244 E. 1st Street — Costanoan
Pomona, CA, 91766
Phone: (909) 629 - 6081
Fax: (909) 524-8041
rumsen@aol.com

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 — Costanoan
Hollister, CA, 95024
Phone: (831) 637 - 4238
ams@indiancanyons.org

Indian Canyon Mutsun Band of Costanoan
Kanyon Sayers-Roods, MLD Contact
1615 Pearson Court — Costanoan
San Jose, CA, 95122
Phone: (408) 673 - 0626
kanyon@kanyonkonsulting.com

Muwekma Ohlone Indian Tribe of the SF Bay Area
Charlene Nijmeh, Chairperson
20885 Redwood Road, Suite 232 — Costanoan
Castro Valley, CA, 94546
Phone: (408) 464 - 2892
cnijmeh@muwekma.org

Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano, Vice Chairwoman
20885 Redwood Road, Suite 232 — Costanoan
Castro Valley, CA, 94546
Phone: (408) 205 - 9714
marellano@muwekma.org

North Valley Yokuts Tribe
Katherine Perez, Chairperson
P.O. Box 717 — Costanoan
Linden, CA, 95236 — Northern Valley
Phone: (209) 887 - 3415 — Yokut
canutes@verizon.net

North Valley Yokuts Tribe
Timothy Perez,
P.O. Box 717 — Costanoan
Linden, CA, 95236 — Northern Valley
Phone: (209) 662 - 2788 — Yokut
huskanam@gmail.com

The Ohlone Indian Tribe
Andrew Galvan,
P.O. Box 3388 — Bay Miwok
Fremont, CA, 94539 — Ohlone
Phone: (510) 882 - 0527 — Patwin
Fax: (510) 687-9393 — Plains Miwok
chochenyo@AOL.com

Wilton Rancheria
Jesus Tarango, Chairperson
9728 Kent Street — Miwok
Elk Grove, CA, 95624
Phone: (916) 683 - 6000
Fax: (916) 683-6015
jtarango@wiltonrancheria-nsn.gov

Wilton Rancheria
Steven Hutchason, THPO
9728 Kent Street — Miwok
Elk Grove, CA, 95624
Phone: (916) 683 - 6000
Fax: (916) 863-6015
shutchason@wiltonrancheria-nsn.gov

Wilton Rancheria
Dahlton Brown, Director of Administration
9728 Kent Street — Miwok
Elk Grove, CA, 95624
Phone: (916) 683 - 6000
dbrown@wiltonrancheria-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Iron Horse Nature Park and Open Space Project, Alameda County.

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas, CA, 93906
Phone: (831) 443 - 9702
kwood8934@aol.com

Foothill Yokut
Mono

The Confederated Villages of Lisjan
Corrina Gould, Chairperson
10926 Edes Avenue
Oakland, CA, 94603
Phone: (510) 575 - 8408
cvltribe@gmail.com

Bay Miwok
Ohlone
Delta Yokut

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Iron Horse Nature Park and Open Space Project, Alameda County.

DUBLIN
CALIFORNIA
THE NEW AMERICAN BACKYARD

June 20, 2022

Tony Cerda, Chairperson
Costanoan Rumsen Carmel Tribe
244 E. 1st Street
Pamona, CA 91766

SUBJECT: Iron Horse Nature Park and Open Space Project, CIP No. PK0422

Dear Tony Cerda:

The City of Dublin (City) proposes to construct the Iron Horse Nature Park and Open Space Project (Project) located in Dublin, California. The purpose of the Project is to create a nature park and open space with a trail and recreation facilities to meet the current and future needs of Dublin residents. The Project area will extend north from the intersection of Amador Valley Boulevard for approximately 2,000 feet along a former railroad embankment. An existing segment of the Iron Horse Trail is located west of and paralleling the Project. Upon ultimate completion of all planned improvements, the new trail constructed with the Project will eventually replace the paralleling segment of the existing Iron Horse Trail. Project improvements will be consistent with the adopted Parks and Recreation Master Plan and the adopted Iron Horse Nature Park and Open Space Master Plan.

The Project requires compliance with the California Environmental Quality Act (CEQA). The City will act as the CEQA lead agency. NCE has been retained to conduct Native American consultation under Assembly Bill 52 (AB-52) (PRC 21080.3.1).

The Project is comprised of 10.4-acres located within Township 2 South, Range 1 West, Section 36. Two maps are enclosed for your review. Figure 1 is a location map of the project area at a 1:24,000 scale with a USGS 7.5' quadrangle background (Dublin). Figure 2 is a detail map with aerial imagery.

A records search of the Project area and a quarter-mile (0.25) buffer was requested from the Northwest Information Center. Record search results indicate one architectural resource (P-01-011774) has been recorded previously within the Project area and two architectural resources (P-01-011775 and P-01-012186) have been recorded previously within 0.25 miles of the Project area. Resource P-01-011774 represents the remnants of an unnamed railroad grade and associated features; P-01-011775 is a segment of the channelized South San Ramon Creek; and P-01-012186 consists of the Alamo Canal. A search of the Native American Heritage Commission (NAHC) Sacred Lands File was requested for the Project area on May 17, 2022. The results of that search were negative.

An intensive archaeological survey and archaeological monitoring of 52 environmental boreholes within the Project area occurred between April 13 and April 18, 2022. No new cultural resources were identified during the inventory or monitoring efforts.

City Council
925.833.6650
City Manager
925.833.6650
Community Development
925.833.6610
Economic Development
925.833.6650
Finance/IT
925.833.6640
Fire Prevention
925.833.6606
Human Resources
925.833.6605
Parks & Community Services
925.833.6645
Police
925.833.6670
Public Works
925.833.6630

100 Civic Plaza
Dublin, CA 94568
P 925.833.6650
F 925.833.6651
www.dublin.ca.gov

Please consider this letter and preliminary Project information as the initiation of AB-52 consultation under CEQA. Please respond within 30 days of receipt of this letter if you would like to consult on this Project. Please provide a designated lead contact person if you have not provided that information to us already.

If you have any questions, please feel free to contact Molly Laitinen, the City's consultant with NCE, via e-mail at mlaitinen@ncenet.com or by telephone at (408)-823-4570. We appreciate your assistance and look forward to hearing from you soon.

Sincerely,

Laurie L. Sucgang, P.E.
Assistant Public Works Director/City Engineer

Enclosure: Figure 1 – Project Area Location Map
Figure 2 – Project Area Detail Map
NAHC Results Letter
NWIC Results Letter

cc: Molly Laitinen, NCE

Legend

Project Area

NCE

DUBLIN CALIFORNIA

Iron Horse Nature Park and Open Space Project

Project Area Location Map

N

1:24,000

0 1,000 2,000 ft.

FIGURE 1

SOURCE	JOB NUMBER	DRAWN	DATE	REVISED	APPROVED
ESRI USGS Topo Maps	891.06.55	mlaitinen	4/21/22	6/16/2022	jhall

Document Path: P:\Active Projects\Dublin - 891\891.06.55 - Iron Horse Nature Park and Open Space Project- Initial Tasks\GIS\AGP\mlaitinen\Iron Horse Park - mlaitinen.aprx

Legend

Project Area

NCE

DUBLIN CALIFORNIA

Iron Horse Nature Park and Open Space Project

Project Area Detail Map

N

1 in. = 400 ft.

0 200 400 ft.

FIGURE 2

SOURCE	JOB NUMBER	DRAWN	DATE	REVISED	APPROVED
Bing Aerial Basemap	891.06.55	mlaitinen	4/22/2022	6/16/2022	jhall

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NATIVE AMERICAN HERITAGE COMMISSION

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Luiseño

VICE CHAIRPERSON
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Paiute/White Mountain Apache

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Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

June 14, 2022

Molly Laitinen
NCE

Via Email to: mlaitinen@ncenet.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Iron Horse Nature Park and Open Space Project, Alameda County

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1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

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- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
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4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

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If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

Attachment

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://nwic.sonoma.edu

5/25/2022 NWIC File No.: 21-1785

Molly Laitinen
NCE
501 Canal Blvd. Suite I
Richmond, CA 95804

Re: Iron Horse Nature Park and Open Space Project

The Northwest Information Center received your record search request for the project area referenced above, located on the Dublin USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a 0.25 mi. radius:

Resources within project area:	P-01-011774
Resources within 0.25 mi. radius:	P-01-011775, P-01-012186
Reports within project area:	[20] Please see attached list, page 3
Reports within 0.25 mi. radius:	S-37500, 37985, 407548, 46220, 52657, 53003

Resource Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Digital Database Records:	☒ enclosed	☐ not requested	☐ nothing listed
Report Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Report Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Report Digital Database Records:	☒ enclosed	☐ not requested	☐ nothing listed
Resource Record Copies:	☒ enclosed	☐ not requested	☐ nothing listed
Report Copies:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Built Environment Resources Directory:	☒ enclosed	☐ not requested	☒ nothing listed
Archaeological Determinations of Eligibility:	☐ enclosed	☐ not requested	☒ nothing listed
CA Inventory of Historic Resources (1976):	☒ enclosed	☐ not requested	☐ nothing listed
GLO and/or Rancho Plat Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Maps:	☐ enclosed	☒ not requested	☐ nothing listed

Local Inventories:	☐ enclosed	☒ not requested	☐ nothing listed
Caltrans Bridge Survey:	☐ enclosed	☒ not requested	☐ nothing listed
Ethnographic Information:	☒ enclosed	☐ not requested	☐ nothing listed
Historical Literature:	☐ enclosed	☒ not requested	☐ nothing listed
Shipwreck Inventory:	☐ enclosed	☒ not requested	☐ nothing listed

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Annette Neal

Researcher

7021 2720 0000 0320 1339

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
$

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City, State, ZIP+4® Pomona, CA 91766

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
TONY CERDA
(IRON HORSE Park)
244 E. 1ST ST.
Pomona, CA 91766

9590 9402 6910 1104 1928 66

2. Article Number (Transfer from service label)
7021 2720 0000 0320 1339

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☒ Agent
☐ Addressee

B. Received by (Printed Name)
X

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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Tracking Number: 70212720000003201339

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Your item was picked up at the post office at 2:18 pm on June 28, 2022 in POMONA, CA 91768.

USPS Tracking Plus® Available

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June 28, 2022 at 2:18 pm
POMONA, CA 91768

Get Updates

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Tracking History

June 28, 2022, 2:18 pm

Delivered, Individual Picked Up at Post Office
POMONA, CA 91768
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Feedback

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Andrew Galyan
Street and Apt. No., or PO Box No. P.O. Box 3388
City, State, ZIP+4® Fremont, CA 94539

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Andrew Galyan
(Iron Horse Park)
P.O. Box 3388
Fremont, CA 94539

9590 9402 6910 1104 1929 27

2. Article Number (Transfer from service label)
7021 2720 0000 0320 1124

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x [signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [illegible]
C. Date of Delivery 6-28-2022

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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Tracking Number: 70212720000003201124

Remove X

Feedback

Your item was picked up at the post office at 1:31 pm on June 28, 2022 in FREMONT, CA 94539.

USPS Tracking Plus® Available

Delivered, Individual Picked Up at Post Office

June 28, 2022 at 1:31 pm
FREMONT, CA 94539

Get Updates

Text & Email Updates

Tracking History

June 28, 2022, 1:31 pm

Delivered, Individual Picked Up at Post Office
FREMONT, CA 94539
Your item was picked up at the post office at 1:31 pm on June 28, 2022 in FREMONT, CA 94539.

June 23, 2022, 9:25 am
Available for Pickup
FREMONT, CA 94539

June 23, 2022, 9:24 am
Arrived at Post Office
FREMONT, CA 94539

June 23, 2022, 6:10 am
Out for Delivery
FREMONT, CA 94538

June 22, 2022, 9:31 pm
Departed USPS Regional Facility
OAKLAND CA DISTRIBUTION CENTER

June 22, 2022, 11:02 am
Arrived at USPS Regional Facility
OAKLAND CA DISTRIBUTION CENTER

June 21, 2022, 11:00 pm
Arrived at USPS Regional Facility
RENO NV DISTRIBUTION CENTER

Feedback

USPS Tracking Plus®

Product Information

See Less

7021 2720 0000 0320 1162

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Corrina Gould
Street and Apt. No., or PO Box No. 10820 Edes Ave
City, State, ZIP+4® Oakland, CA 94603

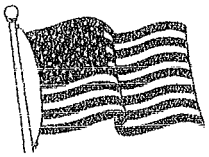
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL®

NCE

ox 1760
yr Cove, NV 89448

7021 2720 0000 0320 1162



UNITED STATES POSTAGE PITNEY BOWES
02 1P $008.10°
0000659942 JUN 20 2022
MAILED FROM ZIP CODE 89449

6334

958 NFE 1 12210006/23/22
NOTIFY SENDER OF NEW ADDRESS
: CONFEDERATED VILLAGES OF THE LISJAN
PO BOX 6334
ALAMEDA CA 94501-7334

BC: 94501733434 NIXIE 958 DE 1 0007/19/22

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

INC BC: 89448176060 *0305-05280-22-47
89448-1760

NL 127

2/6/8 - 3/4

1760

& Environmental Services

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Tracking Number: 70212720000003201162

Remove X

Feedback

Your item has been delivered to the original sender at 10:34 am on July 26, 2022 in ZEPHYR COVE, NV 89448.

USPS Tracking Plus® Available ∨

Delivered, To Original Sender

July 26, 2022 at 10:34 am
ZEPHYR COVE, NV 89448

Get Updates ∨

Text & Email Updates ∨

Tracking History ∧

July 26, 2022, 10:34 am

Delivered, To Original Sender
ZEPHYR COVE, NV 89448
Your item has been delivered to the original sender at 10:34 am on July 26, 2022 in ZEPHYR COVE, NV 89448.

July 22, 2022, 9:17 am
Available for Pickup
ZEPHYR COVE, NV 89448

July 22, 2022, 9:17 am
Arrived at Post Office
ZEPHYR COVE, NV 89448

July 21, 2022, 9:33 pm
Departed USPS Regional Facility
RENO NV DISTRIBUTION CENTER

July 21, 2022, 12:42 pm
Arrived at USPS Regional Facility
RENO NV DISTRIBUTION CENTER

July 20, 2022
In Transit to Next Facility

July 19, 2022, 7:43 am
Arrived at USPS Facility
SACRAMENTO, CA 95813

July 14, 2022, 5:56 pm
Unclaimed/Being Returned to Sender
ALAMEDA, CA 94501

July 2, 2022
Reminder to Schedule Redelivery of your item

June 27, 2022, 9:25 am

Feedback

Available for Pickup
ALAMEDA, CA 94501

June 27, 2022, 2:34 am
Departed USPS Regional Facility
OAKLAND CA DISTRIBUTION CENTER

June 25, 2022, 4:50 am
Arrived at USPS Regional Facility
OAKLAND CA DISTRIBUTION CENTER

June 23, 2022, 1:36 pm
Arrived at USPS Facility
SACRAMENTO, CA 95813

June 22, 2022, 11:42 pm
Departed USPS Regional Facility
OAKLAND CA DISTRIBUTION CENTER

June 22, 2022, 11:02 am
Arrived at USPS Regional Facility
OAKLAND CA DISTRIBUTION CENTER

June 21, 2022, 10:33 pm
Arrived at USPS Regional Facility
RENO NV DISTRIBUTION CENTER

Feedback

USPS Tracking Plus®

Product Information

See Less

7021 2720 0000 0320 1360

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Charlene Nijmeh / Arrellano
Street and Apt. No., or PO Box No. 20885 Redwood Rd #232
City, State, ZIP+4® Castro Valley, CA 94546

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Charlene Nijmeh
(Iron Horse Park)
20885 Redwood R. #232
Castro Valley, CA 94546

9590 9402 6910 1104 1928 97

2. Article Number *(Transfer from service label)*
7021 2720 0000 0320 1360

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ ~~Agent~~
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
6/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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Tracking Number: 70212720000003201360

Remove X

Feedback

Your item was delivered to the front desk, reception area, or mail room at 10:16 am on June 23, 2022 in CASTRO VALLEY, CA 94546.

USPS Tracking Plus® Available ∨

Delivered, Front Desk/Reception/Mail Room

June 23, 2022 at 10:16 am
CASTRO VALLEY, CA 94546

Get Updates ∨

Text & Email Updates ∨

Tracking History ∧

June 23, 2022, 10:16 am

Delivered, Front Desk/Reception/Mail Room
CASTRO VALLEY, CA 94546
Your item was delivered to the front desk, reception area, or mail room at 10:16 am on June 23, 2022 in CASTRO VALLEY, CA 94546.

June 23, 2022, 10:15 am
USPS picked up item
CASTRO VALLEY, CA 94546

June 23, 2022, 6:10 am
Out for Delivery
CASTRO VALLEY, CA 94546

June 23, 2022, 5:46 am
Arrived at Post Office
CASTRO VALLEY, CA 94546

June 22, 2022, 2:20 pm
Departed USPS Regional Facility
OAKLAND CA DISTRIBUTION CENTER

June 22, 2022, 11:02 am
Arrived at USPS Regional Facility
OAKLAND CA DISTRIBUTION CENTER

June 21, 2022, 11:01 pm
Arrived at USPS Regional Facility
RENO NV DISTRIBUTION CENTER

Feedback

USPS Tracking Plus®

Product Information

See Less

7021 2720 0000 0320 1117

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Katherine Perez
Street and Apt. No., or PO Box No. P.O. 717
City, State, ZIP+4® Linden, CA 95236

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Katherine Perez
(Iron Horse Park)
P.O. Box 717
Linden, CA 95236

9590 9402 6910 1104 1929 10

2. Article Number *(Transfer from service label)*
7021 2720 0000 0320 1117

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible]
C. Date of Delivery 6-23-20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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Tracking Number: 70212720000003201117

Remove X

Feedback

Your item was picked up at the post office at 9:56 am on June 23, 2022 in LINDEN, CA 95236.

USPS Tracking Plus® Available

Delivered, Individual Picked Up at Post Office

June 23, 2022 at 9:56 am
LINDEN, CA 95236

Get Updates

Text & Email Updates

Tracking History

June 23, 2022, 9:56 am

Delivered, Individual Picked Up at Post Office
LINDEN, CA 95236
Your item was picked up at the post office at 9:56 am on June 23, 2022 in LINDEN, CA 95236.

June 23, 2022, 7:50 am
Available for Pickup
LINDEN, CA 95236

June 23, 2022, 7:24 am
Arrived at Post Office
LINDEN, CA 95236

June 22, 2022, 6:21 pm
Departed USPS Regional Facility
SACRAMENTO CA DISTRIBUTION CENTER

June 22, 2022, 10:21 am
Arrived at USPS Regional Facility
SACRAMENTO CA DISTRIBUTION CENTER

June 21, 2022, 11:02 pm
Arrived at USPS Regional Facility
RENO NV DISTRIBUTION CENTER

Feedback

USPS Tracking Plus®

Product Information

See Less

Can't find what you're looking for?

7021 2720 0000 0320 1346

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Ann M. Sayers
Street and Apt. No., or PO Box No. P.O. Box 28
City, State, ZIP+4® Hollister, CA 95024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ann Marie Sayers
(Iron Horse Park)
P.O. Box 28
Hollister, CA 95024

9590 9402 6910 1104 1928 73

2. Article Number (Transfer from service label)
7021 2720 0000 0320 1346

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☒ Agent
☐ Addressee

B. Received by (Printed Name) Kanyon Sayers
C. Date of Delivery 8-23-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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Tracking Number: 70212720000003201346

Remove X

Feedback

Your item was picked up at the post office at 10:55 am on June 23, 2022 in HOLLISTER, CA 95023.

USPS Tracking Plus® Available ∨

Delivered, Individual Picked Up at Post Office

June 23, 2022 at 10:55 am
HOLLISTER, CA 95023

Get Updates ∨

Text & Email Updates ∨

Tracking History ∧

June 23, 2022, 10:55 am

Delivered, Individual Picked Up at Post Office
HOLLISTER, CA 95023
Your item was picked up at the post office at 10:55 am on June 23, 2022 in HOLLISTER, CA 95023.

June 23, 2022, 6:18 am
Available for Pickup
HOLLISTER, CA 95023

June 23, 2022, 6:16 am
Arrived at Post Office
HOLLISTER, CA 95023

June 22, 2022, 2:12 pm
Departed USPS Regional Facility
SAN JOSE CA DISTRIBUTION CENTER

June 22, 2022, 12:00 pm
Arrived at USPS Regional Facility
SAN JOSE CA DISTRIBUTION CENTER

June 21, 2022, 11:00 pm
Arrived at USPS Regional Facility
RENO NV DISTRIBUTION CENTER

Feedback

USPS Tracking Plus®

Product Information

See Less

Can't find what you're looking for?

7021 2720 0000 0320 1353

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To: Kanyon Sayers-Roods
Street and Apt. No., or PO Box No.: 1615 Pearson CT.
City, State, ZIP+4®: San Jose, CA 95122

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Kanyon Sayers-Roods
(Iron Horse Park)
1615 Pearson Court
San Jose, CA 95122

9590 9402 6910 1104 1928 80

2. Article Number *(Transfer from service label)*
7021 2720 0000 0320 1353

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X DR 2212
☑ Agent
☐ Addressee

B. Received by *(Printed Name)*: CIA

C. Date of Delivery: 6/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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Tracking Number: 70212720000003201353

Remove X

Feedback

Your item was delivered to an individual at the address at 1:25 pm on June 23, 2022 in SAN JOSE, CA 95122.

USPS Tracking Plus® Available ∨

Delivered, Left with Individual

June 23, 2022 at 1:25 pm
SAN JOSE, CA 95122

Get Updates ∨

Text & Email Updates ∨

Tracking History ∧

June 23, 2022, 1:25 pm

Delivered, Left with Individual
SAN JOSE, CA 95122
Your item was delivered to an individual at the address at 1:25 pm on June 23, 2022 in SAN JOSE, CA 95122.

June 23, 2022, 6:10 am
Out for Delivery
SAN JOSE, CA 95121

June 23, 2022, 4:55 am
Arrived at Post Office
SAN JOSE, CA 95121

June 22, 2022, 3:41 pm
Departed USPS Regional Facility
SAN JOSE CA DISTRIBUTION CENTER

June 22, 2022, 12:24 pm
Arrived at USPS Regional Facility
SAN JOSE CA DISTRIBUTION CENTER

June 22, 2022, 12:05 am
Arrived at USPS Regional Facility
RENO NV DISTRIBUTION CENTER

Feedback

USPS Tracking Plus®

Product Information

See Less

Can't find what you're looking for?

7021 2720 0000 0320 1322

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Jesus Tarango / Hutchason Brown
Street and Apt. No., or PO Box No. 9728 Kent St.
City, State, ZIP+4® Elk Grove, CA 95624

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jesus Tarango
(Iron Horse Park)
9728 Kent St.
Elk Grove, CA 95624

9590 9402 6910 1104 1928 59

2. Article Number (Transfer from service label)
7021 2720 0000 0320 1322

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Alicia Valles
C. Date of Delivery 6/23/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Learn More (https://reg.usps.com/xsell?app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action)

Tracking Number: 70212720000003201322

Remove X

Feedback

Your item was delivered to the front desk, reception area, or mail room at 3:12 pm on June 23, 2022 in ELK GROVE, CA 95624.

USPS Tracking Plus® Available

Delivered, Front Desk/Reception/Mail Room

June 23, 2022 at 3:12 pm
ELK GROVE, CA 95624

Get Updates

Text & Email Updates

Tracking History

June 23, 2022, 3:12 pm

Delivered, Front Desk/Reception/Mail Room
ELK GROVE, CA 95624
Your item was delivered to the front desk, reception area, or mail room at 3:12 pm on June 23, 2022 in ELK GROVE, CA 95624.

June 23, 2022, 8:27 am
Out for Delivery
ELK GROVE, CA 95624

June 23, 2022, 8:16 am
Arrived at Post Office
ELK GROVE, CA 95624

June 22, 2022, 5:38 pm
Departed USPS Regional Facility
SACRAMENTO CA DISTRIBUTION CENTER

June 22, 2022, 10:21 am
Arrived at USPS Regional Facility
SACRAMENTO CA DISTRIBUTION CENTER

June 21, 2022, 11:01 pm
Arrived at USPS Regional Facility
RENO NV DISTRIBUTION CENTER

Feedback

USPS Tracking Plus®

Product Information

See Less

Can't find what you're looking for?

7021 2720 0000 0320 1155

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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Sent To Kenneth Woodrow
Street and Apt. No., or PO Box No. 1179 Rock Haven Ct.
City, State, ZIP+4® Salinas CA 93906

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kenneth Woodrow
(Iron Horse Park)
1179 Rock Haven Ct.
Salinas, CA 93906

9590 9402 6910 1104 1929 58

2. Article Number *(Transfer from service label)*
7021 2720 0000 0320 1155

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
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3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
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Feedback

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June 28, 2022 at 4:33 pm
SALINAS, CA 93906

Get Updates

Text & Email Updates

Tracking History

June 28, 2022, 4:33 pm

Delivered, Left with Individual
SALINAS, CA 93906
Your item was delivered to an individual at the address at 4:33 pm on June 28, 2022 in SALINAS, CA 93906.

June 27, 2022
In Transit to Next Facility

June 26, 2022, 11:54 am
Departed USPS Regional Facility
SAN JOSE CA DISTRIBUTION CENTER

June 25, 2022, 1:00 pm
Arrived at USPS Regional Facility
SAN JOSE CA DISTRIBUTION CENTER

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FAQs

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Irenne Zwierlein
Street and Apt. No., or PO Box No. 3030 Soda Bay Rd
City, State, ZIP+4® Lakeport, CA 95453

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Irenne Zwierlein
(Iron Horse Park)
3030 Soda Bay Rd.
Lakeport, CA 95453

9590 9402 6910 1104 1928 42

2. Article Number (Transfer from service label)
7021 2720 0000 0320 1377

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
3030 Soda Bay Rd

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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Feedback

Tracking Number: 70212720000003201377

Your item was delivered to an individual at the address at 3:09 pm on June 23, 2022 in LAKEPORT, CA 95453.

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Delivered, Left with Individual

June 23, 2022 at 3:09 pm
LAKEPORT, CA 95453

Get Updates

Text & Email Updates

Tracking History

June 23, 2022, 3:09 pm

Delivered, Left with Individual
LAKEPORT, CA 95453
Your item was delivered to an individual at the address at 3:09 pm on June 23, 2022 in LAKEPORT, CA 95453.

June 23, 2022, 8:33 am
Out for Delivery
LAKEPORT, CA 95453

June 23, 2022, 8:22 am
Arrived at Post Office
LAKEPORT, CA 95453

June 23, 2022, 1:08 am
Arrived at USPS Regional Facility
NORTH BAY CA DISTRIBUTION CENTER

June 22, 2022, 1:29 pm
Arrived at USPS Regional Facility
SAN FRANCISCO CA DISTRIBUTION CENTER

June 21, 2022, 11:01 pm
Arrived at USPS Regional Facility
RENO NV DISTRIBUTION CENTER

Feedback

USPS Tracking Plus®

Product Information

See Less

Can't find what you're looking for?

From:	Venesa Kremer
To:	Christina Rathbone
Cc:	Laurie.Sucgang@dublin.ca.gov; Andre Jadkowski; Cord Hute; Molly Laitinen
Subject:	RE: Dublin Iron Horse Trail Project Tribal Consultation
Date:	Thursday, February 16, 2023 3:14:09 PM
Attachments:	image001.jpg Mitigation Measures for Inadvertant Discoveries.pdf

Thank you all for meeting with us today. After further review and discussion of this project with my Director, Lou Griffin, we are comfortable allowing this project to move into the next phase without tribal monitoring. We do not need to review the contaminated soils once it arrives to the collection site, however we are attaching our basic mitigation preferences for inadvertent discoveries. We would also like a copy of any testing done of the soils for our records. We really like the idea of having an opportunity to educate people through signage and we hope that you move forward with doing such, but, once we talked it over we think it best to leave this area open for the Ohlone tribe to provide information. I do understand that the Ohlone are not consulting on this project but we do not want to put Wilton's name over someone elses primary territory. Thank you for the opportunity and for taking the time to listen to our concerns. We wish you well on your project and we look forward to speaking with you again soon. Thank you

---

From: Christina Rathbone <CRathbone@ncenet.com>
Sent: Monday, January 30, 2023 11:22 AM
To: Venesa Kremer <vkremer@wiltonrancheria-nsn.gov>
Cc: Laurie.Sucgang@dublin.ca.gov; Andre Jadkowski <AJadkowski@ncenet.com>; Cord Hute <CHute@ncenet.com>; Molly Laitinen <MLaitinen@ncenet.com>
Subject: Dublin Iron Horse Trail Project Tribal Consultation

Hi Venesa,

On behalf of the City of Dublin we would like to set up a meeting with you to discuss the Iron Horse Trial Project concerns and questions. Could you please send me a list of available dates and times to which you are available? We can then work out an appropriate plan to fit everyone's timetable.

Please find attached the archaeological report, along with a link which contains the Summary of Architectural Resources Inventory and the Cultural Resources Inventory Report.

https://nce.sharefile.com/d-s2578f0b3686e4cb69ef943792137d036

If you have any further questions please feel free to reach out.

Thank you,

Christina Rathbone
Archaeologist
c (414) 526-3413

e crathbone@ncenet.com

1885 S Arlington Ave #111
Reno, NV 89509
www.ncenet.com

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From: Venesa Kremer
To: Molly Laitinen
Subject: Iron Horse Nature Park and Open Space Project, CIP No. PK0422
Date: Wednesday, July 27, 2022 3:35:38 PM

July 27, 2022

Dublin California
The New American Backyard
100 Civic Plaza
Dublin, CA 94568

Attention: Molly Laitinen, City Consultant

Hello-

Wilton Rancheria received a letter from Assistant Public Works Director Laurie L. Sucgang, P.E. for Dublin California- The New American Backyard, dated June 20, 2022, formally notifying us of a proposed project, Iron Horse Nature Park and Open Space Project, CIP No.PK0422, and an opportunity to consult under AB 52. This letter is notice that Wilton Rancheria would like to initiate consultation under AB 52.

We would like to discuss the topics listed in Cal. Public Resources Code section 21080.3.2(a), including the type of environmental review to be conducted for the project; project alternatives; the project's significant effects; and mitigation measures for any direct, indirect, or cumulative impacts the project may cause to tribal cultural resources. As consultation progresses, we may also wish to discuss design options that would avoid impacts to tribal cultural resources; the scope of any environmental document that is prepared for the project; pre-project surveys; and tribal cultural resource identification, significance evaluations and culturally-appropriate treatment.

This letter is also a formal request to allow Wilton Rancheria tribal representatives to observe and participate in all cultural resource surveys, including initial pedestrian surveys for the project. Please send us all existing cultural resource assessments, as well as requests for, and the results of, any records searches that may have been conducted prior to our first consultation meeting. If tribal cultural resources are identified within the project area, it is Wilton Rancheria's policy that tribal monitors must be present for all ground disturbing activities. Finally, please be advised that our preference is to preserve tribal cultural resources in place and avoid them whenever possible. Subsurface testing and data recovery must not occur without first consulting with Wilton Rancheria and receiving Wilton Rancheria 's written consent.

In the letter City Consultant Molly Laitinen is identified as the lead contact person for consultation on the proposed project. Venesa Kremer will be Wilton Rancheria's point of contact for this consultation. Please contact Venesa by phone (916) 683-6000 ext. 2023 or email at vkremer@wiltonrancheria-nsn.gov to begin the consultation process.

Thank you for involving Wilton Rancheria in the planning process at an early stage. We ask that you make this letter a part of the project record and we look forward to working with you to ensure that tribal cultural resources are protected.

Sincerely,
Venesa Kremer- Cultural Resource Assistant
Wilton Rancheria CPD

Appendix D

HISTORICAL SOCIETY CORRESPONDENCE

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Molly Laitinen

From: Ed1ArchitectHist <edwardbyarbrough@gmail.com>
Sent: Friday, June 24, 2022 10:48 AM
To: Steve Minniear
Cc: Molly Laitinen; Steven Minniear
Subject: Re: Proposed Iron Horse Nature Park and Open Space Project

Hi Steve,

Sorry for the delayed response! I've been off work the last two days but forgot to set up an auto-reply.

I'm very interested in the 1945 Navy aerial image and to speak with you more about the rail line. I haven't been to Dublin for my site visit yet, which will involve photographing the rail line and especially the trestle. Please let me the best way for us to communicate ... in person, via email, or phone. I'm very grateful for your time and guidance.

Thank you!!

Ed

--

Edward Yarbrough, MSHP, Assoc. AIA | Senior Architectural Historian

dba/Yarbrough Architectural Resources
2150 Silverado Trail North, Saint Helena, CA 94574 | 131 Central Ave., Ste. 1, San Francisco, CA 94117
Mobile: 415-819-7995
edwardbyarbrough@gmail.com
https://www.yarchitecturalresources.com/

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On Wed, Jun 22, 2022 at 5:04 PM Steve Minniear <minniear@comcast.net> wrote:

> Molly,
>
> Thanks for the update. I'll look forward to hearing from him. I identified an aerial image taken by the Navy from 1945 that shows some structures in the area.
>
> Steve
>
> On 06/22/2022 4:47 PM Molly Laitinen <mlaitinen@ncenet.com> wrote:

Hi Steve,

Thank you for taking a look through what you have so far. I have forwarded your information to Ed Yarbrough, the architectural historian for the project, as we discussed briefly on the phone on Monday. He should have some better questions to ask you in regards to the railroad.

Thank you!

Molly Laitinen

NCE|Staff Archaeologist

Mobile: (408) 823-4570

From: Steven Minniear <dublincahistoricalsociety@gmail.com>
Sent: Monday, June 20, 2022 10:11 AM
To: Molly Laitinen <MLaitinen@ncenet.com>
Cc: minniear@comcast.net
Subject: Re: Proposed Iron Horse Nature Park and Open Space Project

Molly,

Sorry for the delay. We have additional information about the area that may help your work. It is possible the area was once part of a spur track and loading/unloading area for freight. Can you contact me via minniear@comcast.net and/or 925 785-2898 (personal cell) to talk a bit more. In the meantime I'll look through my information to see what I have and what the Dublin Historical Society has access to. There may be additional information available through the Museum of the San Ramon Valley and/or the Boone Farm museum. Can you let me know what your timelines and deadlines are? Thanks.

Steve Minniear

Historian, City of Dublin

On Thu, Jun 16, 2022 at 4:08 PM Molly Laitinen <MLaitinen@ncenet.com> wrote:

Greetings:

I am a Staff Archaeologist from NCE completing outreach on behalf of the City of Dublin. I would like to inform the Dublin Historical Society of the Iron Horse Nature Park and Open Space Project proposed by the City of Dublin which will follow the adopted Parks and Recreation Master Plan (https://dublin.ca.gov/DocumentCenter/View/5063/Park-and-Recreation-Master-Plan---2022-Update?bidId=). I've included two maps showing the project area.

The project area will extend north from the intersection of Amador Valley Boulevard for approximately 2,000 feet along a former railroad embankment. An existing segment of the Iron Horse Trail is located west of and paralleling the Project. The Project is planned to become the future replacement for the paralleling segment of the existing Iron Horse Trail. Park amenities will include a trail entry plaza just north of the Amador Valley Boulevard intersection; concrete pads to be used as outdoor classrooms and gathering spaces with seating; shade structures; and wayfinding and trail markers strategically located along the trail.

We would like to know if you have additional information regarding historical features like the historic railroad alignment, historic context or if you have any concerns regarding cultural resources within the project area.

Thank you,

Molly Laitinen, RPA

Staff Archaeologist

NCE

p (510) 215-3620 **c** (408) 823-4570
f (510) 215-2898 **e** mlaitinen@ncenet.com

NCE

501 Canal Blvd., Suite I, Richmond, CA 94804

www.ncenet.com

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Appendix E

Records Search Results

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CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://nwic.sonoma.edu

5/25/2022 NWIC File No.: 21-1785

Molly Laitinen
NCE
501 Canal Blvd. Suite I
Richmond, CA 95804

Re: Iron Horse Nature Park and Open Space Project

The Northwest Information Center received your record search request for the project area referenced above, located on the Dublin USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a 0.25 mi. radius:

Resources within project area:	P-01-011774
Resources within 0.25 mi. radius:	P-01-011775, P-01-012186
Reports within project area:	[20] Please see attached list, page 3
Reports within 0.25 mi. radius:	S-37500, 37985, 407548, 46220, 52657, 53003

Resource Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Digital Database Records:	☒ enclosed	☐ not requested	☐ nothing listed
Report Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Report Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Report Digital Database Records:	☒ enclosed	☐ not requested	☐ nothing listed
Resource Record Copies:	☒ enclosed	☐ not requested	☐ nothing listed
Report Copies:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Built Environment Resources Directory:	☒ enclosed	☐ not requested	☒ nothing listed
Archaeological Determinations of Eligibility:	☐ enclosed	☐ not requested	☒ nothing listed
CA Inventory of Historic Resources (1976):	☒ enclosed	☐ not requested	☐ nothing listed
GLO and/or Rancho Plat Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Maps:	☐ enclosed	☒ not requested	☐ nothing listed

Local Inventories:	☐ enclosed	☒ not requested	☐ nothing listed
Caltrans Bridge Survey:	☐ enclosed	☒ not requested	☐ nothing listed
Ethnographic Information:	☒ enclosed	☐ not requested	☐ nothing listed
Historical Literature:	☐ enclosed	☒ not requested	☐ nothing listed
Shipwreck Inventory:	☐ enclosed	☒ not requested	☐ nothing listed

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Annette Neal

Researcher

Reports In 0.25 mi. Buffer

DocCo	DocNo
S-	000727
S-	000848
S-	000934
S-	002021
S-	002458
S-	009462
S-	009583
S-	009795
S-	016660
S-	017835
S-	018217
S-	020395
S-	030204
S-	032596
S-	033239
S-	033600
S-	047983
S-	048567
S-	048927
S-	049780

[total document = 268 pages]

CALIFORNIA INVENTORY OF HISTORIC RESOURCES

March 1976

State of California — The Resources Agency
DEPARTMENT OF PARKS & RECREATION

CALIFORNIA INVENTORY OF HISTORIC RESOURCES

March 1976

Edmund G. Brown Jr.
Governor
State of California

Claire T. Dedrick
Secretary for Resources

Herbert Rhodes
Director
Department of Parks and Recreation

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
P.O. Box 2390 Sacramento 95811

Preface

California has a rich and diverse heritage. It is a heritage of many different cultures, strongly influenced by natural forces — climate, the coast, vegetation, and land and mineral wealth. It is a heritage of people and how they have settled and developed within these natural circumstances, shaping their man-made environment. They have left us many cultural resources — historic, architectural, and archeological — from which we may be reminded of the conditions and lessons of the past. These resources must be preserved as a part of the overall environmental quality of California.

Throughout the last few decades, many examples of our heritage have been demolished to make way for urban redevelopment, suburban sprawl, and the expansion of commercial needs and transportation networks. Californians recognize that the spirit and direction of the state are founded on our history and are reflected in our historic resources. Our historic and cultural foundations should be preserved as living parts of our community life. These resources contribute to an esthetically diversified environment. They offer a physical link to our heritage that we can look at, walk through, and experience.

In the last few years concern for our historic environment has spread. Preservation is being recognized as a vital part of comprehensive environmental planning. As the educational, social, and economic benefits of preservation become known, preservation will attract the support of greater numbers of Californians. With widespread public support today, future generations will be assured of an opportunity to appreciate California's historic resources.

A broader definition of historic preservation has resulted from a concern for environmental and historical issues. Fundamentally, preservation is the act of retaining the tangible remnants of our heritage. To reach and benefit as many people as possible, preservation now applies to all of the historic resources that contributed to an area's total living environment. Preserved sites will not only include mansions, missions, and house museums emphasizing political, social, and economic elites and events, but also settlers' villages, factories, ships, agricultural developments and sites representing ethnic minorities and others whose historical importance has been overlooked, such as the average citizen of the past. Historically and architecturally important districts and neighborhoods will be conserved as well as individual sites.

Currently, the Office of Historic Preservation of the California Department of Parks and Recreation is engaged in activities on a statewide scale designed to preserve California's historic resources. These activities reflect a commitment to overall environmental quality and the retention and presentation of all aspects of the state's heritage.

The National Historic Preservation Act of 1966 provides federal funding for preservation efforts within each of the fifty-six states and territories. The Act authorizes the governor to appoint a State Historic Preservation Officer to fulfill functions outlined by the Act. The Act provides that each state prepare a long-range historic preservation plan, conduct a statewide survey of historic sites, nominate and oversee the protection of sites eligible for the National Register of Historic Places, and administer a matching-grants program for the acquisition, rehabilitation, or restoration of properties on the National Register.

The Office of Historic Preservation serves as the State Historic Preservation Officer's staff for California, and by doing so, secures and distributes funds for many state and local projects. The Office of Historic Preservation also serves as staff for the California Historical Resources Commission, which is the state's official review body for the National Register program as well as the California Historical Landmarks and California Points of Historical Interest programs. To further implement the policies of the Act, the Offite of Historic Preservation reviews Environmental Impact Statements to ensure the protection of sites on or eligible for the National Register. This is in compliance with Section 106 of the Act and Executive Order 11593, which require that federal agencies survey and report on any property within a project's potential environmental impact area that is on or eligible for the National Register. If properties of National Register significance are discovered, proper mitigation must be discussed with the State Historic Preservation Officer and the National Advisory Council on Historic Preservation.

GOALS

Increased public awareness of and support for historic preservation will be achieved by the dissemination of information on preservation planning, funding, and legislation to private individuals and local entities. The Office of Historic Preservation is establishing liaison with the state's colleges and universities and securing the assistance of volunteers from both academic and non-academic sources. The Office of Historic Preservation offers workshops and publishes procedural guides to encourage and assist public participation in the survey, registry, and grants programs. In May 1976, the Office of Historic Preservation is co-sponsoring with the National Trust for Historic Preservation, the first statewide preservation conference.

Historic, cultural, archeological, and architectural resources must be identified and evaluated before they can be protected and preserved. The constant updating and eventual completion of the inventory by the Office of Historic Preservation and volunteers in the field will provide an efficient tool for planning at all levels. Advanced planning based on a systematic inventory and a related data bank will protect previously unidentified historic sites from misuse, decay, or destruction.

Federal and local, as well as state, planners should be made fully aware of the advantages and responsibilities in the area of historic preservation. Cities and counties will be encouraged to include a preservation element in their general plans and to consider the adoption of historic district ordinances, appropriate zoning measures, tax incentives, and other devices that facilitate the preservation of historic sites and structures.

The enactment of preservation legislation is vital to the protection of California's historic environment. As is the case with most other states, California needs additional legislation to provide incentives to preserve and restore historic properties. During the next decade, legislation embracing the following concepts should be encouraged on state and local levels:

1. Inclusion of historic preservation needs in stated land use planning and regulations.

2. Protection of historic properties from the adverse effects of state and local activities — protection that is comparable to that afforded by Section 106 of the National Historic Preservation Act of 1966 from damage by federally funded activities.

3. Additional tax incentives to private owners encouraging the preservation of historic structures and properties.

4. Establishment of local landmark commissions with authority to designate and protect historic properties within their respective jurisdictions.

5. Strengthening of local zoning to protect individual landmarks and historic districts.

6. Modification of health and building codes to facilitate preservation of structures of historic and architectural significance.

The goals alluded to here are not easy to achieve. The educational, economic, legal, and technical changes necessary before these benefits can be realized are complex. Widespread public involvement is a prerequisite. The State of California is committed to providing leadership in attaining the goals of historic preservation and enhancing the quality of the man-made environment.

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This *Inventory* produced by the California Department of Parks and Recreation.

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Introduction

The California Inventory of Historic Resources is based on material gathered through surveys of historic buildings, structures, objects, and sites in California. It has been prepared in response to the National Historic Preservation Act of 1966, which directs each state to identify all properties "possessing historical, architectural, archeological, and cultural value."

The material was brought together in this form to provide a functional collection of information for historic preservation efforts on all levels throughout California. The State Historic Preservation Officer and the Office of Historic Preservation have assumed full responsibility for this continuing project.

The inventory provides the detailed and workable compilation of the state's historic resources that is essential to the interpretation and implementation of the overall statewide Historic Preservation Plan. The current inventory includes only those resources surveyed before September 1, 1975.

The items include:

1. Properties already designated National Historic Landmarks, all listings in the National Register of Historic Places, and properties nominated to the National Register by the State Historic Preservation Officer. The National Historic Landmarks Program, begun in 1935, gave preservation a national orientation. Those features of national historic significance were automatically included in the National Register Program which started in 1966. The Register offers a broader framework by including items of state and local significance as well.

2. Properties surveyed and inventoried by the State Historic Preservation Officer and the Office of Historic Preservation. Many city and county inventories have been assembled for inclusion in the Historic Resources Inventory.

3. Registered California Historical Landmarks which are recognized as having statewide significance. Landmark information has been compiled under the auspices of the State Historical Resources Commission, formerly known as the California Historical Landmarks Advisory Committee. Landmarks and many other individual cultural resources located within National Register districts are not listed separately in the published version of the *Inventory.*

4. Points of Historical Interest, compiled by the above Commission acting on the recommendation of county boards of supervisors. This list includes those features with predominantly local significance.

5. Buildings and sites previously inventoried through federal programs such as The National Survey and Historic American Buildings Survey (HABS). Both programs are conducted under the sponsorship of the National Park Service. Resources listed include only those submitted.

6. Historic properties maintained by the California Department of Parks and Recreation.

All of the programs are continuing projects. The current inventory represents a stage in the collection of information; it is neither final nor complete. The present composite inventory lists nearly 3,000 sites in California. The project goal is the identification and description of at least 50,000 historic resources in the state. To facilitate this vast project, the Office of Historic Preservation with the assistance of the Systems Development Section of the Department of Parks and Recreation is scheduling computerization of the survey information and its periodic publication. Computerization will serve as a basis for the expansion of the inventory and a related data retrieval system.

Participation on the part of local agencies and private organizations is vital to future plans. The size of California necessitates organized and enthusiastic local support in order to complete the comprehensive inventory. Boards of supervisors of the state's 58 counties have been asked to

appoint coordinators and establish historical advisory committees made up of individuals with specific expertise in history, architecture, and archeology. Information in this volume is partially a reflection of their efforts.

To guide local agencies and volunteers in selecting resources for inclusion in the inventory, the Office of Historic Preservation has developed survey forms and a procedural guide. This office has also conducted over fifty workshops throughout the state to explain the importance of this project and to assist local representatives with the use of these forms and procedures.

Statewide use will ultimately establish a comprehensive body of recorded data. Comparison of features based on this data will, in part, determine the policy toward individual resources. Survey and nomination actions are directed toward correcting deficiencies in historical themes, time periods, and areas of the state. The data retrieval system will standardize and expedite these procedures, thus insuring that California's cultural resources are identified, recorded, and supported in a balanced manner. The inventory should be used as a major planning tool. In addition, it can serve as a source of nominations to the National Register and as an educational aid to students, teachers, and researchers.

The inventory is designed to meet a variety of needs. It is organized in two ways, by theme and by county. Historians, archeologists, and other scholars will probably be most interested in the thematically arranged text, which contains descriptive information. Planners may find the county listings in the appendix more valuable for quickly identifying locations of sites within their areas of jurisdiction.

In expectation of the inventory's role as a valuable planning and research tool, the format of data for individual resources has been revised in this, the second edition. Site descriptions have been enlarged. These descriptions summarize information on file with the Office of Historic Preservation. Nevertheless, many sites require further research.

The presentation of information in the descriptions is uniform. Omissions may occur when specific items of information were unavailable, incomplete, or deliberately deleted to protect a fragile site. The main portion of the inventory is arranged according to primary historic or cultural theme. The thematic listings are alphabetical by site name. These entries contain the bulk of descriptive material. Resources are also listed under secondary and tertiary themes. These listings direct the reader to their primary theme. The information in this section includes site name, city, county, description and significance, registration information, ownership, and whether the property is administered by the State or the National Park Service. Abbreviations and acronyms have, for the most part, been avoided. The primary exceptions are: NPS for National Park Service, NHL for National Historic Landmark and HABS for Historic American Building Survey. A glossary has been provided to clarify the architectural and archeological language used in this inventory.

Sites are also listed in an appendix arranged by county. Certain archeological features considered of major significance that are State Landmarks or on the National Register are described under the theme "aboriginal." Even in this case, exact location has been avoided. In the appendix, the total number of aboriginal or archeological sites is noted for each county. Individual entries and locations have been deleted. This has been done to preclude the use of this inventory as a handbook for "pot hunters" and similar vandals. Ownership of sites is included with the hope that rights to privacy and trespassing laws will be observed. Ownership information also allows the various levels of government to assess their performance in acquiring, interpreting, and protecting sites in their jurisdiction.

The identification of sites which represent an area's essential character is especially important to the inventory. Historic districts and the environments of historic structures are emphasized, rather than solitary buildings, events, or personages. Historic districts represent a unified historic scene, which encompasses a spatial or temporal development that may be incomplete with an individual structure. Approximately one-fifth of the sites now listed on the National Register of Historic Places are historic districts. California's long-range planning supports the concepts of historic districts as a useful preservation tool. Nevertheless, resources of all kinds are included in an effort to maintain the tangible remains of a variety of past ways of life.

California's historic resources have been organized in three main eras of the state's diversified history: the Indian era (to 1849), the Hispanic era (1542-1849), and the American era (1849 to

present). These eras do not represent distinct periods. They are designated for the group or culture that had the greatest influence on the social, political, and economic developments of that era. The Indian era is represented mostly by archeological sites listed under the aboriginal theme. The Hispanic era includes features associated with both the Spanish and Mexican periods. The American era begins with California's annexation and the Gold Rush influx of Anglo-Americans, whose numbers overwhelmed the earlier Indian and Hispanic cultures.

The organization of sites by theme insures that all aspects of California's historic eras are well represented in the inventory and in the state's preservation efforts. Nine general themes covering the entire range of California's diverse cultural heritage were selected to provide the inventory framework. Each resource in the inventory was assigned a primary theme, representing the most significant aspect of the site. If more than one theme seemed to apply to a given site, secondary and tertiary themes were assigned. Each site is listed under applicable themes, but complete descriptions are given only under the primary theme. Every effort was made to select themes which would be specific enough to provide a meaningful structure for organizing the data, yet broad enough to include all conceivable types of resources. The following is a list of the themes with an explanation of the types of resources included within each theme.

A. **Aboriginal:** Sites relating to all aspects of Indian culture and occupation. These sites may be prehistoric or historic.

B. **Architecture:** Structures and sites representing California's various architectural periods and styles or those designed by an outstanding architect.

C. **Arts/Leisure:** Sites relating to dance, drama, music, painting, sculpture and literature. Sites include theaters, concert halls, opera houses, art museums, or other structures associated with famous writers, artists, actors, etc.; parks, gardens, sports facilities, mineral springs, spas, and resort hotels.

D. **Economic/Industrial:** Sites relating to mining, lumbering, agriculture, transportation, communications, finance, manufacturing, commerce, and technology, such as mines and mining equipment, quarries, mills, factories, power plants, farm buildings, railroads and trains, ships, bridges, dams, piers, aqueducts, lighthouses, telegraph, radio and TV stations, banks, offices, hotels, inns, stores, shops and laboratories.

E. **Exploration/Settlement:** Sites relating to expeditions, explorations, immigrations, government surveys and early settlements including early routes and trails, missions, sites and structures related to Spanish and Mexican land grants and grantees, pioneer communities, landmarks and cemeteries, early mining camps and survey markers.

F. **Government:** Sites relating to federal, state and local government such as town halls, city halls, courthouses, civic centers, jails, post offices, firehouses, municipal utilities; sites associated with politicians and governmental leaders.

G. **Military:** Sites relating to military installations and actions including forts, camps, arsenals, barracks, military routes, and battlegrounds.

H. **Religion:** Sites relating to religious institutions and observances such as missions, asistencias, churches, temples, synagogues and cemeteries. If a religious structure is primarily of architectural significance, it will be listed under the architecture theme.

I. **Social/Education:** Sites relating to particular social and educational organizations and institutions such as fraternal and social halls, libraries, schools, colleges and universities, hospitals, history and natural history museums, as well as sites representative of general social mores and of various ethnic lifestyles.

The State Historic Preservation Officer and the Office of Historic Preservation would like to thank those people who have contributed to *The California Inventory of Historic Resources.* The efforts of the California Section of the State Library and the Systems Development, Word Processing, Technical Reports Sections and Operations Division of the State Department of Parks and Recreation have been instrumental in producing material used in the published inventory.

Individuals, historical societies, museums, county coordinators, historical landmark commissions, planning departments and a variety of other local government agencies have taken part in the survey and inventory activity. We would also like to thank the volunteer interns from the University of California at Davis and the California State University at Sacramento who have participated in the research and description of sites in the following inventory.

The third Cliff House, San Francisco, ca. 1900.

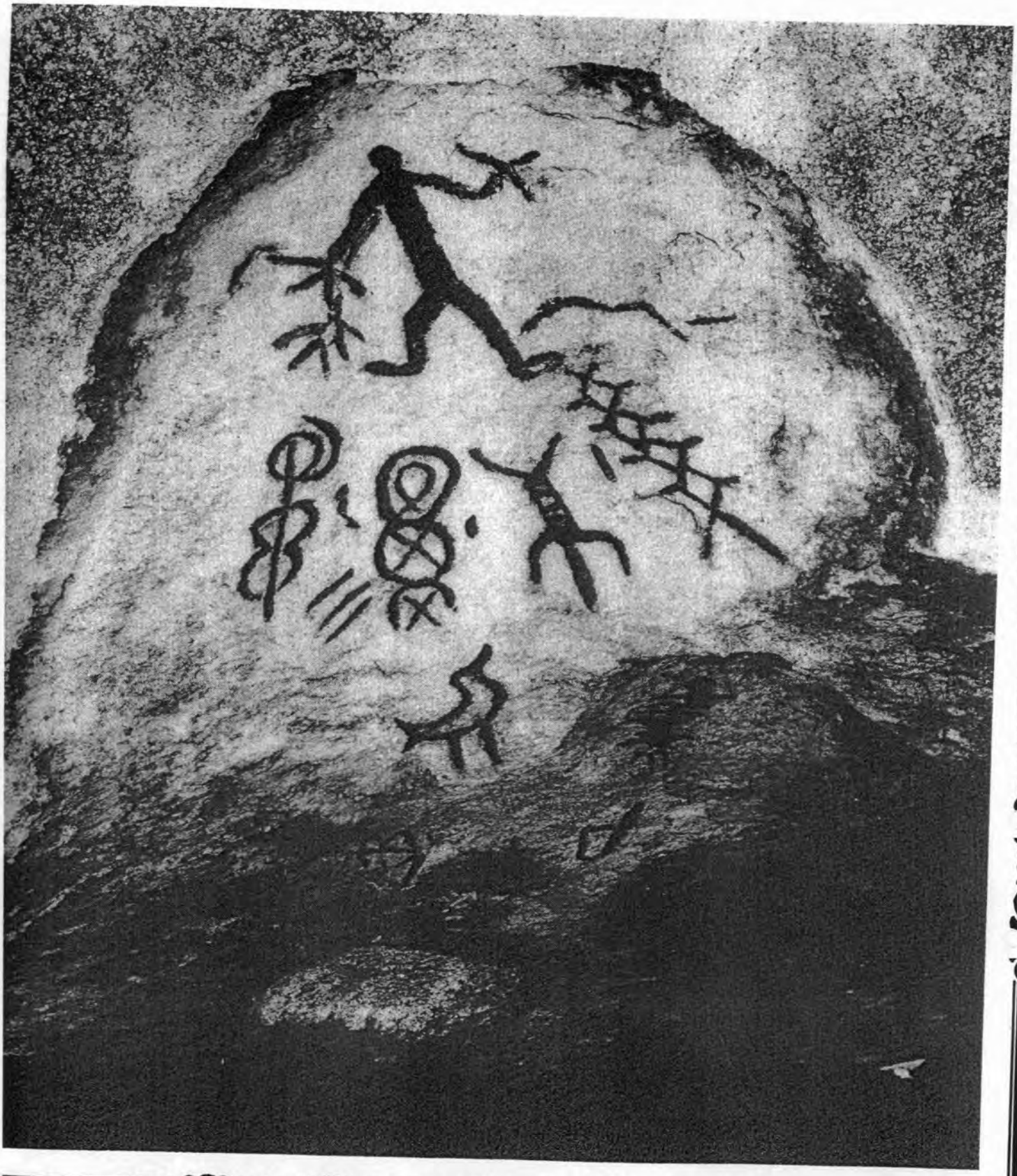
SITES BY THEME

SITES BY THEME AND ERA

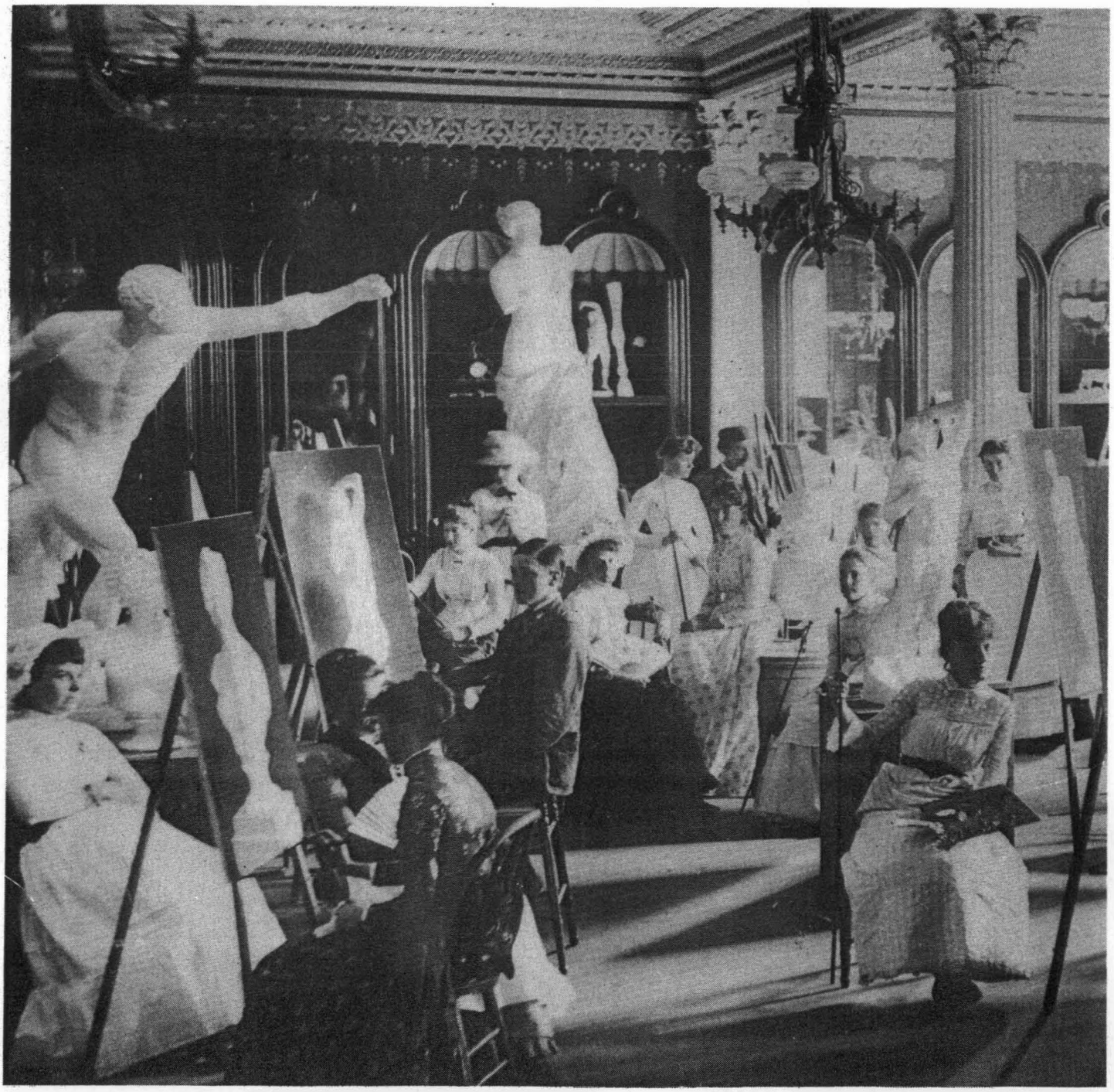
	Indian	Hispanic	American	TOTAL
Aboriginal	88	3	16	107
Architecture	0	43	434	477
Arts/Leisure	0	0	129	129
Economic/Industrial	2	43	856	901
Exploration/Settlement	7	254	437	698
Government	0	5	105	110
Military	0	28	73	101
Religion	1	18	151	170
Social/Education	0	11	246	257
TOTAL	**98**	**405**	**2,447**	**2,950**

St. John's Presbyterian Church, Berkeley, 1908. Designed by Julia Morgan, a pioneer woman architect.

ABORIGINAL



ARTS/LEISURE



ECONOMIC/ INDUSTRIAL

GRAUMAN'S CHINESE THEATRE (SEE ARTS/LEISURE)

GRAYSON CITY/GRAYSONVILLE, *GRAYSON, STANISLAUS COUNTY.* GRAYSON, FOUNDED IN 1850, WAS AT AN IMPORTANT CROSSING OF THE SAN JOAQUIN RIVER DURING THE GOLD RUSH ERA. REVIVED AGAIN IN THE LATE 1860'S AND '70'S WHEN IT SERVED AS AN IMPORTANT SHIPPING POINT FOR GRAIN RAISED LOCALLY, THE TOWN THRIVED UNTIL THE EARLY 1890'S WHEN, WITH THE COMING OF THE RAILROAD, THE RIVERBOATS DIED OUT. OWNERSHIP: PRIVATE.

GREAT WESTERN QUICKSILVER MINE, *LAKE COUNTY.* MINE STARTED PRODUCING QUICKSILVER IN 1873, AND WAS WORKED CONTINUOUSLY UNTIL THE END OF WORLD WAR II. POINT OF HISTORICAL INTEREST.

GREEN GABLES HOUSE, *PACIFIC GROVE, MONTEREY COUNTY.* A VICTORIAN GOTHIC HOME BUILT IN 1888 BY HARRY ASHLAND GREEN, A RETIRED STOCKBROKER FROM SAN FRANCISCO WHO BECAME VERY ACTIVE IN BUSINESS VENTURES IN THE AREA.

GREEN LEAD MINE, *SAN BERNARDINO COUNTY.* PIONEER GOLD PROPERTY LOCATED IN THE HOLCOMB VALLEY MINING DISTRICT; DATES TO 1876 AND WORKED AS LATE AS THE 1940'S.

GREEN OAKS RANCH, *SAN MATEO COUNTY.* THE AREA WAS ONCE A DAIRY-FARM OWNED BY ISAAC STEELE WHO BUILT THE TYPICALLY EASTERN STYLE WOODEN HOUSE HERE IN 1863. POINT OF HISTORICAL INTEREST. OWNERSHIP: COUNTY.

GREEN,(JOHN) HOME, *DUBLIN, ALAMEDA COUNTY.* BUILT IN 1864, THIS WAS THE HOME OF JOHN GREEN, A PROMINENT LOCAL CITIZEN. IT IS THE OLDEST BUSINESS HOME STILL STANDING IN DUBLIN AND IS A TWO-STORY STRUCTURE.

GREEN,(JOHN) STORE, *DUBLIN, ALAMEDA COUNTY.* THE JOHN GREEN STORE, BUILT IN 1864, IS THE OLDEST BUSINESS BUILDING STILL STANDING IN DUBLIN. IT IS A TWO-STORY STRUCTURE WHICH HAS RETAINED ITS ORIGINAL SHAPE. OWNERSHIP: PRIVATE.

GREEN,(WILLIAM S.) WATER NOTICE, *GLENN COUNTY.* WILLIAM SEMPLE GREEN, 1832-1905, ARRIVED, VIA THE PANAMA ROUTE, IN SAN FRANCISCO, OCTOBER 10, 1849. HE ARRIVED IN COLUSA COUNTY, JULY 6, 1850. FERRYBOAT CAPTAIN, MAIL CARRIER, SURVEYOR, EDITOR, WRITER, LEGISLATOR, SURVEYOR GENERAL OF THE UNITED STATES, CALIFORNIA STATE TREASURER, IRRIGATIONIST, AND HUMANIST. ON DECEMBER 18, 1883, HE POSTED THE FIRST WATER NOTICE ON AN OAK TREE ON THE WEST BANK OF THE SACRAMENTO RIVER FOR THE DIVERSION OF 500,000 MINER'S INCHES OF WATER FOR THE IRRIGATION OF LANDSON THE WEST SIDE OF THE SACRAMENTO VALLEY. CALIFORNIA HISTORICAL LANDMARK.

GREENVILLE (SEE EXPLORATION/SETTLEMENT)

GREENVILLE (SEE EXPLORATION/SETTLEMENT)

GREENWICH SITE, *TEHACHAPI, KERN COUNTY.* GREENWICH, A TOWNSITE IN THE EVOLUTION OF TEHACHAPI HISTORY, WAS ORIGINALLY INTENDED TO BE A TOWN ON THE SOUTHERN PACIFIC LINE IN 1876. HOWEVER, THE RAILROAD WAS LOCATED ONE MILE EAST OF THE WOULD BE SITE AND THE PROMISE OF ECONOMIC BOOM NEVER REACHED GREENWICH. TODAY, NOTHING REMAINS OF THE STAGE STOP, LIVERY, AND HOTEL THAT ONCE STOOD THERE. OWNERSHIP: PRIVATE.

GREENWOOD (SEE EXPLORATION/SETTLEMENT)

GRIFFITH QUARRY, *PENRYN, PLACER COUNTY.* STARTED OCTOBER 12, 1864 BY A WELSH STONE CUTTER, GRIFFITH GRIFFITH. THE GRANITE TAKEN FROM THE QUARRY WAS FOUND TO BE OF A VERY HIGH QUALITY, AND GRIFFITH OBTAINED SEVERAL LARGE GOVERNMENTAL CONTRACTS; HE PROVIDED GRANITE FOR THE STATE CAPITOL BUILDING (1871), THE U.S. MINT IN SAN FRANCISCO (1870), GOVERNOR STANFORD'S RESIDENCE ON NOB HILL, AND THE STANFORD UNIVERSITY CORNERSTONE (1887), AMONG OTHERS. BY THE MID 1870'S, THE QUARRY EMPLOYED 250 MEN FULL TIME. GRIFFITH ERECTED THE FIRST POLISHING MILL IN THE STATE. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

GRISTMILL SITE, *SACRAMENTO COUNTY.* SITE OF GRISTMILL BUILT BY JARED DIXON (JOAQUIN) SHELDON 1846-47 ON OMOCHUMNES RANCHO, GRANTED TO HIM BY MEXICAN GOVERNMENT 1843. SHELDON, BORN VERMONT JANUARY 8, 1813, CAME TO CALIFORNIA 1832. SHELDON SHOT JULY 11, 1851, BY MINERS IN QUARREL OVER DAM HE BUILT WHICH FLOODED MINERS' CLAIMS. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

GROGAN-ATHERTON-LENT BUILDING, *SAN FRANCISCO, SAN FRANCISCO COUNTY.* CONSTRUCTED IN 1858. IT GOT ITS NAME FROM THE THREE MEN WHO AT ONE TIME OR ANOTHER HAD THEIR BUSINESSES THERE. THE BUILDING WAS ALSO USED AS A PICKLE FACTORY, A CIGAR FACTORY, A MACARONI FACTORY, A RESTAURANT, AND AN ANTIQUE AND FURNITURE STORE. OWNERSHIP: PRIVATE.

GROOVER'S GULCH SAWMILL SITE, *SANTA CRUZ COUNTY.* SITE OF THE GROOVER'S GULCH SAWMILL, BURIED BY THE 1906 EARTHQUAKE.

GROVELAND (SEE EXPLORATION/SETTLEMENT)

GROVER HOT SPRINGS (SEE ARTS/LEISURE)

GUADALUPE AREA, *NEW ALMADEN, SANTA CLARA COUNTY.* QUICKSILVER MINE AND ABANDONED MINING CAMP. INCLUDES BRICK STORE, WOODEN HOUSES, CHURCH, CEMETERIES, AND FURNACE.

GUBSERVILLE (SEE EXPLORATION/SETTLEMENT)

HALL CITY AND HALL'S GRADE, *RIVERSIDE COUNTY.* MILTON SANDERS HALL STARTED HALL CITY HERE IN 1875 AND GRADED A ROAD TO SERVE HIS SAWMILL AND THE SETTLEMENT. THE SCHEME COLLAPSED AND THE TOWN WAS ABANDONED IN 1876. PARTS OF THE ROAD ARE STILL IN USE OR VISIBLE. POINT OF HISTORICAL INTEREST. OWNERSHIP: FEDERAL.

HANGAR NO. 1 BUILDING, *LOS ANGELES, LOS ANGELES COUNTY.* IN OCTOBER OF 1928, THE CITY OF LOS ANGELES LEASED ONE SQUARE MILE OF WHAT WAS THEN KNOWN AS THE MINES FIELD, FOR MUNICIPAL AIRPORT PURPOSES. IN 1929 THEY CONSTRUCTED HANGAR NO. 1, THE FIRST STRUCTURE IN THE AIRPORT AREA. IN 1937, THE CITY PURCHASED TITLE TO THE AIRPORT AND OFFICIALLY NAMED IT INTERNATIONAL AIRPORT ON OCTOBER 11, 1949. OWNERSHIP: CITY.

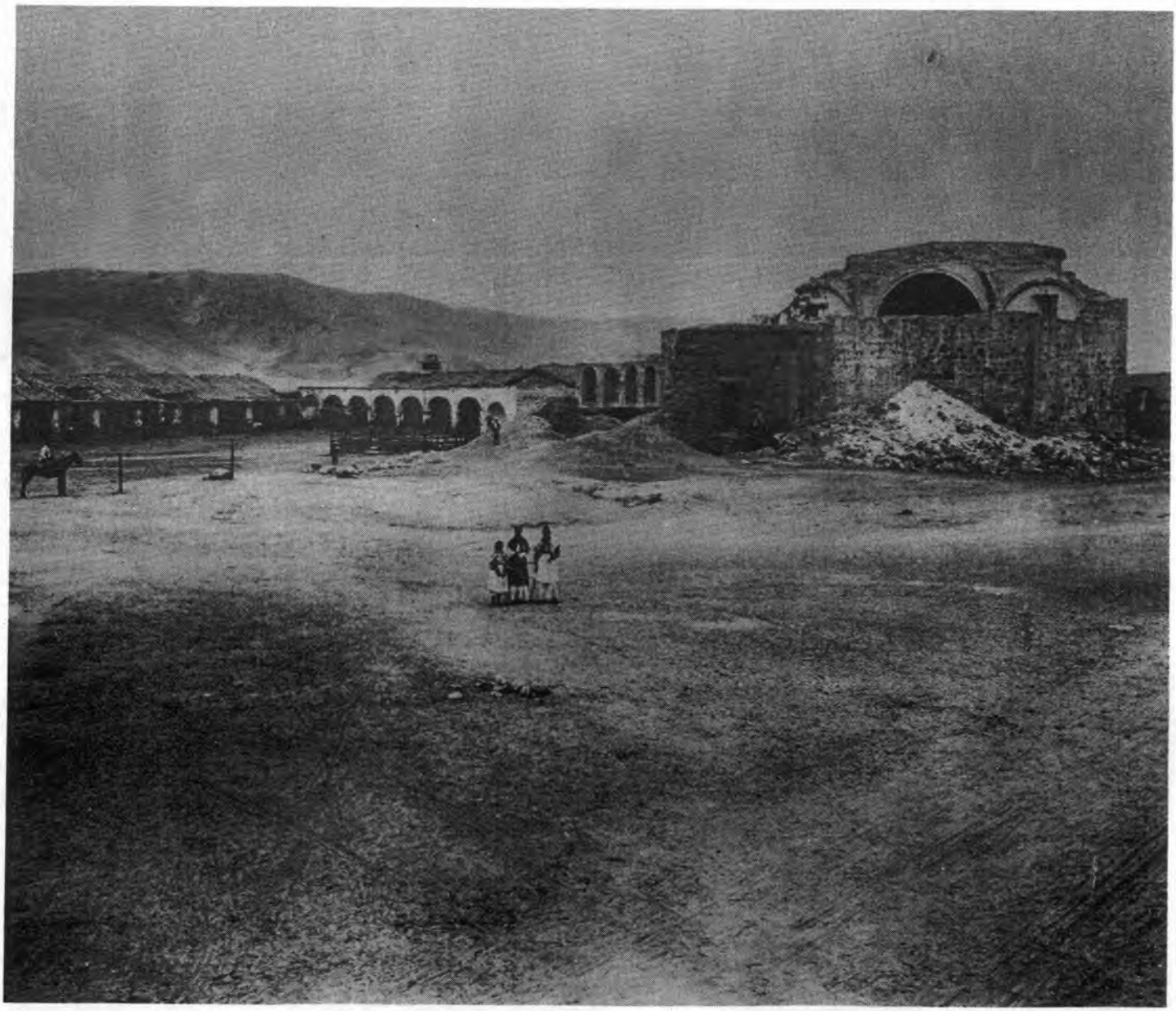
HANSON,(OLE) HOUSE, *SAN CLEMENTE, ORANGE COUNTY.* HOME OF THE FOUNDER OF SAN CLEMENTE. ON DECEMBER 6, 1925, HANSON STARTED SALE OF LOTS. HE WAS THE FORMER MAYOR OF SEATTLE.

HARASZTHY,(COL. AGOSTON) CHAMPAGNE CELLARS, *SILVER MOUNTAIN CITY, ALPINE COUNTY.* LOCATED ON SILVER CREEK, THIS TWO-STORY FRAME HOUSE WAS THE RESIDENCE OF 'LORD' CHALMERS, AN ENGLISHMAN WHO CAME TO ALPINE COUNTY IN 1867. THE CHIMNEY OF HIS ORE REDUCTION PLANT STANDS NEARBY.

HARDISON HOME, *SANTA PAULA, VENTURA COUNTY.* BUILT IN 1883, HOME OF W. HARDISON, ONE OF THE FOUNDERS OF THE UNION OIL COMPANY.

HARMONY BORAX WORKS, *INYO COUNTY.* 1883. REMAINS OF PLANT COMPLEX INCLUDING ADOBE RUINS, PART OF THE FURNACE AND BOILER, DISSOLVING TANKS, AND WOODEN FRAME SUPPORTS; CLOSED IN 1888. TYPICAL MARSH BORAX OPERATION; TRADITIONALLY ORIGINATED THE 20-MULE TEAM SYMBOL THAT WAS LATER INCORPORATED INTO COMPANY SLOGAN BY STEPHEN T. MATHER, WHO LATER BECAME FIRST DIRECTOR OF THE NATIONAL PARK SERVICE. NATIONAL REGISTER. OWNERSHIP: FEDERAL.

EXPLORATION/SETTLEMENT



AMADOR, (JOSE MARIA) ADOBE SITE, *DUBLIN, ALAMEDA COUNTY.* THIS ADOBE ON RANCHO SAN RAMON WAS ORIGINALLY BUILT BY JOSE MARIA AMADOR. LATER IT WAS OCCUPIED BY JAMES WITT DOUGHERTY, A NATIVE OF MISSISSIPPI WHO CAME TO CALIFORNIA IN 1849 AND WHO PURCHASED THE RANCH IN 1852.

AMERICAN EXCHANGE HOTEL (SEE ECONOMIC/INDUSTRIAL)

AMERICAN RIVER GOLD MINING DISTRICT, *SACRAMENTO COUNTY.* THE AMERICAN RIVER PLAYED A VITAL ROLE IN THE COLONIZATION OF NORTHERN CALIFORNIA. THERE WERE A GREAT MANY TRAVELERS TO THE SACRAMENTO VALLEY, BUT THE MOST SIGNIFICANT WAS JOHN A. SUTTER, WHO FOUND THE AMERICAN RIVER IN 1839, AND ESTABLISHED A FORT NOT FAR AWAY. A CARPENTER, JAMES MARSHALL, AT A SITE NOW KNOWN AS COLOMA, IN JANUARY 24, 1848, FOUND GOLD. THE NEWS LEAKED OUT ABOUT THE DISCOVERY, AND MANY GOLD CAMPS SPRUNG UP ALONG THE AMERICAN RIVER.

AMERIGE BROTHERS LAND OFFICE, *FULLERTON, ORANGE COUNTY.* AMERIGE BROTHERS LAND OFFICE, IN AMERIGE PARK, IS AN OLD REAL ESTATE OFFICE BUILDING ERECTED ABOUT 1887 BY THE FOUNDERS OF FULLERTON WHEN IT WAS A BOOM TOWN.

ANAHEIM'S PIONEER HOUSE OF THE MOTHER COLONY, *ANAHEIM, ORANGE COUNTY.* FIRST HOUSE BUILT IN ANAHEIM, 1857, BY GEORGE HANSON, FOUNDER. 'THE MOTHER COLONY' GROUP SELECTED THE NAME GIVEN TO THIS SETTLEMENT. THIS GERMAN GROUP LEFT SAN FRANCISCO TO FORM GRAPE-GROWING COLONY IN SOUTHERN CALIFORNIA. VINEYARDS BECAME LARGEST IN CALIFORNIA UNTIL DESTROYED, 1885, BY GRAPE DISEASE. COLONY STARTED PRODUCING VALENCIA ORANGES. HERE ONCE RESIDED HELENA MODJESKA AND HENRYK SIENKIEWICZ AUTHOR OF 'QUO VADIS.' CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

ANGELS CAMP, *CALAVERAS COUNTY.* FOUNDED IN 1849 BY GEORGE ANGEL, WHO HERE ESTABLISHED A MINING CAMP AND TRADING STORE. A RICH GRAVEL MINING AREA AND ONE OF THE RICHEST QUARTZ MINING SECTIONS OF THE MOTHER LODE. PRODUCTION RECORDS OF OVER 100 MILLION DOLLARS FOR ANGELS CAMP AND VICINITY. PROMINENT IN EARLY-DAY CALIFORNIA HISTORY. TOWNSITE IN 1873. THE LOCALE OF MARK TWAIN'S FAMOUS STORY, THE JUMPING FROG OF CALAVERAS, FREQUENTED BY JOAQUIN MURIETA, BLACK BART, AND OTHER EARLY-DAY BANDITS. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

ANZA EXPEDITION CAMP, *SAN MATEO, SAN MATEO COUNTY.* HERE ON THE BANKS OF SAN MATEO CREEK CAPTAIN J.B. DE ANZA CAMPED MARCH 29, 1776, AFTER EXPLORING THE PENINSULA AND SELECTING THE SITES FOR THE MISSION AND PRESIDIO OF SAN FRANCISCO. HERE ALSO THE PARTY OF FAMILIES, SOLDIERS, AND PRIESTS, ON THEIR WAY TO ESTABLISH SAN FRANCISCO, CAMPED FOR THREE DAYS, JUNE 24-27, 1776. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

ANZA EXPEDITION CAMP, *BURLINGAME, SAN MATEO COUNTY.* THE ANZA EXPEDITION OF 1776 ON ITS WAY UP THE PENINSULA TO LOCATE SITES FOR THE PRESIDIO AND MISSION OF SAN FRANCISCO CAMPED HERE ON MARCH 26 AT A DRY WATERCOURSE A SHORT LEAGUE BEYOND ARROYO DE SAN MATEO. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: STATE.

ANZA TRAIL, *ONTARIO, SAN BERNARDINO COUNTY.* THE FIRST HISTORIC ROAD THROUGH THE COUNTY TO BE FOLLOWED BY WHITE MEN, THE TRAIL WAS USED BY JUAN BAUTISTA DE ANZA IN 1774-5, AND AGAIN IN 1776. IT WAS ALSO USED BY THE SAN GABRIEL MISSION FATHERS UNTIL 1822. POINT OF HISTORICAL INTEREST.

APPLEGATE-LASSEN INTERSECT, *FANDANGO PASS, MODOC COUNTY.* THIS SPOT MARKS THE CONVERGENCE OF TWO PIONEER TRAILS WIDELY USED BY EMIGRANTS DURING THE YEARS 1846-1850. THE APPLEGATE TRAIL, ESTABLISHED IN 1846, LED FROM THE HUMBOLDT RIVER IN NEVADA TO THE WILLAMETTE VALLEY IN OREGON. THE LASSEN CUTOFF, ESTABLISHED BY PETER LASSEN IN 1848, TURNED SOUTH AT GOOSE LAKE TO THE NORTHERN MINES AND SETTLEMENTS OF CALIFORNIA. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: FEDERAL.

APTOS HACIENDA RANCHO, *APTOS, SANTA CRUZ COUNTY.* THE RAFAEL CASTRO HOUSE BURNED IN 1915. IT STOOD ON A KNOLL WEST OF THE BRIDGE OVER APTOS CREEK.

ARCATA PLAZA (SEE SOCIAL/EDUCATION)

ARGUELLO EXPEDITION CAMPSITE, *WINTERS, YOLO COUNTY.* IN 1821, A SPANISH-MEXICAN EXPEDITION LED BY LUIS ANTONIO ARGUELLO MADE THE FIRST EUROPEAN PENETRATION INTO THE PREVIOUSLY ISOLATED SACRAMENTO VALLEY AREA THAT IS NOW YOLO COUNTY.

ARLINGTON FARM (SEE ECONOMIC/INDUSTRIAL)

ARNAZ RANCHO ADOBE, *VENTURA COUNTY.* THE ADOBE SECTION OF THE HOUSE WAS THE SANTA ANA RANCHO HOME OF DON JOSE ARNAZ; HE BUILT IT IN 1863 WHEN HE WAS GRANTED HALF OF RANCHO SANTA ANA.

ARRELLANES CASA SITE, *SANTA BARBARA, SANTA BARBARA COUNTY.* THE ARRELLANES ADOBE IS SAID TO HAVE BEEN ERECTED IN 1795. IT MAY BE THE FIRST NOTEWORTHY HOUSE TO HAVE BEEN BUILT OUTSIDE THE PRESIDIO ENCLOSURE. IT WAS DESTROYED BY EARTHQUAKE IN 1925.

ARROWHEAD (SEE ABORIGINAL)

ARROYO DE SAN JOSEPH CUPERTINO, *SANTA CLARA COUNTY.* THIS ARROYO HONORING SAN JOSEPH, PATRON SAINT OF FLIGHT AND STUDENTS, WAS FIRST DISCOVERED AND TRAVERSED BY SPANISH EXPLORERS IN 1769. ON MARCH 25-26, 1776, COLONEL JUAN BAUTISTA DE ANZA MADE IT HIS ENCAMPMENT NO. 93, AS MAPPED BY HIS CARTOGRAPHER PADRE PEDRO FONT, BEFORE CONTINUING ON TO THE SAN FRANCISCO BAY AREA, WHERE HE INITIATED STEPS TO FOUND A COLONY, A MISSION, AND A PRESIDIO. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE/CITY/COUNTY.

ARROYO SEQUIT (TOPANGA MALIBU SEQUIT), *LOS ANGELES COUNTY.* 13,350 ACRES LAND GRANT. GRANTED IN 1804.

ASISTENCIA FOUNDATION, *VENTURA, VENTURA COUNTY.* DISCOVERED BY AN ARCHEOLOGICAL DIG CONDUCTED PRIOR TO THE CONSTRUCTION OF THE OJAI FREEWAY, THE FOUNDATION STONES OF THE ASISTENCIA WERE MOVED TO A SITE OUTSIDE THE PATH OF THE FREEWAY. THE ASISTENCIA, BUILT C. 1809, WAS AN OUTLYING CHAPEL OF MISSION SAN BUENAVENTURA, AND SERVED THE INDIAN WORKERS IN THE AREA UNTIL ABOUT 1840. OWNERSHIP: COUNTY.

AVILA, (JUAN) ADOBE, *SAN JUAN CAPISTRANO, ORANGE COUNTY.* JUAN AVILA ADOBE, PROBABLY BUILT IN THE EARLY 1800'S, WAS THE MANSION OF DON JUAN AVILA, BUT MUCH OF IT WAS DESTROYED IN 1870 WITH SUBSEQUENT ALTERATIONS. OWNERSHIP: PRIVATE.

BACON, (SAM) STORE (SEE ECONOMIC/INDUSTRIAL)

BAGBY RAILROAD STATION SITE (SEE ECONOMIC/INDUSTRIAL)

BAGDAD (SEE ECONOMIC/INDUSTRIAL)

BAKER, (COLONEL THOMAS) MEMORIAL, *BAKERSFIELD, KERN COUNTY.* IN 1863, COLONEL THOMAS BAKER AND HIS FAMILY MOVED INTO A TULE-THATCHED LOG CABIN IN A SWAMPY, FORESTED AREA. SOON HE CONSTRUCTED AN ADOBE HOUSE WHICH BECAME A COMMUNITY CENTER FOR THE INCOMING POPULATION. BAKER RECLAIMED THE LAND AND PLANTED IT TO ALFALFA; THESE SAME FIELDS BECAME THE CITY OF BAKERSFIELD. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: CITY.

BALBOA PAVILION (SEE ECONOMIC/INDUSTRIAL)

BARBARA LAY IN AMBUSH FOR LIEUTENANT COLONEL JOHN C. FREMONT, U.S.A., AND HIS BATTALION. ADVISED OF THE PLOT, FREMONT WAS GUIDED OVER THE SAN MARCOS PASS BY BENJAMIN FOXEN AND HIS SON WILLIAM, AND CAPTURED SANTA BARBARA WITHOUT BLOODSHED. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

GEDDES HOUSE, *CONTRA COSTA COUNTY.* BUILT IN 1870 BY ONE OF EARLY SETTLERS IN AREA.

GEORGETOWN, *EL DORADO COUNTY.* FOUNDED AUGUST 7, 1849, BY GEORGE PHIPPS AND PARTY. NICKNAMED GROWLERSBURG FROM THE HEAVY NUGGETS THAT 'GROWLED' IN THE MINERS' PANS. GEORGETOWN WAS THE HUB OF AN IMMENSELY RICH GOLD AREA. AFTER THE DISASTROUS FIRE OF 1852, THE OLD TOWN WAS MOVED FROM THE CANYON IN LOWER MAIN STREET TO ITS PRESENT SITE. UNIQUE IN EARLY-DAY PLANNING, MAIN STREET WAS LAID OUT 100 FEET WIDE AND SIDE STREETS 60 FEET. POPULATION WAS 3,000 IN 1854-56. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: CITY.

GIANT POWDER WORK (SEE ECONOMIC/INDUSTRIAL)

GILMAN RANCH HOUSE, *RIVERSIDE COUNTY.* THE PRESENT STRUCTURE, BUILT IN 1879 BY JAMES M. GILMAN, HAS SERVED AS A STAGE STATION, STORE, POST OFFICE AND RANCH HEADQUARTERS. IT WAS THE SCENE OF A LYNCHING IN 1874 AND STARTING POINT FOR THE PAIUTE WILLY BOYS ENDURANCE TRACK IN 1909, AHEAD OF A POSSE. POINT OF HISTORICAL INTEREST.

GLADYSTA, *SAN BERNARDINO COUNTY.* ONCE LOCATED NORTHWEST OF REDLANDS WAS THE SMALL COMMUNITY OF GLADYSTA, NAMED FOR FOUNDER H.L. WILLIAM'S DAUGHTER GLADYS. IT HAD A RAILROAD STATION, A PROMISED HOTEL, AND 'PAPER' BOOM ERA BUILDINGS.

GLASS HOUSE CASA MATERNA OF THE VALLEJOS, *MONTEREY COUNTY.* IN THE 1820'S, DON IGNACIO VALLEJO BUILT THE CASA MATERNA ON BOLSA DE SAN CAYETANO. DON IGNACIO AND DONA MARIA ANTONIO LUGO Y VALLEJO HAD 13 CHILDREN - FIVE SONS AND EIGHT DAUGHTERS, ONE OF WHOM WAS GENERAL MARIANO GUADALUPE VALLEJO. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

GLENCOE (MOSQUITO GULCH), *CALAVERAS COUNTY.* GLENCOE WAS FORMERLY CALLED MOSQUITO GULCH. THE BUSINESS PORTION OF THE TOWN WAS ON THE NORTH SIDE OF MOSQUITO GULCH, AND NOT ONE OF THE OLD BUILDINGS REMAINS. THE MINES WERE FIRST WORKED BY THE MEXICANS IN THE EARLY 1850'S. QUARTZ MINING PREDOMINATED BUT THERE WAS SOME PLACER MINING. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

GLENDENNING HOUSE SITE (SEE ARCHITECTURE)

GLENN COUNTY'S FIRST FRAME HOUSE SITE, *GLENN COUNTY.* IN THE 1850'S, MARTIN A. REAGER BUILT THE FIRST FRAME HOUSE NEAR THE BOUNDARY LINE OF GLENN AND TEHAMA COUNTIES. POINT OF HISTORICAL INTEREST.

GLENWOOD TOWNSITE, *GLENWOOD, SANTA CRUZ COUNTY.* HISTORIC TOWN FOUNDED BY CHARLES C. MARTIN, WHO CAME AROUND HORN 1847, AND HIS WIFE, HANNAH CARVER MARTIN, WHO CROSSED THE ISTHMUS. FIRST HOMESTEADED AREA IN 1851 AND OPERATED TOLLGATE AND STATION FOR STAGECOACHES CROSSING MOUNTAINS. LATER MARTIN DEVELOPED LUMBER MILL, WINERY, STORE AND GLENWOOD RESORT HOTEL. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

GODEY,(ALEXIS) LAST HOME SITE, *BAKERSFIELD, KERN COUNTY.* NEAR THIS SITE STOOD THE LAST HOME OF ALEXIS GODEY, FRONTIERSMAN AND SCOUT. BORN IN ST. LOUIS, MISSOURI, IN 1818, HE ACTED AS GUIDE FOR JOHN C. FREMONT'S EXPEDITION THROUGH THE KERN AREA IN 1843-44, AND WAS HONORED FOR HIS SERVICES AT THE BATTLE OF SAN PASQUAL IN 1846. MOVING HERE IN 1883, GODEY DIED JANUARY 19, 1889. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

GODEY,(ALEXIS) ADOBE (SEE ARCHITECTURE)

GOLD DREDGING CAMP (SEE ECONOMIC/INDUSTRIAL)

GOLD RUN, *PLACER COUNTY.* FOUNDED IN 1854 BY O.W. HOLLENBECK AND ORIGINALLY CALLED MOUNTAIN SPRINGS. FAMED FOR ITS HYDRAULIC MINES WHICH FROM 1865 TO 1878 SHIPPED $6,125,000 IN GOLD. FIVE WATER DITCHES PASSED THROUGH THE TOWN SERVING THE MINING COMPANIES WHICH HAD TO CEASE OPERATIONS IN 1882 WHEN STATE LAW WAS PASSED PROHIBITING HYDRAULIC MINING. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

GOODYEARS BAR HISTORIC DISTRICT, *SIERRA COUNTY.* FOUNDED IN 1849 BY MILES AND ANDREW GOODYEAR. BECAUSE OF ITS GREAT EARLY GROWTH, GOODYEARS BAR ALMOST BECAME THE COUNTY SEAT OF SIERRA COUNTY. DIGGINGS ALONG GOODYEARS CREEK AND IN THE NORTH YUBA AT THE BAR WERE EXCEEDINGLY RICH. SIGNIFICANT SITES: GOODYEAR BAR SCHOOLHOUSE ERECTED IN 1862 FOR CHURCH AND PUBLIC USE UNTIL 1950, KENNEDY RANCH (1850), ST. CHARLES, FLUKE, BACHELS HOTEL (1850), OLD HOME (1864), AND OLD SUNDERHAUS HOME.

GORDON,(WILLIAM) CEMETERY, RANCHO QUESISOSI, *MADISON, YOLO COUNTY.* A PRIVATE CEMETERY ON RANCHO QUESISOSI IS ALL THAT REMAINS OF THE PIONEER SETTLEMENT OF YOLO COUNTY'S FIRST PERMANENT NON-INDIAN RESIDENTS. BURIED THERE ARE WILLIAM GORDON, (1801-1876) A NATIVE OF OHIO WHO WAS TRADER IN TAOS, NEW MEXICO, PRIOR TO EMIGRATING TO CALIFORNIA IN 1841. ONE MILE WEST OF THE CEMETERY STOOD GORDON'S ADOBE HOME. OWNERSHIP: PRIVATE.

GORMAN STAGE STATION (SEE ARCHITECTURE)

GOSPEL SWAMP, *SANTA ANA, ORANGE COUNTY.* A PART OF THE FORMER SANTA ANA RIVER BED, ACQUIRED THIS NAME BECAUSE OF THE PIETY OF ITS EARLY FARMERS.

GRANITE WELLS (SEE ECONOMIC/INDUSTRIAL)

GRAPEVINE PASS (WHERE DON PEDRO FAGES PASSED PASSED IN 1772), *LEBEC, KERN COUNTY.* IN 1772 DON PEDRO FAGES, LEAVING THE FIRST WRITTEN RECORD OF EXPLORATION IN THE SOUTH SAN JOAQUIN VALLEY, PASSED THIS SITE, TRAVELING FROM SAN DIEGO TO SAN LUIS OBISPO VIA CAJON PASS, MOJAVE DESERT, HIGHES LAKE, ANTELOPE VALLEY, TEJON PASS, CANADA DE LOS UVAS (GRAPEVINE CANYON) AND BUENA VISTA LAKE. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

GRASS VALLEY HISTORIC DISTRICT, *GRASS VALLEY ON STATE HIGHWAY 49, NEVADA COUNTY.* A COLORFUL, OLD GOLD-MINING TOWN FIRST ESTABLISHED IN 1846 AND NAMED BY A COMPANY OF EMIGRANTS IN 1849. THE ATMOSPHERE OF EARLY MINING DAYS STILL CLINGS TO THE TOWN. SOME SIGNIFICANT SITES ARE: THE STONE HOUSE ON MILL STREET, HOLTBROOKE HOTEL, AND THE GLASSON HOME ON WEST MAIN STREET. OWNERSHIP: PRIVATE.

GRAVELLY FORD, *MADERA COUNTY.* THE GRAVELLY FORD RIVER CROSSING WAS USED IN THE LATE 1850'S BY EARLY SPANISH TRAPPERS, CATTLEMEN, AND SETTLERS. THE CROSSING HAS BEEN ALTERED BY THE CONSTRUCTION OF THE NEW GRAVELLY FORD CANAL NEAR THE OLD FORD.

GRAYSON CITY/GRAYSONVILLE (SEE ECONOMIC/INDUSTRIAL)

GREEN LEAD MINE (SEE ECONOMIC/INDUSTRIAL)

GREEN,(JOHN) HOME (SEE ECONOMIC/INDUSTRIAL)

MOUNTAIN HOUSE, *ALAMEDA COUNTY.* MOUNTAIN HOUSE WAS ESTABLISHED IN 1849 AS A STOPPING POINT FOR TRAVELERS TO MOTHER LODE MINES. IN 1870 A SCHOOL WAS ESTABLISHED THERE. TODAY A SMALL SETTLEMENT STILL EXISTS. HABS CAL-1199.

MOUNTAIN SPRINGS STAGE STATION (SEE ECONOMIC/INDUSTRIAL)

MUCK HOME, *WHEATLAND, YUBA COUNTY.* THIS WAS THE FIRST HOUSE CONSTRUCTED IN WHEATLAND, A TOWN LAID OUT IN 1866 BY GEORGE HOLLAND AND C. L. WILSON. POINT OF HISTORICAL INTEREST.

MURPHY'S RANCH, *SACRAMENTO COUNTY.* THIS IS THE SITE OF THE BEGINNING OF THE CONQUEST OF CALIFORNIA BY THE UNITED STATES. ON JUNE 10, 1846, AMERICAN SETTLERS LED BY EZEKIAL MERRITT OVERPOWERED SOLDIERS UNDER LIEUTENANT FRANCISCO ARCH AND TOOK THEIR MEXICAN ARMY HORSES FROM THE CORRAL OF THE MURPHY RANCH ON THE NORTH BANK OF THE COSUMNES RIVER. THE 'BEAR FLAG' ACTION IN SONOMA FOLLOWED ON JUNE 14, 1846. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

MURPHY,(MARTIN) HOME AND ESTATE, *SUNNYVALE, SANTA CLARA COUNTY.* MARTIN MURPHY, JR., ARRIVED IN CALIFORNIA WITH HIS FAMILY IN 1844 IN THE FIRST WAGON TRAIN TO CROSS THE SIERRA NEVADA. THE FOUNDER OF SUNNYVALE, HE CONSTRUCTED HERE HIS HOUSE OF PREFABRICATED LUMBER, BROUGHT AROUND THE HORN IN 1849. MEMBERS OF THE MURPHY FAMILY LIVED HERE CONTINUOUSLY UNTIL 1953, WHEN THE PROPERTY WAS ACQUIRED BY THE CITY OF SUNNYVALE. (DESTROYED BY FIRE IN 1961.) CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: CITY.

MURPHYS, *CALAVERAS COUNTY.* ONE OF THE PRINCIPAL MINING COMMUNITIES IN CALAVERAS COUNTY, NAMED FOR THE DISCOVERER OF GOLD ON THE FLAT IN 1849. THE OBJECTIVE OF MANY IMMIGRANTS COMING OVER THE SIERRA NEVADA MOUNTAINS BY EBBETTS PASS, MURPHY FLAT AND SURROUNDING MINES PRODUCED 20,000,000 DOLLARS IN GOLD. EARLY REGULATIONS RESTRICTED CLAIMS TO EIGHT FEET SQUARE. SUSPENSION FLUME CONVEYING WATER ACROSS MURPHY'S CREEK AND DRAINAGE RACE DRAINING THE FLAT WERE TWO OUTSTANDING ACCOMPLISHMENTS OF EARLY-DAY MINERS. BUSINESS PORTION OF TOWN DESTROYED BY FIRE AUGUST 20, 1859. JOAQUIN MURIETA, BANDIT, BEGAN HIS MURDEROUS CAREER HERE. CALAVERAS LIGHT GUARDS, RECRUITING FOR CIVIL WAR, ORGANIZED HERE MAY 4, 1861. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

MURRARY,(MICHAEL) HOUSE, *DUBLIN, ALAMEDA COUNTY.* A ONE-STORY HOUSE, BUILT IN THE 1850'S WHICH STILL STANDS ABOUT ONE HUNDRED YARDS WEST OF ITS ORIGINAL LOCATION. THE FLOOR AND SIDING WERE OF PINE SHIPPED AROUND THE HORN, WHILE THE REDWOOD JOISTS WERE CUT AT REDWOOD CITY AND SHIPPED FROM THERE. OWNERSHIP: PRIVATE.

NAPA VALLEY RAILROAD DEPOT (SEE ECONOMIC/INDUSTRIAL)

NATIONAL OLD TRAILS MONUMENT, *NEEDLES, SAN BERNARDINO COUNTY.* AN OLD INDIAN TRAIL, STILL VISIBLE IN SOME PLACES, RAN ROUGHLY PARALLEL TO THE COLORADO RIVER ON THE CALIFORNIA SIDE. THIS IS THE ROUTE FOLLOWED BY GARCES AND HIS MOJAVE GUIDES IN 1776, AND BY JEDEDIAH SMITH IN 1826. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: CITY.

NATIVE SONS BUILDING, *LOWER LAKE, LAKE COUNTY.* BRICK BUILDING CONSTRUCTED AROUND 1880.

NEGRO HILL, *EL DORADO COUNTY.* NEGRO HILL, FIRST MINED BY MORMONS IN 1848, WAS A THRIVING CAMP WHICH REPEATED THE EXPERIENCE OF NUMEROUS MINING CAMPS THROUGHOUT THE SIERRA NEVADA, ENJOYING A BRIEF HEYDAY OF PROSPERITY AS A CENTER OF TRADE FOR OUTLYING CAMPS. THE TOWN, WITH ITS SEPARATE SETTLEMENTS OF BLACKS AND WHITES, REACHED A POPULATION OF 1,200 BY 1853. SITE INUNDATED BY FOLSOM LAKE. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: STATE.

NEVADA CITY HISTORIC DISTRICT, *NEVADA CITY, NEVADA COUNTY.* ESTABLISHED AS A MINING CAMP IN THE FALL OF 1849 WITH THE DISCOVERY OF GOLD BY A PROSPECTOR NAMED HUNT. WITHIN A YEAR THE POPULATION OF NEVADA CITY REACHED 6,000. SIGNIFICANT SITES INCLUDE THE MINERS' FOUNDRY, 'THE CASTLE' (THE CITY'S FIRST BRICK BUILDING), AND SEARL'S LAW OFFICE. OWNERSHIP: PRIVATE.

NEW ALMADEN (SEE ECONOMIC/INDUSTRIAL)

NEW BRIGHTON BEACH CHINESE FISHING CAMP (SEE SOCIAL/EDUCATION)

NEW HOPE (SEE ECONOMIC/INDUSTRIAL)

NEW HOPE LANDING PLACE, *SAN JOAQUIN COUNTY.* FIRST KNOWN SAIL LAUNCH TO ASCEND SAN JOAQUIN RIVER FROM SAN FRANCISCO LANDED HERE AUTUMN 1846. CARRIED TWENTY MORMON PIONEERS WHO FOUNDED NEW HOPE AGRICULTURAL PROJECT ON STANISLAUS. YOKE OF OXEN AND SPAN OF MULES DRIVEN FROM MARSH'S LANDING (ANTIOCH) BY TWO MEN WHO FOLLOWED CRUDE MAP DRAWN BY MERRITT THE TRAPPER. TWO YEARS LATER DOAK AND BONSELL OPERATED HERE THE FIRST FERRY ON SAN JOAQUIN RIVER. CALIFORNIA HISTORICAL LANDMARK.

NEW YORK OF THE PACIFIC (BLACK DIAMOND) (SEE ECONOMIC/INDUSTRIAL)

NEWVILLE, *GLENN COUNTY.* ACTIVE TOWN IN THE 1860'S, NOW A GHOST TOWN. POINT OF HISTORICAL INTEREST.

NIANTIC SHIP/HOTEL SITE (SEE ECONOMIC/INDUSTRIAL)

NIXON HOUSE, *ARCATA, HUMBOLDT COUNTY.* WOOD, ONE AND A HALF STORIES MID 19TH CENTURY. GOTHIC REVIVAL. OWNERSHIP: PRIVATE.

NOBLE EMIGRANT TRAIL (RESTSTOP), *SUSANVILLE, LASSEN COUNTY.* THIS MEADOW, NOW A CITY PARK, WAS A WELCOME STOPPING PLACE ON THE NOBLE EMIGRANT TRAIL, PIONEERED BY WILLIAM H. NOBLES IN 1851 AND FIRST USED IN 1852. HERE, EMIGRANTS EN ROUTE TO THE NORTHERN CALIFORNIA MINES WERE ABLE TO REST, RECRUIT THEIR STOCK, AND OBTAIN NEEDED PROVISIONS AT ISAAC ROOP'S ESTABLISHMENT, FROM WHICH GREW THE CITY OF SUSANVILLE. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: CITY.

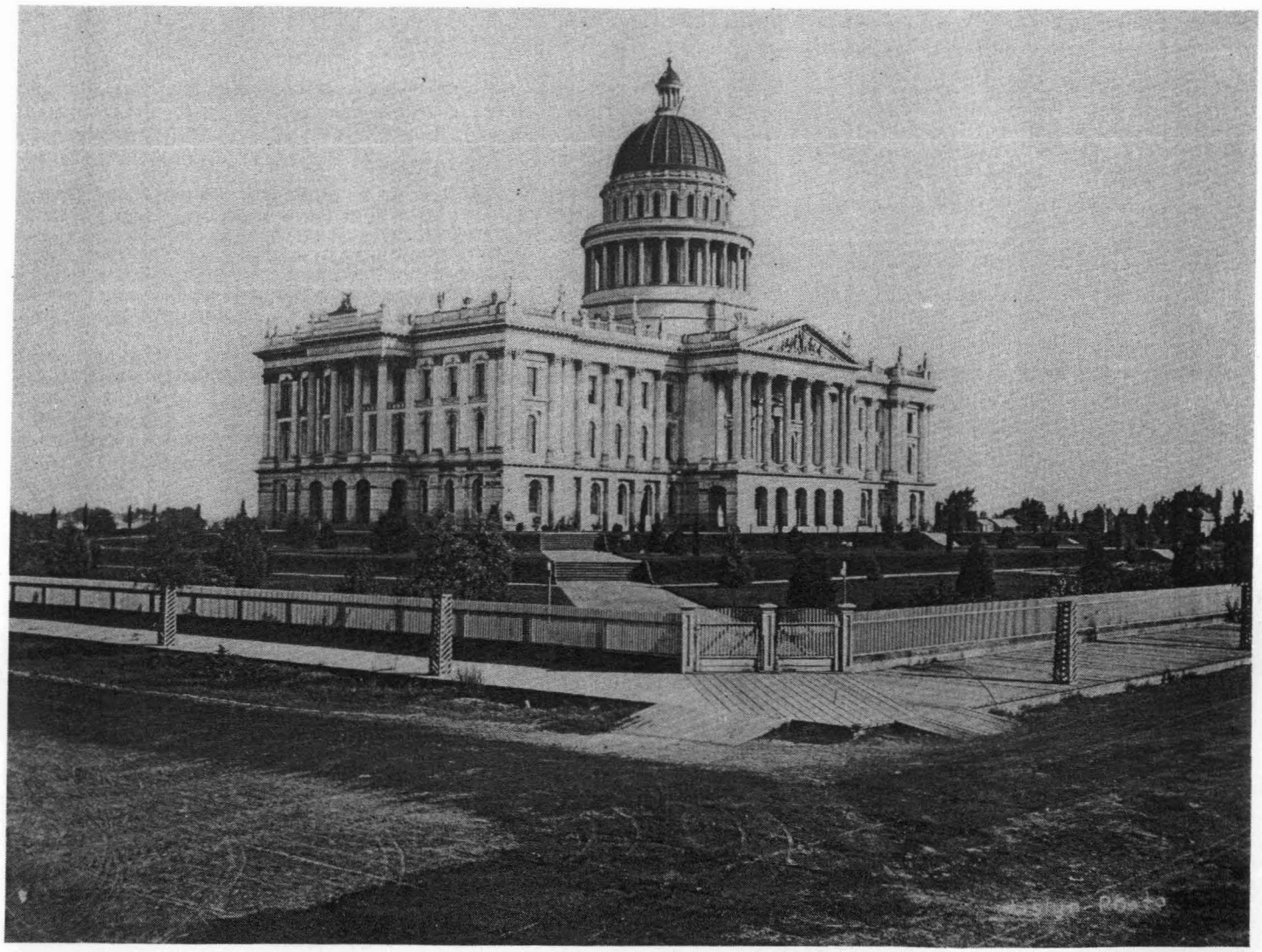
NOBLE EMIGRANT TRAIL, *LASSEN COUNTY.* THIS ROUTE WAS FIRST USED IN 1852 BY EMIGRANTS TO NORTHERN CALIFORNIA SEEKING TO AVOID THE HARDSHIPS OF THE LASSEN TRAIL. IT CROSSED THE DESERT FROM THE HUMBOLDT RIVER IN NEVADA, PASSED THIS POINT, AND PROCEEDED OVER THE MOUNTAINS TO THE TOWN OF SHASTA. LATER, 1859-1861, IT WAS KNOWN AS THE FORT KEARNY, SOUTH PASS AND HONEY LAKE WAGON ROAD. FROM THIS POINT PETER LASSEN AND J.G. BRUFF ON OCTOBER 4, 1850, SAW HONEY LAKE WHILE ON AN EXPEDITION HUNTING FOR GOLD LAKE. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: STATE.

NOBLE'S PASS ROUTE, *SHASTA COUNTY.* WILLIAM H. NOBLE, ACCOMPANIED BY A PARTY OF CITIZENS, SHOWED THE ROUTE FOR A WAGON ROAD ACROSS THE SIERRA NEVADA IN MAY 1852. IT WAS FROM THIS POINT THAT EMIGRANTS GOT THEIR FIRST GLIMPSE OF THE SACRAMENTO VALLEY. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: FEDERAL. ADMINISTRATION: NPS.

NOBLE'S RANCH, *RIVERSIDE COUNTY.* THIS BUILDING OF UNCUT STONE ON THE RANCH OF NEWTON NOBLE, COUNTY SHERIFF AND ROAD OVERSEER, WAS A STAGE STATION IN THE 1870'S. IT HAS ALSO SERVED AS A SCHOOL AND POST OFFICE. POINT OF HISTORICAL INTEREST.

NOCE,(JOHN) HOUSE (SEE ARCHITECTURE)

GOVERNMENT



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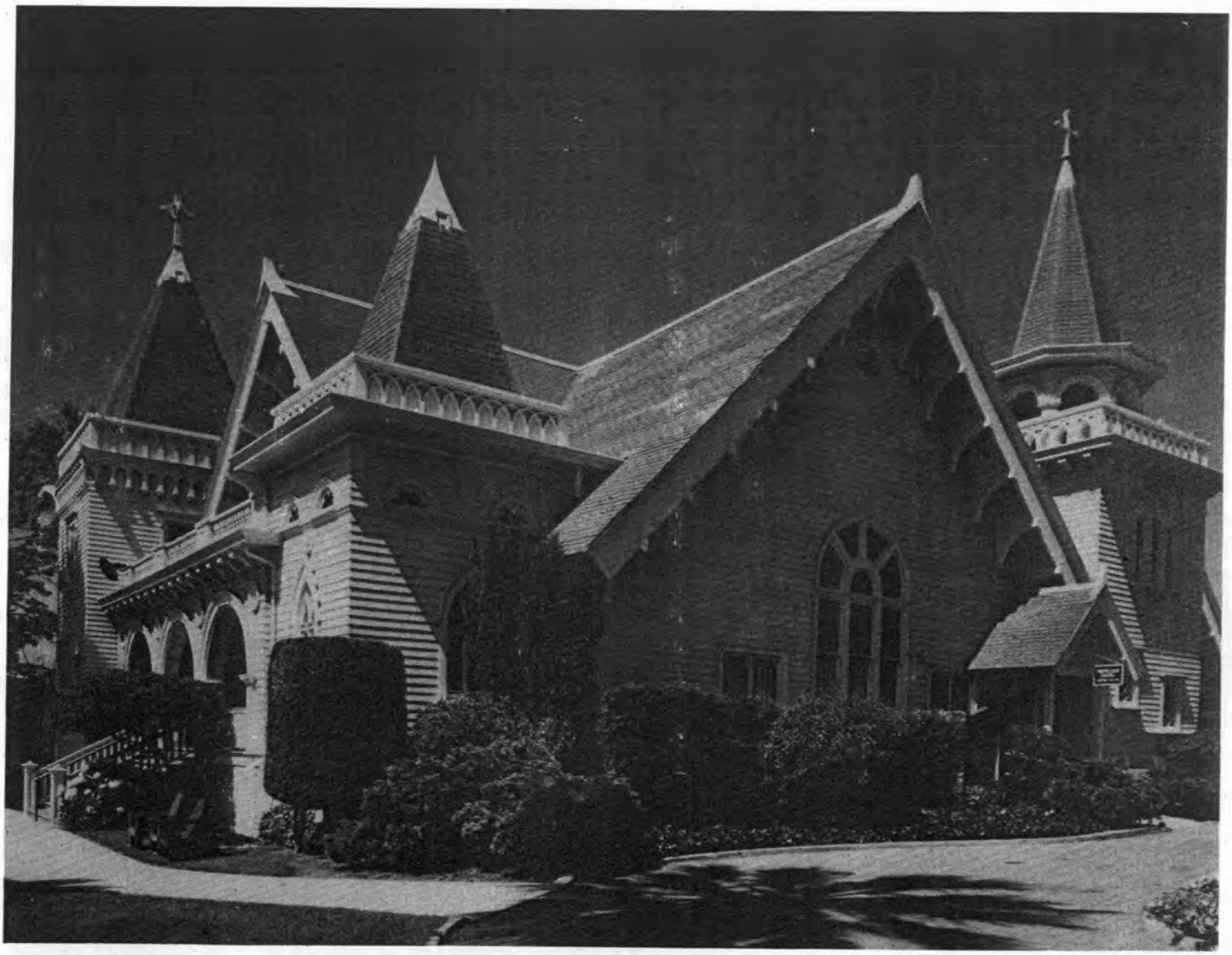


ST. MARY MAGDALEN ROMAN CATHOLIC CHURCH, *CAMARILLO, VENTURA COUNTY.* BUILT BY THE PIONEER CAMARILLO FAMILY IN 1914. THIS WAS, FOR A NUMBER OF YEARS, THEIR PRIVATE CHAPEL. IT IS NOW A PARISH CHURCH. OWNERSHIP: PRIVATE.

ST. MARY'S CATHOLIC CHURCH, *OAKLAND, ALAMEDA COUNTY.* ST. MARY'S WAS ESTABLISHED AS A MISSION IN 1853, AND BECAME A PARISH IN 1858. THE FOUNDATIONS OF THE PRESENT BUILDING WERE LAID IN 1868, AND IN 1872 IT WAS DEDICATED. THE WOODEN STRUCTURE HAS UNDERGONE MUCH REMODELING THROUGH THE YEARS. OWNERSHIP: PRIVATE.

ST. MARY'S CEMETERY, *RED BLUFF, TEHAMA COUNTY.* ST. MARY'S CEMETERY, ESTABLISHED BY FATHER QUINN, HAD ITS FIRST BURIAL IN 1888. BEFORE THIS CEMETERY WAS CREATED, CATHOLICS WERE BURIED IN THE OAK HILL CEMETERY. THE CEMETERY CONTAINS A STATUE OF THE VIRGIN MARY DONATED BY THE BARRY FAMILY OF COTTONWOOD. OWNERSHIP: CITY.

ST. MARYS BY THE SEA, *PACIFIC GROVE, MONTEREY COUNTY.* FIRST CHURCH BUILT IN PACIFIC GROVE, 1887 INCLUDES WINDOWS BY TIFFANY AND A GROUP OF WINDOWS BY BRUCE PORTER. PARISH HOUSE, 1893. OWNERSHIP: PRIVATE.

ST. MATTHEW'S EPISCOPAL CHURCH (SEE ARCHITECTURE)

ST. PATRICK'S CHURCH, *SAN FRANCISCO, SAN FRANCISCO COUNTY.* PATRONAL CHURCH OF THE IRISH IN SAN FRANCISCO. BUILT IN 1872, THE CHURCH REMAINS A LANDMARK OF AN AREA THAT IS NOW ENTIRELY CHANGED FROM ITS ORIGINAL RESIDENTIAL CHARACTER. POINT OF HISTORICAL INTEREST. OWNERSHIP: PRIVATE.

ST. PATRICK'S CATHOLIC CHURCH, *SONORA, TUOLUMNE COUNTY.* THE CATHOLIC CHURCH WAS ESTABLISHED IN SONORA BY 1849 AND SERVED THE MEXICAN MINERS WHO RESIDED THERE. THE ORIGINAL CHURCH WAS OF ADOBE CONSTRUCTION IN THE MISSION STYLE AND SERVICES WERE CONDUCTED IN SPANISH. IN 1862, A NEW BRICK STRUCTURE WAS COMPLETED. IN 1874 THE ROOF OF THE CHURCH WAS DESTROYED BY FIRE, AND THE INTERIOR OF THE CHURCH WAS BADLY DAMAGED. HABS-189. OWNERSHIP: PRIVATE.

ST. PAUL'S CATHEDRAL, *LOS ANGELES, LOS ANGELES COUNTY.* STARTED IN 1865 AS THE FIRST ENGLISH SPEAKING AND NON-ROMAN CONGREGATION TO BE FORMED IN LOS ANGELES, THE PARISH WAS ORIGINALLY NAMED ST. ATHANASIUS AND WAS HOUSED IN A SMALL BRICK CHURCH ON NEW HIGH STREET. IN THE 1880'S, THE PARISH CHANGED ITS NAME TO ST. PAUL'S CHURCH AND MADE PLANS FOR A LARGER BUILDING. AN ADEQUATE SITE WAS SECURED ON SOUTH OLIVE STREET, FACING WHAT IS NOW KNOWN AS PERSHING SQUARE. ST. PAUL'S CHURCH, BUILT OF WOOD WITH AN IMPRESSIVE TOWER, WAS ERECTED IN 1883. OWNERSHIP: PRIVATE.

ST. PAUL'S EPISCOPAL CHURCH, *SOLANO COUNTY.* DESIGNED IN 1859 BY LT. JULIAN MCALLISTER AND BUILT BY SHIPWRIGHTS OF THE PACIFIC MAIL AND STEAMSHIP COMPANY, ST. PAUL'S IS AN OUTSTANDING EXAMPLE OF EARLY CALIFORNIA GOTHIC ECCLESIASTICAL ARCHITECTURE. NOTABLE FOR ITS FINE CRAFTSMANSHIP, THIS BUILDING HAS CONTINUOUSLY SERVED THE EPISCOPAL CHURCH SINCE ITS CONSECRATION BY THE RT. REV. WILLIAM INGRAHAM KIP IN 1860. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

ST. RAYMOND'S CHURCH, *DUBLIN, ALAMEDA COUNTY.* BUILT IN 1859, THIS WAS THE FIRST CHURCH IN THE TOWNSHIP. LAND FOR THE CHURCH AND THE ADJOINING CEMETERY WAS DONATED IN PART BY JEREMIAH FALLON, ONE OF THE RESCUERS OF THE ILL-FATED DONNER PARTY. THE CHURCH IS THE OLDEST EXTANT CATHOLIC CHURCH BUILDING INTHE DIOCESE, WHICH COMPRISES ALAMEDA AND CONTRA COSTA COUNTIES. POINT OF HISTORICAL INTEREST.

ST. SAVIOUR'S CHAPEL, *NORTH HOLLYWOOD, LOS ANGELES COUNTY.* ST. SAVIOUR'S CHAPEL WAS DESIGNED BY REGINALD JOHNSON, SON OF THE FIRST EPISCOPAL BISHOP OF LOS ANGELES, AND PATTERNED AFTER THE CHAPEL AT RUGBY SCHOOL IN ENGLAND. IT WAS NAMED AFTER ST. SAVIOUR'S CATHEDRAL IN SOUTHWARK, ENGLAND, THE CHURCH WHERE JOHN HARVARD, THE FOUNDER OF HARVARD UNIVERSITY WAS BAPTIZED. IN THE WINTER OF 1937, THE CHAPEL WAS CUT INTO SIXTEEN SECTIONS, BROUGHT OVER SEPULVEDA BOULEVARD FROM ITS ORIGINAL SITE AND RE-ERECTED ON THE PRESENT CAMPUS IN NORTH HOLLYWOOD. OWNERSHIP: PRIVATE.

ST. STEPHEN'S EPISCOPAL CHURCH (SEE ARCHITECTURE)

ST. TERESA'S CHURCH, *BODEGA, SONOMA COUNTY.* CONSTRUCTED OF REDWOOD IN 1859 BY NEW ENGLAND SHIP'S CARPENTERS ON SPANISH LAND GRANT PROPERTY DONATED BY JASPER O'FARRELL. ON MARCH 8, 1860, FATHER LOUIS ROSSI WAS APPOINTED PASTOR. ARCHBISHOP ALEMANY DEDICATED THE CHURCH IN THE TOWN OF BODEGA ON JUNE 2, 1861, AND IT HAS SERVED THIS COASTAL COMMUNITY CONTINUOUSLY FOR OVER A CENTURY. CALIFORNIA HISTORICAL LANDMARK. OWNERSHIP: PRIVATE.

ST. TURIBIUS INDIAN MISSION (SEE EXPLORATION/SETTLEMENT)

ST. VIBIANA'S CATHEDRAL, *LOS ANGELES, LOS ANGELES COUNTY.* A 'TYPICAL 'BASILICA PLAN' OF EXPOSED BRICK CONSTRUCTION (ORIGINAL) BUT 1922 ALTERATIONS CHANGED FRONT PORTION TO CONCRETE FACED WITH INDIANA LIMESTONE AND EXPOSED BRICK WALLS COVERED WITH CEMENT PLASTER.' ONE OF THE EARLIEST CATHOLIC CHURCHES BUILT IN LOS ANGELES. SINCE ITS CONSTRUCTION IN 1876, IT HAS BEEN THE SEAT OF THE ARCHDIOCESE OF LOS ANGELES. UNTIL THE LATE 1880'S IT WAS THE LARGEST CHURCH BUILDING IN THE CITY. THE CATHEDRAL HAS BEEN VISITED BY MANY FAMOUS AMERICANS OF NATIONAL AND STATE DISTINCTION AND HAS WITNESSED MANY IMPORTANT EVENTS IN THE HISTORY OF LOS ANGELES. OWNERSHIP: PRIVATE.

ST. VINCENT DE PAUL CHURCH, *LOS ANGELES, LOS ANGELES COUNTY.* ORIGINALLY AND PRESENTLY A BUFF-COLORED, REINFORCED-CONCRETE EDIFICE IN THE SPANISH BAROQUE STYLE WITH A TILE-INLAID DOME MADE IN MEXICO AND A TALL BELL TOWER WITH A SPIRE AT THE LEFT FRONT CORNER. DECORATED ON THE OUTSIDE WITH STATUARY AND FRIEZES OF INDIANA LIMESTONE. FINISHED IN 1925, ST. VINCENT'S WAS BUILT FOR THE MOST PART WITH A DONATION FROM EDWARD L. DOHENY, A WEALTHY OIL MAGNATE AND LEADING CITIZEN IN LOS ANGELES. DOHENY MADE SURE THAT NO OTHER TYPE OF BUILDING WOULD BE CONSTRUCTED BESIDE THE CHURCH BY HAVING ST. VINCENT'S BUILT ON A 45-DEGREE ANGLE FROM THE STREET CORNER AND BUYING UP ALL THE SURROUNDING PROPERTY. THE CHURCH WAS AWARDED THE CERTIFICATE OF MERIT BY THE AMERICAN INSTITUTE OF ARCHITECTS IN 1939 FOR ITS UNIQUE ARCHITECTURAL QUALITIES. OWNERSHIP: PRIVATE.

ST. VINCENT'S PLACE (SEE SOCIAL/EDUCATION)

ST. VINCENT'S SCHOOL FOR BOYS (SEE SOCIAL/EDUCATION)

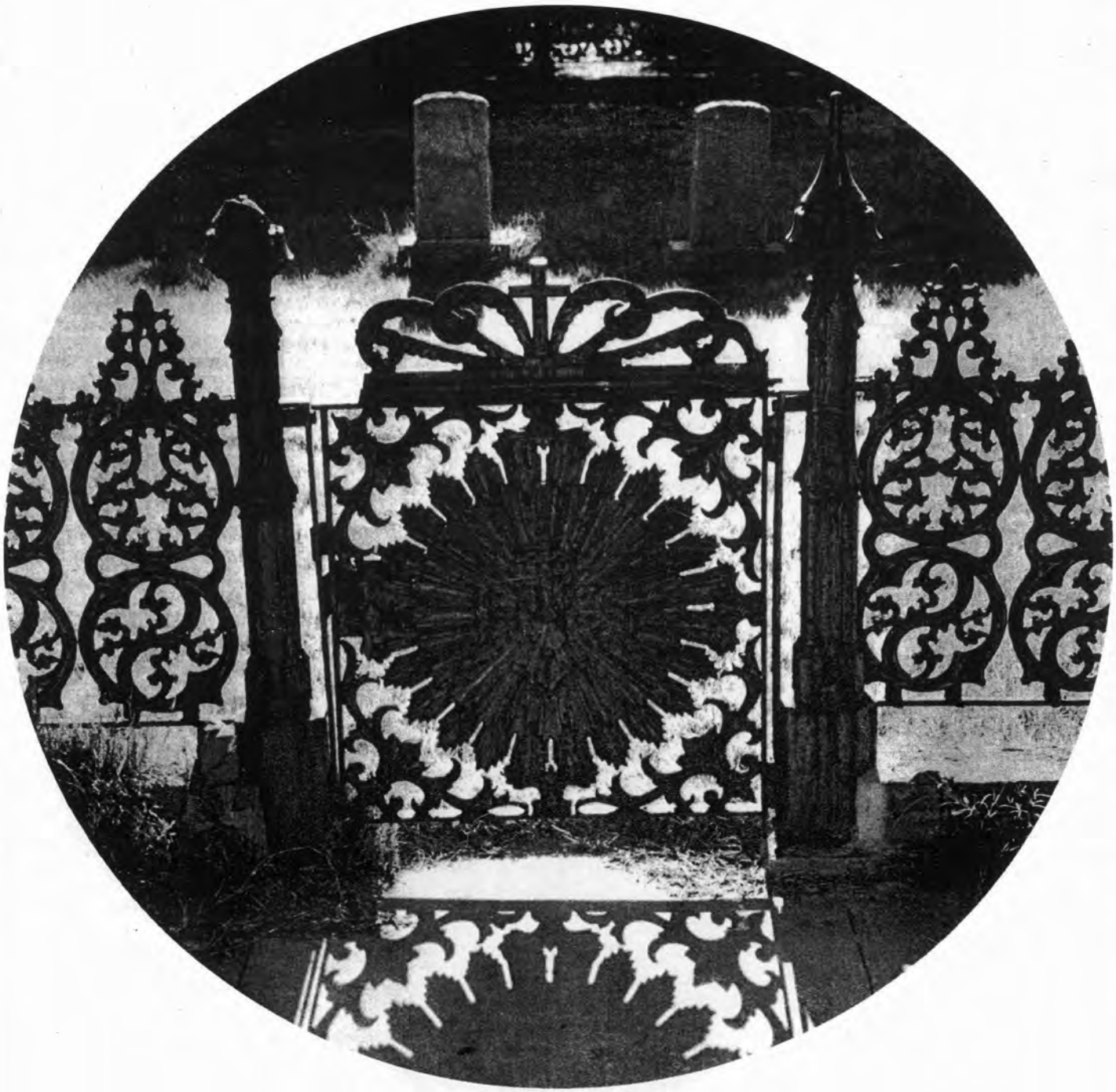
STOWE MAUSOLEUM, *VENTURA COUNTY.* BUILT BY MRS. STOWE FOR HER TWO SONS, WHOSE BODIES WERE MOVED INTO IT FROM THE CHAPEL. OWNERSHIP: PRIVATE.

STRAWBERRY VALLEY CEMETERY, *STRAWBERRY VALLEY, YUBA COUNTY.* THIS CEMETERY HAS BEEN IN CONTINUOUS USE SINCE ABOUT 1850. GRAVES OF EARLY PIONEERS, MINERS, AND LUMBERMEN WHO SETTLED THIS PART OF THE SIERRA NEVADA CAN BE FOUND IN THIS THREE AND A HALF ACRE CEMETERY. OWNERSHIP: COUNTY.

STREETER HOUSE, *RIVERSIDE, RIVERSIDE COUNTY.* THE STREETER HOUSE IS A LARGE, TWO-STORY, LATE 19TH CENTURY FARMHOUSE WITH DETACHED BARN AND GARAGE. HENRY STREETER WAS A

SOCIAL/EDUCATION

SITES BY COUNTY



Family cemetery of early California pioneer William Workman.

SITES BY COUNTY AND THEME

	Aboriginal	Architecture	Arts/ Leisure	Economic/ Industrial	Exploration/ Settlement	Government	Military	Religion	Social/ Education	TOTAL
Alameda	4	66	10	42	38	14	1	14	32	221
Alpine	0	1	1	8	6	3	0	0	2	21
Amador	1	1	0	19	14	0	0	2	6	43
Butte	3	3	0	10	7	2	0	3	3	31
Calaveras	0	5	0	17	24	3	0	2	5	56
Colusa	1	1	0	1	1	1	0	1	0	6
Contra Costa	1	5	3	44	32	2	0	3	18	108
Del Norte	3	0	0	3	3	1	3	0	1	14
El Dorado	0	1	0	23	13	1	0	1	1	40
Fresno	0	3	2	15	8	0	1	0	4	33
Glenn	0	0	0	5	10	2	0	0	0	17
Humboldt	7	3	2	18	13	0	10	0	5	58
Imperial	0	0	0	4	2	0	3	1	1	11
Inyo	1	0	1	13	7	0	4	0	1	27
Kern	5	1	0	35	22	2	1	1	5	72
Kings	1	0	0	1	2	0	0	1	0	5
Lake	2	6	9	15	11	5	1	2	6	57
Lassen	1	0	0	1	14	0	1	0	0	17
Los Angeles	2	82	22	47	36	7	8	20	24	248
Madera	0	1	0	3	5	0	0	1	0	10
Marin	2	8	1	8	1	3	2	2	3	30
Mariposa	0	0	1	6	4	2	0	1	1	15
Mendocino	2	1	0	0	1	0	1	1	1	7
Merced	1	1	0	3	4	3	0	1	0	13
Modoc	6	0	0	2	8	1	4	0	0	21
Mono	0	0	1	10	5	1	0	0	0	17
Monterey	2	6	4	23	21	1	3	3	3	66
Napa	0	7	3	8	9	0	1	1	2	31
Nevada	1	2	5	23	7	1	0	3	4	46
Orange	2	7	3	36	35	5	2	3	7	100
Placer	1	0	1	16	7	0	0	0	2	27
Plumas	1	0	1	5	8	0	0	0	1	16
Riverside	13	20	12	27	22	4	2	9	9	118
Sacramento	4	1	1	14	13	3	1	4	2	43
San Benito	0	2	0	1	1	0	1	1	0	6
San Bernardino	7	10	7	51	55	1	11	6	5	153
San Diego	1	17	2	17	25	2	10	5	10	89
San Francisco	0	42	12	48	5	8	6	6	14	141
San Joaquin	0	1	0	11	9	0	3	2	2	28
San Luis Obispo	2	18	2	13	9	1	0	8	2	55
San Mateo	1	20	2	19	19	2	4	4	4	75
Santa Barbara	4	32	2	12	8	1	3	5	4	71
Santa Clara	2	34	6	41	31	7	1	4	23	149
Santa Cruz	1	21	2	47	11	4	1	12	11	110
Shasta	6	1	0	19	9	0	3	1	2	41
Sierra	4	0	0	28	12	1	0	0	2	47
Siskiyou	3	1	0	1	1	0	3	0	0	9
Solano	0	6	0	6	3	3	4	3	5	30
Sonoma	4	4	2	7	8	2	1	1	4	33
Stanislaus	1	0	0	8	3	0	0	0	0	12
Sutter	0	12	0	3	2	3	0	1	1	22
Tehama	0	4	0	1	1	2	1	3	1	13
Trinity	0	0	0	2	0	0	0	0	1	3
Tulare	0	0	0	1	3	2	0	0	3	9
Tuolumne	3	3	5	27	27	2	0	8	4	79
Ventura	1	8	2	19	22	0	0	10	6	68
Yolo	0	4	2	7	15	2	0	4	3	37
Yuba	0	5	0	7	6	0	0	6	1	25
TOTAL	107	477	129	901	698	110	101	170	257	2,950

APPENDIX
ALPHABETICAL LISTING
OF
HISTORICAL SITES BY COUNTY

ALAMEDA COUNTY - 221 SITES (ALSO 344 ARCHAEOLOGICAL SITES)**

ALAMEDA COUNTY'S THIRD SEAT OF GOVERNMENT. 1925 E 14TH ST., ALAMEDA. *THEME: GOVERNMENT.*

ALAMEDA COUNTY COURTHOUSE. DAVIS STREET AT CLARKE STREET, SAN LEANDRO. *THEME: GOVERNMENT.*

ALAMEDA COUNTY GAZETTE NEWSPAPER. NORTHEAST CORNER OF DAVIS AND CLARKE STREETS, SAN LEANDRO. *THEME: ECONOMIC/INDUSTRIAL.*

ALAMEDA COUNTY'S FIRST SCHOOL SITE. REDWOOD ROAD BETWEEN JAMES AND ALMA, CASTRO VALLEY. *THEME: SOCIAL/EDUCATION.*

ALEMEDA COUNTY (FIRST) COURTHOUSE SITE. ALVARADO. *THEME: GOVERNMENT.*

ALEMEDA TERMINAL OF THE FIRST TRANSCONTINENTAL RAILROAD. FOOT OF PACIFIC AVENUE, ALEMEDA. *THEME: ECONOMIC/INDUSTRIAL.*

ALTAMONT LIBRARY. ALTAMONT PASS RD. 580, ALTAMONT. *THEME: RELIGION.*

ALVARADO BUSINESS BUILDINGS. UNION CITY. *THEME: EXPLORATION/SETTLEMENT.*

ALVARADO CITY/UNION CITY. ALVARADO/UNION CITY. *THEME: EXPLORATION/SETTLEMENT.*

ALVISO,(AUGUSTIN) ADOBE SITE. NEWARK BOULEVARD NEAR JARVIS AVENUE, UNION CITY. *THEME: EXPLORATION/SETTLEMENT.*

ALVISO,(FRANCISCO SOLANO) ADOBE. MEADOWLARK DAIRY FARM, PLEASANTON VALLEY, *THEME: EXPLORATION/SETTLEMENT.*

AMADOR,(JOSE MARIA) ADOBE SITE. SAN RAMON ROAD AND DUBLIN BOULEVARD, DUBLIN. *THEME: EXPLORATION/SETTLEMENT.*

ANNA HEAD SCHOOL. HASTE AND BOWDITCH STREETS, BERKELEY. *THEME: ARCHITECTURE.*

BACON HALL SITE. UNIVERSITY OF CALIFORNIA, BERKELEY. *THEME: SOCIAL/EDUCATION.*

BAY OR LAUREL TREE. 9 LEWELLING BLVD., SAN LORENZO. *THEME: EXPLORATION/SETTLEMENT.*

BELROSE AVENUE RESIDENCE. 2700 BELROSE AVENUE, BERKELEY. *THEME: ARCHITECTURE.*

BENVENUE AVENUE RESIDENCE. 6487 BENVENUE AVENUE, BERKELEY. *THEME: ARCHITECTURE.*

BERKELEY CITY HALL. 2134 GROVE ST., BERKELEY. *THEME: ARCHITECTURE.*

BERKELEY'S FIRST ADOBE SITE. 1304 ALBINA STREET, BERKELEY. *THEME: EXPLORATION/SETTLEMENT.*

BERNAL,(AGUSTIN) ADOBE. FOOTHILL ROAD, LIVERMORE. *THEME: EXPLORATION/SETTLEMENT.* p 125

BERNAL,(PABLO) ADOBE SITE. ARROYO VALLE, PLEASANTON. *THEME: EXPLORATION/SETTLEMENT.*

BEST HOME. 1315 CLARKE STREET, SAN LEANDRO. *THEME: ECONOMIC/INDUSTRIAL.*

BEST TRACTOR COMPANY. 800 DAVIS STREET, SAN LEANDRO. *THEME: ECONOMIC/INDUSTRIAL.*

BLAISDELL,(FORMER GOV. OF NEVADA) HOME. 40572 MISSION BLVD., FREMONT. *THEME: ARCHITECTURE.*

BORAX WORKS. PACIFIC NEAR THIRD, ALAMEDA. *THEME: ECONOMIC/INDUSTRIAL.*

BROOKLYN (OLD COURTHOUSE). 1952 EAST FOURTEENTH STREET, OAKLAND. *THEME: GOVERNMENT.*

BROWN'S STAGE STATION. PATTERSON PASS ROAD EAST OF LIVERMORE, *THEME: GOVERNMENT.* p. 170

BUENA VISTA WAY RESIDENCE. 2701 BUENA VISTA WAY, BERKELEY. *THEME: ARCHITECTURE.*

BUENA VISTA WAY RESIDENCE. 2733 BUENA VISTA WAY, BERKELEY. *THEME: ARCHITECTURE.*

BUENA VISTA WAY RESIDENCE. 2704 BUENA VISTA WAY, BERKELEY. *THEME: ARCHITECTURE.*

BUENA VISTA WAY, RESIDENCE. 2753 BUENA VISTA WAY, BERKELEY. *THEME: ARCHITECTURE.*

BUENA VISTA WAY RESIDENCE. 2798 BUENA VISTA WAY, BERKELEY. *THEME: ARCHITECTURE.*

***CALIFORNIA NURSERY COMPANY GUEST HOUSE (VALLEJO ADOBE).** NILES BLVD. AT NURSERY AVE., FREMONT. *THEME: ARCHITECTURE.*

CALVARY CEMETERY. END OF VAN AVENUE, SAN LEANDRO. *THEME: EXPLORATION/SETTLEMENT.*

***CAMERON-STANFORD HOME.** 1426 LAKESIDE DR., OAKLAND. *THEME: ARCHITECTURE.*

CAMINO OF RANCHO SAN ANTONIO. SAN JOSE VICINITY. *THEME: EXPLORATION/SETTLEMENT.*

CAMPANILE. UNIVERSITY OF CALIF., BERKELEY. *THEME: SOCIAL/EDUCATION.*

CASA PERALTA. 384 WEST ESTUDILLO, SAN LEANDRO. *THEME: EXPLORATION/SETTLEMENT.*

CASTRO PLAZA. MISSION BLVD. BETWEEN C AND D STS., HAYWARD. *THEME: ECONOMIC/INDUSTRIAL.*

CASTRO VALLEY EXCHANGE. GROVE WAY AND REDWOOD RD., CASTRO VALLEY. *THEME: ECONOMIC/INDUSTRIAL.*

CASTRO VALLEY'S FIRST PUBLIC SCHOOL SITE. REDWOOD ROAD, BETWEEN JAMES AND ALMA, CASTRO VALLEY. *THEME: SOCIAL/EDUCATION.*

CASTRO,(GUILLERMO) RESIDENCE. 22738 MISSION BLVD., HAYWARD. *THEME: EXPLORATION/SETTLEMENT.*

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*NATIONAL REGISTER SITE

**LOCATIONS AND MANY DESCRIPTIONS OF ARCHAEOLOGICAL SITES ARE NOT GIVEN TO PROTECT THESE RESOURCES. COUNTY ARCHAEOLOGICAL SITE COUNTS BASED ON THE RECORDS ON FILE WITH CULTURAL RESOURCES SECTION OF THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION.

CATHOLIC MASS SITE. LAKESHORE AVENUE, OAKLAND. *THEME: RELIGION.*

CENTERVILLE PRESBYTERIAN CHURCH. FREMONT BLVD. AND BONDI WAY, FREMONT. *THEME: RELIGION.*

CHABOT STREET RESIDENCE. 7133 CHABOT AT ROBLE ROAD, BERKELEY. *THEME: ARCHITECTURE.*

CHADBOURN CARRIAGE HOUSE. 39169 FREMONT BLVD., FREMONT. *THEME: ARCHITECTURE.*

CHASE,(MOSES) HOUSE SITE. 404 EAST EIGHT STREET, OAKLAND. *THEME: EXPLORATION/SETTLEMENT.*

CHURCH OF ST. JAMES THE APOSTLE. 1540 12TH AVE., OAKLAND. *THEME: RELIGION.*

CITY HALL. BERKELEY. *THEME: GOVERNMENT.*

CLAREMONT HOTEL. ASHBY AND CLAREMONT AVENUES, BERKELEY. *THEME: ARCHITECTURE.*

COHEN,(A.A.) HOTEL SITE. HIDDEN VALLEY RANCH END OF STANFORD AVENUE, FREMONT. *THEME: SOCIAL/EDUCATION.*

***COHEN,(ALFRED H.) RESIDENCE.** 1440 29TH AVE., FRUITVALE. *THEME: ARCHITECTURE.*

COLLEGE OF CALIFORNIA SITE. 14TH AND FRANKLIN STREETS, OAKLAND. *THEME: SOCIAL/EDUCATION.*

CONCANNON VINEYARD. 2 MILES S.E. OF LIVERMORE, *THEME: ECONOMIC/INDUSTRIAL.*

CRESTA BLANCA WINERY. LIVERMORE VALLEY, *THEME: ECONOMIC/INDUSTRIAL.* p. 78

DANIA HALL. FOOTHILL BLVD., HAYWARD. *THEME: SOCIAL/EDUCATION.*

DE FREMERY PARK. 18TH AND ADELINE ST., OAKLAND. *THEME: ARCHITECTURE.*

DERBY STREET RESIDENCE. 2924 DERBY STREET, BERKELEY. *THEME: ARCHITECTURE.*

DERBY STREET, RESIDENCES. 2814 AND 2816 DERBY STREET, BERKELEY. *THEME: ARCHITECTURE.*

DIBBLE AND SEMRAU STUDIO. 1772 LEROY AVENUE, BERKELEY. *THEME: ARCHITECTURE.*

DRAWBRIDGE (GHOST TOWN). CUSHING RD., FREMONT. *THEME: ECONOMIC/INDUSTRIAL.*

***DUNSMUIR HOUSE.** PERALTA OAKS COURT, OAKLAND. *THEME: ARCHITECTURE.*

DUSTERBERRY,(H.) HOME. CENTRAL AND GLENMORE, FREMONT. *THEME: ARCHITECTURE.*

DWIGHT WAY RESIDENCE. 2727 DWIGHT WAY, BERKELEY. *THEME: ARCHITECTURE.*

DWIGHT WAY RESIDENCE,(KEELER RESIDENCE). 2733 DWIGHT WAY, BERKELEY. *THEME: ARCHITECTURE.*

EDEN APARTMENTS. 1410 B ST., HAYWARD. *THEME: ECONOMIC/INDUSTRIAL.*

ESSANY STUDIO COMPLEX. NILES DIST., FREMONT. *THEME: ARTS/LEISURE.*

ESTUDILLO HOME. 550 WEST ESTUDILLO AVENUE, SAN LEANDRO. *THEME: EXPLORATION/SETTLEMENT.*

ESTUDILLO HOUSE SITE. DAVIS STREET AND WASHINGTON AVENUE, PLEASANTON. *THEME: ARTS/LEISURE.*

ESTUDILLO,(JOAQUIN JOSE) FIRST HOME SITE. SOUTH BANK OF SAN LEANDRO CREEK, NEAR NIMITZ FREEWAY, SAN LEANDRO. *THEME: EXPLORATION/SETTLEMENT.*

ETNA STREET RESIDENCE. 2515 ETNA STREET, BERKELEY. *THEME: ARCHITECTURE.*

EUCLID AVENUE RESIDENCES. EUCLID AVENUE AND BUENA VISTA WAY, BERKELEY. *THEME: ARCHITECTURE.*

FAGES/CRESPI TRAVEL ROUTE. FOOTHILL ROAD, PLEASANTON. *THEME: EXPLORATION/SETTLEMENT.*

FALLON HOUSE. FOOTHILL ROAD, PLEASANTON. *THEME: EXPLORATION/SETTLEMENT.*

FIRST AND LAST CHANCE SALOON(HEINOLD'S). 50 WEBSTER STREET, OAKLAND. *THEME: SOCIAL/EDUCATION.*

FIRST CHURCH OF CHRIST SCIENCE. 2619 DWIGHT WAY, BERKELEY. *THEME: ARCHITECTURE.*

FOUNDERS ROCK. LA LOMA ENTRANCE TO U.C. BERKELEY, BERKELEY. *THEME: SOCIAL/EDUCATION.*

GALINDO HOTEL SITE. 8TH AND FRANKLIN STREET, OAKLAND. *THEME: ECONOMIC/INDUSTRIAL.*

GALINDO-HIGUERA ADOBE. CURTNER RD., FREMONT. *THEME: ARCHITECTURE.*

GALLEGOS ESTATE. 43182 MISSION BLVD., FREMONT. *THEME: ARCHITECTURE.*

GARCIA HOME. CHUMALIA AND HYDE STREETS, SAN LEANDRO. *THEME: ECONOMIC/INDUSTRIAL.*

GLEN AVENUE RESIDENCE. 2204 GLEN AVENUE, BERKELEY. *THEME: ARCHITECTURE.*

GREEK THEATER. GALEY RD., BERKELEY. *THEME: ARTS/LEISURE.*

GREEN,(JOHN) HOME. SAN RAMON ROAD SOUTH OF DUBLIN BOULEVARD, DUBLIN. *THEME: ECONOMIC/INDUSTRIAL.*

GREEN,(JOHN) STORE. SOUTHSIDE OF DUBLIN BOULEVARD WEST OF SAN RAMON ROAD, DUBLIN. *THEME: ECONOMIC/INDUSTRIAL.*

GREENVILLE. FOUR MILES EAST OF LIVERMORE, HWY. 50, *THEME: EXPLORATION/SETTLEMENT.*

GREENWOOD TERRACE, RESIDENCE. 1486 GREENWOOD TERRACE, BERKELEY. *THEME: ARCHITECTURE.*

GREENWOOD TERRACE RESIDENCE. 1459 GREENWOOD TERRACE, BERKELEY. *THEME: ARCHITECTURE.*

HACIENDA DEL POZO DE VERONA. CASTLEWOOD COUNTRY CLUB, NEAR PLEASANTON. *THEME: SOCIAL/EDUCATION.*

HALL OF RECORDS, TEMPORARY. 1417 20TH AVENUE, OAKLAND. *THEME: GOVERNMENT.*

HARRISVILLE. NEAR LIVERMORE, *THEME: ECONOMIC/INDUSTRIAL.*

HARVEY-GRANGER GENERAL STORE. 3940 SMITH ST., UNION CITY-ALVARADO. *THEME: ECONOMIC/INDUSTRIAL.*

HARVEY,(SYLVESTER P.) HOME. 32958 ALVARADO RD., FREMONT. *THEME: ECONOMIC/INDUSTRIAL.*

HAYWARD CARNEGIE LIBRARY SITE. FOOTHILL BLVD. AND B ST., HAYWARD. *THEME: ARCHITECTURE.*

HAYWARD FIRE HOUSE. MISSION BLVD., HAYWARD. *THEME: SOCIAL/EDUCATION.*

HAYWARD GRAMMAR SCHOOL. 21651 THIRD ST., HAYWARD. *THEME: SOCIAL/EDUCATION.*

HAYWARD GRAMMER SCHOOL (EDEN TOWNSHIP) SITE. 1/4 BLOCK ON B ST., FOOTHILL BLVD AND C ST., HAYWARD. *THEME: SOCIAL/EDUCATION.*

HAYWARD HOTEL. A AND MAIN ST., HAYWARD. *THEME: ARTS/LEISURE.*

HAYWARD POST OFFICE. 22701 MAIN ST., HAYWARD. *THEME: GOVERNMENT.*

HAYWARD UNION HIGH SCHOOL. 22300 FOOTHILL BLVD., HAYWARD. *THEME: SOCIAL/EDUCATION.*

HAYWARD'S FIRST CITY HALL. 22938 MISSION BLVD., HAYWARD. *THEME: GOVERNMENT.*

HAYWARD'S FIRST HIGH SCHOOL. 685 A ST., HAYWARD. *THEME: SOCIAL/EDUCATION.*

HAYWARD,(WILLIAM) CAMPSITE. PALOMARES CANYON, HAYWARD. *THEME: EXPLORATION/SETTLEMENT.*

HIGUERA,(ABELARDO) ADOBE. WARM SPRINGS. *THEME: ARCHITECTURE.*

HIGUERA,(FULGENCIO) ADOBE SITE. WARM SPRINGS. *THEME: SOCIAL/EDUCATION.*

HONCHURENKO,(AGAPIUS) HOMESITE. CA. STATE UNIVERSITY, HAYWARD. *THEME: RELIGION.*

HOUSE OF BRONZE. 1076 59TH ST., OAKLAND. *THEME: ECONOMIC/INDUSTRIAL.*

HOWARD,(JOHN GALEN) RESIDENCE. 1401 LEROY AVENUE, BERKELEY. *THEME: ARCHITECTURE.*

I.D.E.S. HALL. 1105 C ST.-FOOTHILL BLVD., HAYWARD. *THEME: SOCIAL/EDUCATION.*

I.O.O.F. BUILDING, LIVERMORE (CITY OF). 2160 FIRST ST., LIVERMORE. *THEME: SOCIAL/EDUCATION.*

I.O.O.F. HALL. 952 B ST., HAYWARD. *THEME: SOCIAL/EDUCATION.*

JENSEN HOME. 6650 JENSEN RD., HAYWARD. *THEME: ARCHITECTURE.*

JESSENS OR HAYWARDS LANDING. HAYWARD SHORELINE, HAYWARD. *THEME: ECONOMIC/INDUSTRIAL.*

JEWISH SYNAGOGUE. 59 CHUMALIA STREET, SAN LEANDRO. *THEME: RELIGION.*

KOTTINGER ADOBE BARN. 218 RAY ST., PLEASANTON. *THEME: GOVERNMENT.*

KROBER HOME. 1325 ARCH, BERKELEY. *THEME: ARCHITECTURE.*

LA LOMA AVENUE RESIDENCE. 1705 LA LOMA AVENUE, BERKELEY. *THEME: ARCHITECTURE.*

LA LOMA AVENUE RESIDENCE. 1515 LA LOMA AVENUE, BERKELEY. *THEME: ARCHITECTURE.*

LADDSVILLE SITE. NORTH OF THE S.P. TRACKS AND EAST OF JUNCTION AVENUE, LIVERMORE. *THEME: ECONOMIC/INDUSTRIAL.*

LAKE CHABOT. UPPER LAKE CHABOT ROAD, SAN LEANDRO. *THEME: ECONOMIC/INDUSTRIAL.*

***LAKE MERRITT WILD DUCK REFUGE.** LAKESIDE PK., GRAND AVE., OAKLAND. *THEME: GOVERNMENT.*

LANDING PLACE OF OAKLAND'S FOUNDERS. FOOT OF BROADWAY, OAKLAND. *THEME: EXPLORATION/SETTLEMENT.*

LITTLE BROWN CHURCH. CLARKE STREET NEAR WEST JOAQUIN, SAN LEANDRO. *THEME: RELIGION.*

LIVERMORE MEMORIAL MONUMENT. LIVERMORE ROAD, LIVERMORE. *THEME: EXPLORATION/SETTLEMENT.*

MASONIC HOME AT DECOTO. MISSION BLVD., UNION CITY. *THEME: SOCIAL/EDUCATION.*

MASONIC TEMPLE. PARK ST. AND ALAMEDA AVE., ALAMEDA. *THEME: SOCIAL/EDUCATION.*

MAY SCHOOL. MAY SCHOOL RD., LIVERMORE. *THEME: SOCIAL/EDUCATION.*

MCCONAGHY HOUSE. 18701 HESPERIAN BOULEVARD, SAN LORENZO. *THEME: ARCHITECTURE.*

***MEEK MANSION AND CARRIAGE HOUSE.** 240 HAMPTON ROAD, HAYWARD. *THEME: ARCHITECTURE.*

MENDENHALL,(MARTIN) RANCH. 455 OLIVINA AVE., LIVERMORE. *THEME: ECONOMIC/INDUSTRIAL.*

METHODIST CHURCH. 1600 BANCROFT AVENUE, SAN LEANDRO. *THEME: RELIGION.*

MIDWAY. EAST OF LIVERMORE, *THEME: ECONOMIC/INDUSTRIAL.*

***MILLER,(JOAQUIN) HOUSE (THE ABBEY).** JOAQUIN MILLER RD. AND SANBORN DR., OAKLAND. *THEME: ARTS/LEISURE.*

***MILLER,(JOAQUIN) HOUSE - THE ABBEY.** JOAQUIN MILLER ROAD AND SANBORN DRIVE, OAKLAND. *THEME: ARTS/LEISURE.*

***MILLS HALL.** MILLS COLLEGE, OAKLAND. *THEME: ARCHITECTURE.*

MISSION PASS. HWY. 80 AT MISSION BLVD., FREMONT. *THEME: EXPLORATION/SETTLEMENT.*

MISSION PEAK. MILL CREEK RD., FREMONT. *THEME: EXPLORATION/SETTLEMENT.*

MISSION SAN JOSE OLD TOWN COMPLEX. MISSION AT WASHINGTON BLVDS., FREMONT. *THEME: EXPLORATION/SETTLEMENT.*

MOHR,(CORNELIUS) ESTATE. 24985 HESPERIAN BLVD., HAYWARD. *THEME: ARCHITECTURE.*

MOHR,(HERMAN) HOUSE. 2595 DEPOT RD., HAYWARD. *THEME: ARCHITECTURE.*

MORTAR ROCK PARK. INDIAN ROCK AVE. AND SAN DIEGO RD., BERKELEY. *THEME: ABORIGINAL.*

MOSS HOME. MACARTHUR AND BROADWAY, OAKLAND. *THEME: ARCHITECTURE.*

MOUNTAIN HOUSE. NEAR LIVERMORE, *THEME: EXPLORATION/SETTLEMENT.*

MULFORD CLUBHOUSE. 13075 AURORA DRIVE, SAN LEANDRO. *THEME: ECONOMIC/INDUSTRIAL.*

MULFORD-VICKS LANDING. NEAR SAN LEANDRO MARINA ON MULFORD CANAL, *THEME: ECONOMIC/INDUSTRIAL.*

MURRARY,(MICHAEL) HOUSE. WESTSIDE OF SAN RAMON ROAD JUST SOUTH OF DUBLIN BOULEVARD, DUBLIN. *THEME: EXPLORATION/SETTLEMENT.*

NATION'S FIRST SUCCESSFUL BEET SUGAR FACTORY SITE. ALVARADO. *THEME: ECONOMIC/INDUSTRIAL.*

NEPTUNE BEACH. WEBSTER AT CENTRAL, ALAMEDA. *THEME: ARTS/LEISURE.*

NEWARK RAILROAD COMPLEX. RAILROAD JUNCTION/THORTON AND CENTRAL, NEWARK. *THEME: ECONOMIC/INDUSTRIAL.*

NILES OLD TOWN COMPLEX. NILES BLVD., FREMONT. *THEME: ECONOMIC/INDUSTRIAL.*

OHLONE INDIAN BURIAL GROUNDS. WASHINGTON BLVD., MISSION SAN JOSE. *THEME: ABORIGINAL.*

OLD HOTEL. HESPERIAN BOULEVARD AND SAN LORENZO CREEK BRIDGE, SAN LORENZO. *THEME: EXPLORATION/SETTLEMENT.*

PACHECO,(TOMAS) ADOBE SITE. SOUTH BANK OF ALAMEDA CREEK, WEST SIDE OF DECOTO ROAD, UNION CITY. *THEME: EXPLORATION/SETTLEMENT.*

***PACIFIC PRESS PUBLISHING COMPANY.** 1117 CASTRO ST., OAKLAND. *THEME: ECONOMIC/INDUSTRIAL.*

PALOMARES SCHOOL. PALOMARES RD., PALOMARES CANYON. *THEME: SOCIAL/EDUCATION.*

***PARAMOUNT THEATER.** 2025 BROADWAY, OAKLAND. *THEME: ARCHITECTURE.*

PATTERSON-ARDENWOOD ESTATE. JARVIS-NEWARK BLVDS., FREMONT. *THEME: ECONOMIC/INDUSTRIAL.*

PERALTA HOME. LAFETTE AND LEO AVENUE, SAN LEANDRO. *THEME: ARCHITECTURE.*

PERALTA,(ANTONIO) HOUSE. PAXTON AVENUE BETWEEN COOLIDGE AND 34TH AVENUES, OAKLAND. *THEME: EXPLORATION/SETTLEMENT.*

PERALTA,(HERMANIA) DARGIE HOME. 384 WEST ESTUDILLO AVENUE, SAN LEANDRO. *THEME: EXPLORATION/SETTLEMENT.*

PERALTA,(VICENTE) ADOBE SITE. REAR OF 5521 VICENTE STREET, OAKLAND. *THEME: ARCHITECTURE.*

POW-WOW TREE. 1399 A ST., HAYWARD. *THEME: ABORIGINAL.*

PROSPECT AVENUE RESIDENCE. 2301 PROSPECT AVENUE, BERKELEY. *THEME: ARCHITECTURE.*

RAILROAD DEPOT. 464 7TH AVENUE, OAKLAND. *THEME: ECONOMIC/INDUSTRIAL.*

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RANCHO SAN ANTONIO ADOBE SITE,(ORIGINAL). 2511 - 34TH AVENUE, OAKLAND. *THEME: EXPLORATION/SETTLEMENT.*

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RIDGE ROAD AND LEROY AVENUE RESIDENCE. RIDGE ROAD AND LEROY AVENUE, BERKELEY. *THEME: ARCHITECTURE.*

RIDGE ROAD HOUSE. RIDGE ROAD, BERKELEY. *THEME: ARCHITECTURE.*

ROBERTS HOUSE. 524 EAST LEWELLING BOULEVARD, SAN LEANDRO. *THEME: ARCHITECTURE.*

ROBERTS LANDING. GRANT AVENUE, SAN LORENZO. *THEME: ECONOMIC/INDUSTRIAL.*

***ROOM 307, GILMAN HALL.** UNIVERSITY OF CALIFORNIA, BERKELEY CAMPUS, BERKELEY. *THEME: SOCIAL/EDUCATION.*

SAN ANTONIO RANCHO (PERALTA GRANT). SOUTHERN BOUNDARY OF RANCHO, SAN LEANDRO. *THEME: EXPLORATION/SETTLEMENT.*

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SAN LEANDRO BALL PARK. SAN LEANDRO BOULEVARD AND PARROTT STREET, SAN LEANDRO. *THEME: ARTS/LEISURE.*

SAN LEANDRO OYSTER BEDS. SAN LEANDRO MARINA, SAN LEANDRO. *THEME: ECONOMIC/INDUSTRIAL.*

SAN LEANDRO PLAZA. JUNCTION OF EAST 14TH STREET AND WASHINGTON AVENUE, SAN LEANDRO. *THEME: EXPLORATION/SETTLEMENT.*

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SANTA BARBARA ROAD RESIDENCE. 830 SANTA BARBARA ROAD, BERKELEY. *THEME: ARCHITECTURE.*

SATHER GATE. UNIVERSITY OF CALIF., BERKELEY. *THEME: SOCIAL/EDUCATION.*

***SENIOR HALL (GOLDEN BEAR LODGE).** UNIVERSITY OF CALIFORNIA, BERKLEY CAMPUS, BERKELEY. *THEME: SOCIAL/EDUCATION.*

SHATTUCK AVENUE RESIDENCE. 1200 SHATTUCK AVENUE, BERKELEY. *THEME: ARCHITECTURE.*

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SHINN HISTORICAL PARK. 1269 PERALTA BLVD., FREMONT. *THEME: ARCHITECTURE.*

SIGMA PHI FRATERNITY HOUSE,(FORMER THORSEN RESIDENCE). 2307 PIEDMONT AVENUE, BERKELEY. *THEME: ARCHITECTURE.*

SMITH,(HENRY C.) HOUSE SITE. ALVARADO STREET, UNION CITY. *THEME: ARCHITECTURE.*

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SPRUCE STREET RESIDENCE. 1104 SPRUCE STREET, BERKELEY. *THEME: ARCHITECTURE.*

ST. JAMES EPISCOPAL CHURCH. 37156 ST. JAMES WAY, FREMONT. *THEME: RELIGION.*

***ST. JOHN'S PRESBYTERIAN CHURCH.** 2640 COLLEGE AVE., BERKELEY. *THEME: RELIGION.*

ST. JOSEPH CATHOLIC CHURCH. MISSION AND WASHINGTON BLVDS., FREMONT. *THEME: RELIGION.*

ST. MARK'S EPISCOPAL CHURCH. 2314 BANCROFT, BERKELEY. *THEME: ARCHITECTURE.*

ST. MARY'S CATHOLIC CHURCH. EIGHTH AND JEFFERSON STREETS, OAKLAND. *THEME: RELIGION.*

ST. MARY'S COLLEGE. BROADWAY AND HAWTHORNE, OAKLAND. *THEME: SOCIAL/EDUCATION.*

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THRASHER PARK. DAVIS STREET NEAR ORCHARD, SAN LEANDRO. *THEME: ECONOMIC/INDUSTRIAL.*

THRASHER,(DR. WILLIAM) HOME. DAVIS STREET AND ORCHARD, SAN LEANDRO. *THEME: ARTS/LEISURE.*

TOWN AND GOWN CLUB. 2401 DWIGHT WAY, BERKELEY. *THEME: ARCHITECTURE.*

TREADWELL HALL. 5212 BROADWAY, OAKLAND. *THEME: SOCIAL/EDUCATION.*

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VALLEJO FLOUR MILL. NORTH OF NILES CANYON ROAD, NILES. *THEME: ECONOMIC/INDUSTRIAL.*

VALLEJO,(J.J.) HOME SITE. OLIVE HYDE CENTER, FREMONT. *THEME: MILITARY.*

VICTORIAN ROW. 9TH ST. BETWEEN BROADWAY AND WASHINGTON, OAKLAND. *THEME: ARCHITECTURE.*

WARREN,(EARL) HOME. 88 VERNON STREET, OAKLAND. *THEME: GOVERNMENT.*

WASHINGTON COLLEGE HOUSE. WASHINGTON BLVD. AND DRISCOLL RD., FREMONT. *THEME: SOCIAL/EDUCATION.*

WILLEY,(SAMUEL) HOUSE SITE. 2709 DWIGHT WAY, BERKELEY. *THEME: ARCHITECTURE.*

GLOSSARY

The architectural and archeological terms included in this glossary have been limited to those appearing in the descriptions of National Register sites that are a part of this inventory.

ADOBE: A sun-dried mud brick which uses straw as a binder. Also, buildings of such construction.

AEDICULAE: A niche for an image or an urn.

APRON: The trim under the projecting interior sill of a window.

ARCHITRAVE: The lowest member of an entablature, sometimes used by itself, for example, as an enframement around a window.

ART DECO: A stylistic movement which has influenced architecture, interior design, illustration, and dress. Introduced in the United States after the Exposition des Arts Decoratifs held at Paris in 1925. Most influential in 1930s. Characterized by conventional geometric forms and the use of plastics, aluminum, and steel. Successor to Art Nouveau.

BALUSTER: An upright supporting the stair railing or bannister.

BALUSTRADE: A railing consisting of a handrail on balusters.

BARGEBOARD: A stylized rafter set out from a gable, usually pierced with jig-saw design. Used especially on Gothic Revival houses.

BATTEN: A board nailed to the back of a series of boards to bind and hold them together.

BAY AREA SHINGLE: A style very popular in the S.F. Bay Area utilizing shingles as the principle exterior material. It eventually expressed elements of modern and oriental designs.

BAY WINDOW: A window which projects from the body of a building; a "squared" bay has sides at right angles to the building while a "slanted" bay has slanted sides.

BEDROCK MORTARS: A cluster of concavities in a large stationary rock used as holders for substances being pounded and ground.

BRACKETS: Supporting pieces of wood or stone often used decoratively rather than structurally. Based on a 90-degree angle shape, and of variable decorative character, they hold the weight of projecting features, usually the cornice.

CASEMENT: A window with two upright sections opening in the center and hinged at the sides.

CHAMFERED: The edges of two surfaces which meet in an exterior angle, cut away forming a bevel.

CLAPBOARD: A narrow board thicker on one edge to facilitate overlapping horizontally to form a weatherproof, exterior wall surface.

CLASSICAL REVIVAL: The revival of interest in classical forms (but interpreted in a new context) dating from the mid-eighteenth century.

CLERESTORY: That part of the wall above the aisle roofs of a church, pierced with windows.

COFFERED: Recessed, geometrically paneled in the surface of a ceiling, vault, or dome.

COLONIAL REVIVAL: A phase of late nineteenth century American architecture which revived sixteenth century Georgian plans and forms which were Classicist Baroque in general character. Stretched to include Early Republic and Greek Revival, hence a confusing label today.

COLONNETTE: A small column proportionally very tall and slender.

COMPOSITE: A classical order related to Corinthian, but combining in its capital the leaves of the Corinthian with the volutes of the Ionic.

CORBELING: A bracket type series of short stone or wood projections beyond the wall surface.

CORINTHIAN: A classical order, originally taller than the Doric and Ionic. Characterized by a fluted shaft, and a capital with acanthus leaves and curled fern shoots.

CORNICE: The upper, projecting portion of an entablature, or a feature resembling it.

COURSE: A horizontal layer or row of stones or bricks in a wall.

CRENELLATION: A low retaining wall at the edge of a roof, porch or terrace often made by alternating squared blocks with empty spaces, originally intended for protecting defenders on the upper walls of a fortress. Nineteenth century crenellation was decorative. Battlements.

CUPOLA: A small dome on a complimenting base crowning a building, usually atop its main roof.

CUPULE ROCKS: A type of petroglyph in which the design is made of small pecked or ground indentations.

DADO: The skirting or lower part of an interior wall just above the base board. It is often ornamented and usually several feet in height.

DENTICULATION: Way of decorating, usually on a cornice, achieved by alternating in a row small protruding blocks and spaces.

DORIC: A classical order most readily distinguished by its simple, unadorned capitals, supporting a frieze of vertically grooved tablets set at intervals.

DORMER: A window that projects from a roof.

DOUBLE-HUNG WINDOW: A window that has two horizontally balanced frames or sashes which slide up and down, one over the other.

EASTLAKE: A period term derived from the name of Charles Eastlake, English furniture designer and author of *Hints on Household Taste.* Characterized by bevelled edges, incised designs, wheat patterns, and often combined with Stick Style architecture. His ornamental suggestions were misunderstood and distorted, which he later lamented.

ENTABLATURE: The horizontal section above columns or pilasters; in Classical architecture it is divided into three major parts, the architrave, the frieze, and the cornice.

FACADE: The front or face of a building.

FALSE OR FLAT FRONT: To provide facade variety in commercial and domestic architecture, which in the nineteenth century was increasingly becoming standardized, buildings were given seemingly different fronts, now called "false" because of their purely applied decorative character.

FANLIGHT: A window over a door, often semicircular or semi-elliptical, with radiating bars and panels suggesting a fan.

FASCIA: A flat, horizontal moulding that is the lowest portion of the cornice.

FENESTRATION: The arrangement of windows in a facade.

FINIAL: The carved or molded ornament crowning a gable, gatepost, pinnacle, spire, or other roof point.

FLUTING: Shallow, parallel grooving on a column or pilaster for decoration.

FRENCH WINDOW: A doorway with two hinged glass doors.

FRIEZE: The middle division of an entablature, sometimes decorated with sculptured relief.

GABLE: The triangular upper portion of an end wall underneath a peaked roof.

GAMBREL ROOF: A roof with two slopes of different pitch on either side of the ridge, the lower portion being steeper.

GOTHIC: A European style of architecture, essentially of the twelfth to sixteenth centuries. The American Gothic Revival, roughly 1750-1900, is characterized by pointed arches of varied shapes.

GREEK REVIVAL: A period of English architecture extending from 1750 to 1850, marked by interest in Greek antiquities. It affected design in America throughout the nineteenth century.

HIPPED ROOF: A roof with slopes on all four sides.

HYPHEN: The connecting structure between a main building and an outlying wing.

IONIC: A classical order especially characterized by a capital with large spiral scrolls, or volutes, at the corners.

ITALIANATE: The term for a period deriving its forms and ornament from fifteenth and sixteenth century Italian architecture and characterized by cube shaped construction, tall, narrow windows and doors, angled bay windows, a small portico with classical columns, and a flat, heavily bracketed roof line. The fashion was especially common between 1850 and 1875 in northern California.

LINTEL: A horizontal beam resting on two separate posts, often bridging an opening such as a door or window.

LOGGIA: A roofed passage, gallery or portico colonnaded on one or both sides.

LUNETTE: A small round or arched window in a vaulted ceiling, roof, or dome.

MACHICOLATION: The use of openings between the corbels of a projecting retaining wall.

MANO: A stone implement used for pulverizing seeds by rolling or crushing them on a metate.

MANSARD: A roof form with a steeply inclined, often concave, face and a flattened roof top. This permitted the combination of roof and extra story, maintaining virtually flat, interior roof-story walls. Major characteristic of a style bearing the same name.

METATE: A solid, plate-like stone used as a surface for processing food substances such as seeds and nuts, using a mano.

MIDDEN: A cultural deposit normally containing organic refuse and artifactual material.

MISSION REVIVAL: A turn of the century architectural fashion made up of a combination of exterior and interior features. Taken from a number of styles, it is primarily a conglomeration dominated by arts and crafts "simplicity", characterized by arches, tiled roofs, plastered walls, and iron grillwork with a complete absence of Victorian ornament.

MODILLION: An ornamental, horizontal, block or bracket under a projecting cornice.

MONITOR (ROOF): A continuous section of roof raised above the main roof to admit light.

MORTAR: A stone, bowl-shaped utensil in which substances are pounded and ground. Used with a pestle.

MULLION: The major vertical dividing piece in a window.

OCULUS: The circular opening occasionally formed at the top of a dome.

OEIL DE BOEUF: "Bull's-eye" - a circular or oval window.

ORIEL: A small bay window, usually projecting from the upper story of a building, sometimes supported by large brackets.

PALLADIAN WINDOW: A window group with three parts. The central one is rounded at the top and wider and taller than the two uniformly smaller and square-topped side windows.

PARAPET: A low, retaining wall at the edge of a roof or terrace, usually with alternating high and low, squared sections.

PEDIMENT: The triangular space forming the gable of a classical two-pitched roof or any similar area above porticoes, doors, windows, etc.

PESTLE: A stone implement used for pounding and grinding substances such as acorns. Used with a mortar.

PETROGLYPH: A prehistoric picture representation or design made by scratching, carving, or abrading a rock surface.

PICTOGRAPH: Prehistoric rock art. Made by drawing or painting on rock.

PLATERESQUE: A Spanish (and Mexican) type of Italian Renaissance architecture characterized by "silversmith" ornamentation. Originated in sixteenth century.

PORTICO: A porch projecting from a building, roofed, often with a pediment supported by columns or pillars.

QUATREFOIL: An ornament with four foils or lobes.

QUEEN ANNE: An architectural fashion of the late nineteenth century stemming from the early eighteenth century model, characterized by rounded corner towers, shingles, unusual chimneys, and high peaked roofs, mixed with elements taken from other late-nineteenth-century architectural fashions.

QUOINS: Stones, often simulated in wooden blocks, ornamenting the outside corner of a building.

REVEAL: The depth of wall thickness between its outer face and a window or door set in an opening.

RICHARDSONIAN ROMANESQUE: An important phase of later nineteenth century American architecture, derived from the work of Henry Hobson Richardson. It is based on French and Spanish Romanesque models, early Christian architecture, and Richardson's own personal innovations.

ROASTING PITS: Areas of dense charcoal and burnt rock used to roast plant products, such as agave.

RUSTICATION: Stone construction in which the visible portion of each stone is roughened or beveled.

SASH: A window frame that opens by sliding up or down.

SECOND EMPIRE: The late-nineteenth-century architectural fashion derived from the Neo-Baroque work of French architects during the Second Empire of Louis Napoleon. Characterized by the French mansard roof and opulent use of wooden ornamentation.

SITE: In archeology, areas of activity – habitation, food processing, tool making – where a prehistoric or historic people left evidence of their behavior and culture.

SPANDREL: In a frame building, the wall immediately below an upper story window or, the triangular space between the outer curve of an arch and the rectangle that its height and width measure.

SPANISH COLONIAL REVIVAL: An early twentieth century architectural fashion characterized by low-pitched, red-tiled roofs, plastered walls, carved or cast ornamentation especially around openings, doorways flanked by columns or pilasters, and balconies with railings of wrought iron or wood.

STICK STYLE: The late-nineteenth-century architectural fashion derived from the ideas of Charles Eastlake, often combined with various regional features, characterized by tall proportions, irregular silhouette, projecting eaves, diagonal "stickwork", and applied wood (often in strips) suggesting unseen structural framing.

SURROUND: An enframement.

TERRA COTTA: Glazed or unglazed fired clay which can be used for roofing, facing, or relief ornamentation.

TETRASTYLE: The type of classical building (or Classical Revival building) having four columns across its front.

TRANSOM: A small window over a door or window usually hinged or pivoted for ventilation and decoration.

TRUSS: A combination of straight members so arranged and connected (usually in a series of triangles) that the stresses in each member, due

to the distribution of loads on the whole, are direct stresses supporting roofs, bridges, etc.

TUSCAN: A classical order resembling the Doric but of greater simplicity; unfluted columns, unadorned capitals, and plain entablatures.

TYMPANUM: An ornamental space usually enclosed by the three molded sides of a pediment.

VESTIBULE: A small entrance room between an outside door and an inside one.

WAINSCOT: A paneling, usually of wood, applied to the walls of a room, usually the lower part.

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MAP OF CALIFORNIA

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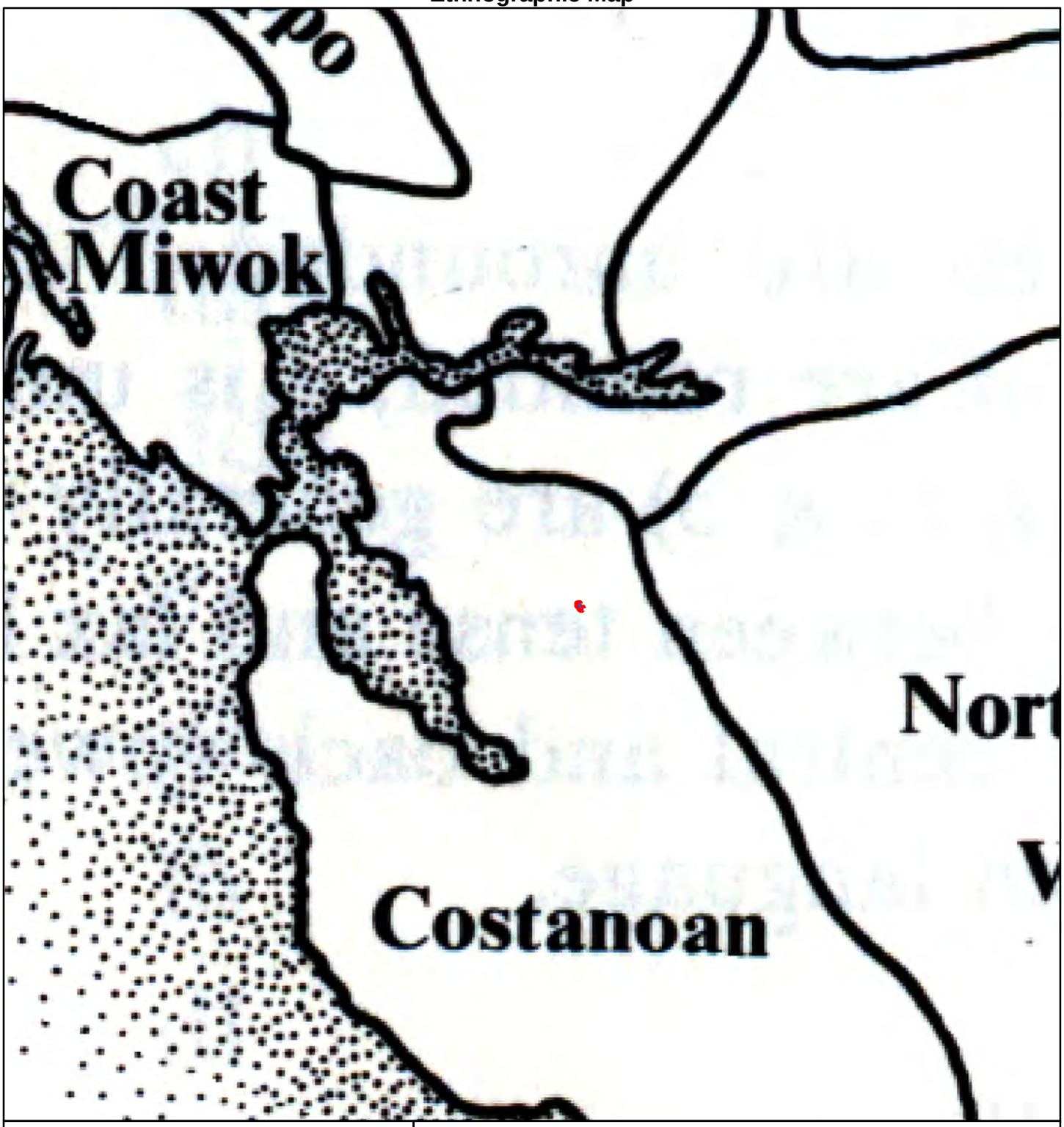
Iron Horse Nature Park and Open Space Project
Ethnographic Map



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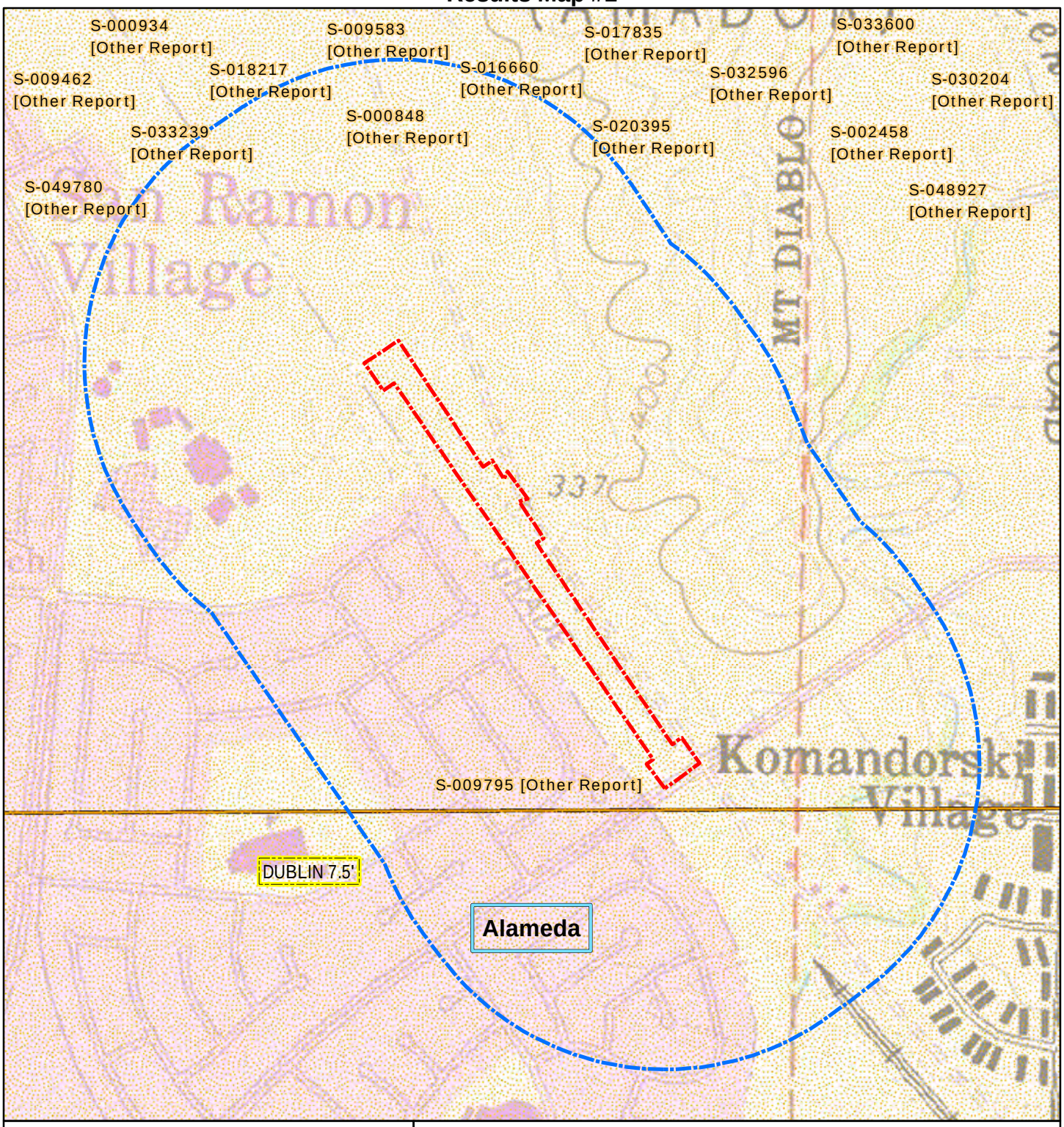
Iron Horse Nature Park and Open Space Project
Results Map #1



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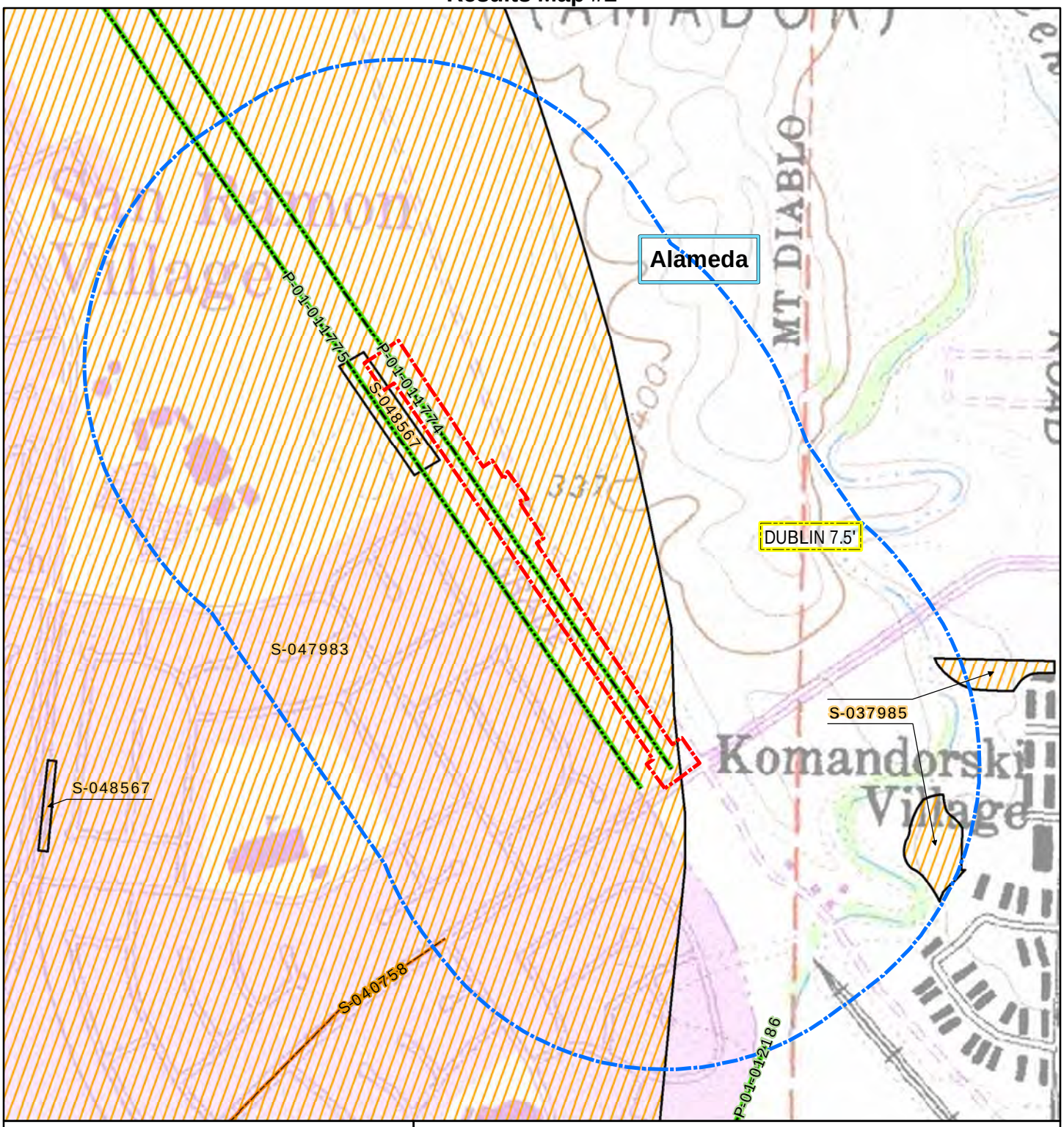
- Reports approx loc
- Other reports
- Quad outlines
- County outlines

Iron Horse Nature Park and Open Space Project
Results Map #2



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- Other reports
- Quad outlines
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Iron Horse Nature Park and Open Space Project
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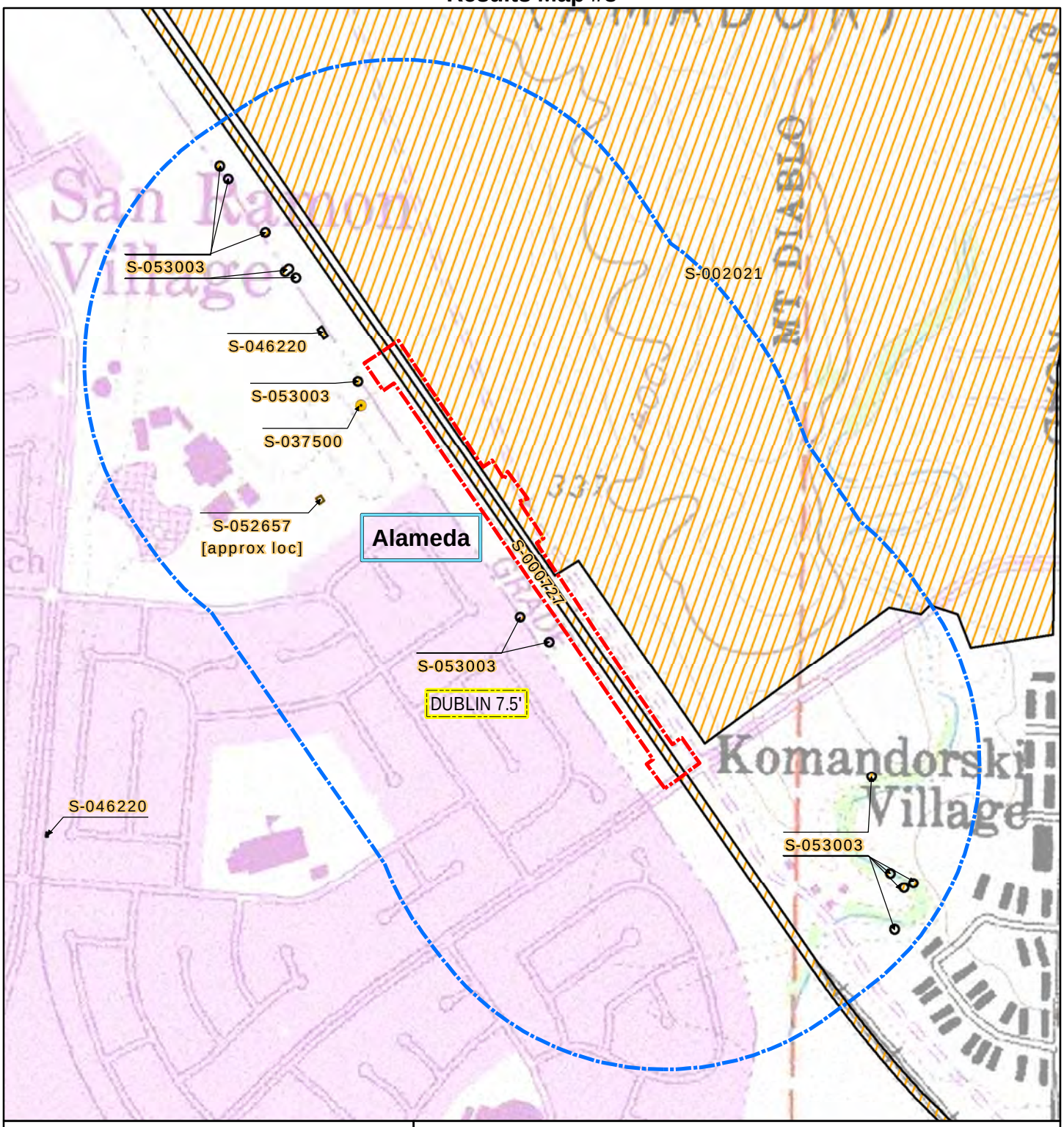

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- Resources (lines)
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- Reports approx loc
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- County outlines

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-000727		1977	Miley Holman and David Chavez	An Archaeological Reconnaissance of Two New Proposed Waste Water Pipeline Routes, Livermore-Amador Valley Water Management Agency, Alameda County,	Holman & Chavez Consulting Archaeologists	
S-000848	Agency Nbr - Contract AA550-CT6-52	1976	David A. Fredrickson	A Summary of Knowledge of the Central and Northern California Coastal Zone and Offshore Areas, Vol. III, Socioeconomic Conditions, Chapter 7: Historical & Archaeological Resources	The Anthropology Laboratory, Sonoma State College; Winzler & Kelly Consulting Engineers	
S-000934		1978	David A. Fredrickson, Marc M. Druckman, Rae Eby-Burroughs, Susan McMurray, and John Hayes	Upper Alameda Creek Urban Study: Archaeology, History, Contemporary, Ethnic	Sonoma State College	01-000044, 01-000045, 01-000046, 01-000047, 01-000048, 01-000049, 01-000061, 01-000062, 01-000063, 01-000064, 01-000065, 01-000066, 01-000067, 01-000075, 01-000076, 01-000114, 01-000124, 01-002074, 07-000323, 07-000715, 43-000061, 43-000062, 43-000063, 43-000064, 43-000065, 43-000066, 43-000067
S-002021		1979	Miley Paul Holman	Archaeological field reconnaissance of the proposed 600 acre Kemco development area in the city of Dublin, California (letter report)	Holman & Associates	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-002458		1981	Neil Ramiller, Suzanne Ramiller, Roger Werner, and Suzanne Stewart	Overview of Prehistoric Archaeology for the Northwest Region, California Archaeological Sites Survey: Del Norte, Humboldt, Mendocino, Lake, Sonoma, Napa, Marin, Contra Costa, Alameda	Northwest Regional Office, California Archaeological Sites Survey, Anthropological Studies Center, Sonoma State University	01-000080, 01-000084, 01-000086, 01-000104, 01-000119, 01-000124, 01-000125, 01-000126, 01-000127, 01-000137, 01-000139, 01-002053, 01-002104, 07-000047, 07-000079, 07-000080, 07-000081, 07-000082, 07-000083, 07-000092, 07-000093, 07-000105, 07-000131, 07-000146, 07-000147, 07-000148, 07-000149, 07-000150, 07-000151, 07-000168, 07-000173, 07-000175, 07-000177, 07-000185, 07-000186, 07-000190, 07-000323, 07-000440, 07-000447, 07-000448, 07-000449, 07-000462, 07-000470, 07-000474, 07-000476, 07-000481, 07-000674, 07-000710, 07-000724, 07-004621, 08-000015, 08-000018, 08-000021, 08-000090, 12-000125, 12-000175, 12-000186, 12-000194, 12-000199, 12-000202, 12-000207, 12-000209, 12-000210, 12-000211, 12-000263, 12-000264, 12-000266, 12-000336, 12-000442, 12-000445, 12-000458, 12-000824, 17-000006, 17-000026, 17-000035, 17-000072, 17-000114, 17-000177, 17-000286, 17-000287, 17-000289, 17-000290, 17-000307, 17-000320, 17-000392, 17-000407, 17-000437, 17-000446, 17-000470, 17-000531, 17-000535, 17-000546, 17-000550, 17-000551, 17-000554, 17-000572, 17-000610, 17-000639, 17-000640, 17-000673, 17-000787, 17-000812, 21-000017, 21-000034, 21-000039, 21-000051, 21-000053, 21-000057, 21-000058, 21-000106, 21-000143, 21-000163, 21-000177, 21-000217, 21-000221, 21-000235, 21-000242, 21-000245, 21-000252, 21-000262, 21-000283, 21-000290, 21-000291, 21-000295, 21-000332, 21-000335, 21-000342, 21-000346, 21-000347, 21-000368, 21-000369, 21-000370, 21-000651, 21-000653, 21-002539, 23-000143, 23-000387, 23-000450,

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						23-000475, 23-000478, 23-000492, 23-000534, 23-000535, 23-000536, 23-000537, 23-000539, 23-000590, 23-000786, 23-000789, 23-000790, 23-000791, 23-000792, 23-000793, 23-000796, 23-000835, 23-001034, 23-001060, 23-001063, 23-001520, 23-002898, 23-002915, 23-002936, 23-002945, 28-000015, 28-000027, 28-000028, 28-000029, 28-000032, 28-000045, 28-000061, 28-000063, 28-000066, 28-000077, 28-000088, 28-000092, 28-000093, 28-000097, 28-000123, 28-000125, 28-000150, 28-000199, 28-000209, 28-000218, 28-000222, 28-000310, 28-000311, 28-000329, 28-000330, 28-000362, 28-000418, 28-000419, 28-000420, 28-000421, 28-000422, 28-000428, 28-000828, 28-000912, 49-000073, 49-000079, 49-000087, 49-000112, 49-000135, 49-000194, 49-000228, 49-000264, 49-000265, 49-000271, 49-000291, 49-000292, 49-000295, 49-000318, 49-000329, 49-000330, 49-000340, 49-000342, 49-000360, 49-000362, 49-000363, 49-000369, 49-000371, 49-000423, 49-000424, 49-000434, 49-000483, 49-000512, 49-000521, 49-000548, 49-000620, 49-000653, 49-000671, 49-000682, 49-000683, 49-000730, 49-000731, 49-000732, 49-000733, 49-000846, 49-000860, 49-000887, 49-000913, 49-000914, 49-000915, 49-000916, 49-000917, 49-000959, 49-000970, 49-000976, 49-000978, 49-000981, 49-000982, 49-000983, 49-000990, 49-000992, 49-001081, 49-001082, 49-001083, 49-001084, 49-001085, 49-001086, 49-001087, 49-001109, 49-001121
S-002458a		1982	Suzanne Ramiller	Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume I: Humboldt and Del Norte Counties	Anthropological Studies Center, Sonoma State University	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-002458b		1982	Roger H. Werner	Archaeological Overview of Mendocino and Lake Counties	Anthropological Studies Center, Sonoma State University	
S-002458c		1982	Suzanne Stewart	Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume 3: Napa and Sonoma Counties	Anthropological Studies Center, Sonoma State University	
S-002458d		1982	Suzanne B. Stewart	Archaeological Overview of Alameda, Contra Costa, and Marin Counties	Anthropological Studies Center, Sonoma State University	
S-002458e		1982	Neil Ramiller	Environmental Overview of the Northwest Region	Anthropological Studies Center, Sonoma State University	
S-009462		1977	Teresa Ann Miller	Identification and Recording of Prehistoric Petroglyphs in Marin and Related Bay Area Counties	San Francisco State University	07-000323, 21-000087, 21-000376, 21-000378, 21-000379, 21-000380, 21-000381, 21-000382, 21-000383, 21-000384, 21-000386, 21-000387, 21-000388, 21-000389, 21-000390, 21-000391, 21-000392, 21-000393, 21-000394, 21-000395, 21-000396, 21-000397, 21-000398, 21-000399, 21-000400, 21-000401, 21-000402, 21-000546, 23-000434, 23-000789, 23-000790, 49-000629, 49-000785, 49-000787
S-009583		1978	David W. Mayfield	Ecology of the Pre-Spanish San Francisco Bay Area	San Francisco State University	
S-009795		1986	Thomas Lynn Jackson	Late Prehistoric Obsidian Exchange in Central California	Stanford University	06-000025, 07-000047, 07-000080, 07-000188, 07-000440, 17-000320, 17-000601, 21-000163, 21-000218, 21-000235, 21-000242, 21-000283, 21-000290, 21-000368, 21-000423, 21-000628, 23-001589, 23-001659, 23-003068, 23-003119, 28-000015, 28-000068, 28-000116, 28-000199, 28-000205, 28-000828, 49-000135, 49-000360, 49-000423, 49-000424, 49-000518, 49-000521, 49-000533, 49-000536, 49-000558, 49-000801, 57-000114

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-016660		1992	Jeffrey B. Fentress	Prehistoric Rock Art of Alameda and Contra Costa Counties, California	California State University, Hayward	01-000035, 01-000039, 01-000071, 01-000080, 01-000128, 01-000137, 01-000138, 01-000144, 01-000195, 01-000198, 01-000199, 01-002112, 07-000029, 07-000094, 07-000189, 07-000193, 07-000212, 07-000216, 07-000219, 07-000230, 07-000242, 07-000255, 07-000260, 07-000271, 07-000301, 07-000302, 07-000323, 07-000344, 07-000345, 07-000346, 07-000347, 07-000348, 07-000356, 07-000362, 07-000374, 07-000725, 07-000726, 07-000727, 07-000730, 07-000734, 07-000736, 07-000738, 07-000739
S-017835		1975	Judy Myers Suchey	Biological Distance of Prehistoric Central California Populations Derived from Non-Metric Traits of the Cranium	University of California, Riverside	01-000086, 01-000104, 01-000105, 06-000025, 07-000080, 07-000081, 07-000083, 07-000087, 21-000017, 21-000193, 21-000242, 21-000252, 48-000010, 57-000145
S-018217		1996	Glenn Gmoser	Cultural Resource Evaluations for the Caltrans District 04 Phase 2 Seismic Retrofit Program, Status Report	California Department of Transportation	01-000014, 01-000023, 01-000227, 07-000108, 07-000119, 38-000002, 38-000004, 41-000273, 43-000106, 43-000297, 43-000624, 43-001078, 44-000010, 44-000201, 44-000300, 49-000195

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-020395		1998	Donna L. Gillette	PCNs of the Coast Ranges of California: Religious Expression or the Result of Quarrying?	California State University, Hayward	07-000094, 07-000323, 12-000050, 17-000071, 17-001315, 21-000087, 21-000376, 21-000378, 21-000379, 21-000381, 21-000382, 21-000383, 21-000384, 21-000386, 21-000387, 21-000388, 21-000389, 21-000390, 21-000391, 21-000392, 21-000393, 21-000394, 21-000395, 21-000396, 21-000397, 21-000398, 21-000399, 21-000400, 21-000401, 21-000402, 21-000419, 21-000433, 21-000546, 21-000620, 21-000621, 21-000624, 21-000661, 23-000434, 23-000809, 23-000810, 23-001698, 23-001725, 23-001792, 23-001798, 23-001799, 23-001803, 23-001804, 23-001930, 23-001942, 23-001950, 23-001963, 35-000013, 43-000067, 43-000080, 43-000287, 43-000289, 43-000504, 49-000046, 49-000240, 49-000533, 49-000550, 49-000629, 49-000785, 49-000787, 49-000868, 49-000960, 49-000975, 49-001004, 49-001087, 49-001239, 49-002121
S-030204		2003	Donna L. Gillette	The Distribution and Antiquity of the California Pecked Curvilinear Nucleated (PCN) Rock Art Tradition.	University of California, Berkeley	01-002148, 21-000384, 23-000810
S-032596	Caltrans - EA No. 447600; Other - Contract #04A2098	2006	Randall Milliken, Jerome King, and Patricia Mikkelsen	The Central California Ethnographic Community Distribution Model, Version 2.0, with Special Attention to the San Francisco Bay Area, Cultural Resources Inventory of Caltrans District 4 Rural Conventional Highways	Consulting in the Past; Far Western Anthropological Research Group, Inc.	
S-033239		1994	David Chavez	Alameda Watershed, Natural and Cultural Resources: San Francisco Watershed Management Plan	Environmental Science Associates	01-010841

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-033600	Agency Nbr - Contract No. 04A2098; Caltrans - EA No. 447600	2007	Jack Meyer and Jeff Rosenthal	Geoarchaeological Overview of the Nine Bay Area Counties in Caltrans District 4	Far Western Anthropological Research Group, Inc.	01-000001, 01-000002, 01-000014, 01-000063, 01-000064, 01-000067, 01-000080, 01-000124, 01-000139, 01-000140, 01-001795, 01-002110, 01-002160, 01-002162, 01-002245, 07-000019, 07-000024, 07-000037, 07-000047, 07-000075, 07-000079, 07-000088, 07-000089, 07-000108, 07-000182, 07-000185, 07-000186, 07-000217, 07-000239, 07-000401, 07-000721, 21-000010, 21-000048, 21-002615, 28-000009, 28-000028, 28-000301, 28-000967, 38-000006, 38-000028, 38-000101, 38-000102, 38-000119, 41-000080, 41-000284, 43-000016, 43-000189, 43-000296, 43-000308, 43-000310, 43-000423, 43-000424, 43-000448, 43-000451, 43-000485, 43-000561, 43-000604, 43-000608, 43-000614, 43-000623, 43-001015, 43-001058, 43-001080, 43-001163, 43-001194, 43-001576, 48-000007, 48-000157
S-047983	Agency Nbr - Bureau of Reclamation Tracking #09-CCAO-165; OHP PRN - BUR111208A; Submitter - 09-CCAO-165	2011	Carrie D. Wills	Section 106 Cultural Resources Assessment, DSRSD Central Dublin Recycled Water Distribution and Retrofit Project, City of Dublin, Alameda County, California	Michael Brandman Associates	01-011774, 01-011775, 07-004721, 07-004722
S-047983a		2012	Milford Wayne Donaldson	BUR111208A; Section 106 Compliance for the Dublin San Ramon Services District (DSRSD) Central Dublin Recycled Water Distribution and Retrofit Project in Alameda County, California (Project #09-CCAO-165)	Office of Historic Preservation	
S-048567	Submitter - ESA Project #130626.11	2016	Heidi Koenig	Zone 7 Water Agency, 2016 Maintenance Projects, Cultural Resources Survey Report	Environmental Science Associates	
S-048927		1997	Donald Scott Crull	The Economy and Archaeology of European-made Glass Beads and Manufactured Goods Used in First Contact Situations in Oregon, California and Washington	University of Sheffield, England	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-049780	OTIS Report Number - FHWA_2016_0615_001	2017	Brian F. Byrd, Adrian R. Whitaker, Patricia J. Mikkelsen, and Jeffrey S. Rosenthal	San Francisco Bay-Delta Regional Context and Research Design for Native American Archaeological Resources, Caltrans District 4	California Department of Transportation, District 4	01-000001, 01-000002, 01-000014, 01-000015, 01-000022, 01-000033, 01-000034, 01-000038, 01-000062, 01-000066, 01-000080, 01-000084, 01-000086, 01-000087, 01-000089, 01-000104, 01-000105, 01-000106, 01-000107, 01-000116, 01-000117, 01-000139, 01-000152, 01-000175, 01-000197, 01-000201, 01-000202, 01-000234, 01-000237, 01-001795, 01-002120, 01-002160, 01-002162, 01-002245, 01-002280, 01-010509, 01-010610, 01-011556, 07-000019, 07-000021, 07-000029, 07-000033, 07-000037, 07-000047, 07-000066, 07-000070, 07-000079, 07-000080, 07-000089, 07-000093, 07-000098, 07-000105, 07-000117, 07-000118, 07-000147, 07-000148, 07-000149, 07-000150, 07-000154, 07-000168, 07-000173, 07-000174, 07-000175, 07-000176, 07-000185, 07-000186, 07-000189, 07-000197, 07-000217, 07-000227, 07-000230, 07-000238, 07-000239, 07-000242, 07-000309, 07-000359, 07-000365, 07-000366, 07-000400, 07-000401, 07-000440, 07-000441, 07-000459, 07-000461, 07-000462, 07-000721, 07-000724, 07-000790, 07-000792, 07-002570, 07-002592, 07-002650, 07-004537, 21-000002, 21-000036, 21-000043, 21-000045, 21-000048, 21-000051, 21-000057, 21-000058, 21-000066, 21-000070, 21-000072, 21-000073, 21-000074, 21-000075, 21-000097, 21-000106, 21-000109, 21-000142, 21-000143, 21-000152, 21-000163, 21-000164, 21-000165, 21-000166, 21-000167, 21-000175, 21-000177, 21-000193, 21-000195, 21-000196, 21-000199, 21-000200, 21-000217, 21-000218, 21-000219, 21-000220, 21-000221, 21-000222, 21-000256, 21-000295, 21-000305, 21-000306, 21-000327, 21-000332, 21-000337,

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						21-000346, 21-000369, 21-000423, 21-000459, 21-000462, 21-000528, 21-000541, 21-000544, 21-000552, 21-000664, 21-000675, 21-002625, 27-000613, 28-000028, 28-000029, 28-000175, 28-000176, 28-000667, 28-000874, 38-000004, 38-000006, 38-000007, 38-000017, 38-000021, 38-000022, 38-000026, 38-000028, 38-000029, 38-000030, 38-000031, 38-000101, 38-000102, 38-000119, 38-000162, 38-000172, 38-004265, 38-004318, 38-004319, 38-004326, 38-004329, 38-004352, 38-004638, 38-004882, 38-005131, 38-005503, 41-000001, 41-000009, 41-000011, 41-000027, 41-000028, 41-000037, 41-000044, 41-000075, 41-000080, 41-000081, 41-000086, 41-000087, 41-000103, 41-000117, 41-000127, 41-000136, 41-000141, 41-000142, 41-000149, 41-000152, 41-000160, 41-000204, 41-000244, 41-000252, 41-000259, 41-000263, 41-000265, 41-000284, 41-000308, 41-000315, 41-002076, 43-000016, 43-000019, 43-000021, 43-000024, 43-000026, 43-000027, 43-000032, 43-000050, 43-000057, 43-000082, 43-000085, 43-000087, 43-000137, 43-000141, 43-000167, 43-000277, 43-000285, 43-000295, 43-000302, 43-000308, 43-000310, 43-000321, 43-000324, 43-000334, 43-000349, 43-000360, 43-000423, 43-000465, 43-000479, 43-000485, 43-000549, 43-000576, 43-000578, 43-000579, 43-000581, 43-000586, 43-000587, 43-000588, 43-000595, 43-000604, 43-000608, 43-000614, 43-000618, 43-000624, 43-000662, 43-000989, 43-000990, 43-001058, 43-001060, 43-001071, 43-001163, 43-001164, 43-001172, 43-001194, 43-001279, 43-001531, 43-001594, 43-001768, 43-001838, 43-001871, 43-002704, 43-003005,

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						48-000007, 48-000019, 48-000033, 48-000075, 48-000083, 48-000150, 48-000175, 48-000176, 48-000188, 48-000898, 49-000199, 49-001011, 49-001862
S-049780a		2016	Julianne Polanco	FHWA_2016_0615_001, Caltrans District 4 Archaeological Context	California Office of Historic Preservation	

Report Detail: S-000727

Identifiers

Report No.: S-000727
Other IDs:
Cross-refs:

Citation information

Author(s): Miley Holman and David Chavez
Year: 1977 (Mar)
Title: An Archaeological Reconnaissance of Two New Proposed Waste Water Pipeline Routes, Livermore-Amador Valley Water Management Agency, Alameda County, California
Affliliation: Holman & Chavez Consulting Archaeologists
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: c 54 li mi
Disclosure: Not for publication
Collections: No

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Alameda, Contra Costa
USGS quad(s): Diablo, Dublin, La Costa Valley, Las Trampas Ridge, Newark, Niles, Vine Hill, Walnut Creek
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	8/6/2020	hagell

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	10/9/2015	rinerg	added Affiliation
	11/3/2016	simsa	Updated GIS: moved all features to rep poly layer and mapped based on project location maps
	8/27/2018	zavalat	added affiliation

Record status: Verified

Report Detail: S-000848

Identifiers

Report No.: S-000848

Other IDs:

Type	*Name*
Agency Nbr	Contract AA550-CT6-52

Cross-refs:

Citation information

Author(s): David A. Fredrickson

Year: 1976 (Jan)

Title: A Summary of Knowledge of the Central and Northern California Coastal Zone and Offshore Areas, Vol. III, Socioeconomic Conditions, Chapter 7: Historical & Archaeological Resources

Affliliation: The Anthropology Laboratory, Sonoma State College; Winzler & Kelly Consulting Engineers

No. pages: 223

No. maps:

Attributes: Archaeological, Architectural/historical, Management/planning, Other research

Inventory size:

Disclosure: Not for publication

Collections: No

General notes

This report's study area extends outside of the NWIC service area (into San Luis Obispo, Santa Barbara, & Ventura counties). 9880 prehistoric and historic resources were identified in the 17 counties when the report was written in 1976. There were no location maps in the report. Report is mapped in GIS as an 'other report' for the 14 NWIC counties mentioned in report.

Associated resources

No. resources: 0

Has informals: Yes

Location information

County(ies): Alameda, Contra Costa, Del Norte, Humboldt, Marin, Mendocino, Monterey, Napa, Other, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma

USGS quad(s): ~All quads - Alameda Co., ~All quads - Contra Costa Co., ~All quads - Del Norte Co., ~All quads - Humboldt Co., ~All quads - Marin Co., ~All quads - Mendocino Co., ~All quads - Monterey Co., ~All quads - Napa Co., ~All quads - San Francisco Co., ~All quads - San Mateo Co., ~All quads - Santa Clara Co., ~All quads - Santa Cruz Co., ~All quads - Solano Co., ~All quads - Sonoma Co.

Address:

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	8/7/2020	neala

IC actions:

Date	*User*	*Action taken*
4/7/2005	jay	Appended records from NWICmain bibliographic database.
12/9/2015	hagell	edited database
12/5/2016	hagell	added note.

Record status: Verified

Report Detail: S-000934

Identifiers

Report No.: S-000934
Other IDs:
Cross-refs:

Citation information

Author(s): David A. Fredrickson, Marc M. Druckman, Rae Eby-Burroughs, Susan McMurray, and John Hayes
Year: 1978 (Mar)
Title: Upper Alameda Creek Urban Study: Archaeology, History, Contemporary, Ethnic
Affliliation: Sonoma State College
No. pages: 114
No. maps: 2
Attributes: Archaeological, Architectural/historical, Other research
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Associated resources

Primary No.	*Trinomial*	*Name*
P-01-000044	CA-ALA-000024	[none]
P-01-000045	CA-ALA-000025	Arroyo Mocho #1
P-01-000046	CA-ALA-000026/H	Arroyo Mocho #2
P-01-000047	CA-ALA-000027	Arroyo Mocho #3
P-01-000048	CA-ALA-000028	Arroyo Mocho #4
P-01-000049	CA-ALA-000029	Arroyo Mocho #5
P-01-000061	CA-ALA-000041	Mollin
P-01-000062	CA-ALA-000042	Jensen
P-01-000063	CA-ALA-000043	De Avillo
P-01-000064	CA-ALA-000044	Kaiser
P-01-000065	CA-ALA-000045	Derby
P-01-000066	CA-ALA-000046	Nielson Farm; Stoneridge Place
P-01-000067	CA-ALA-000047	4 Ala-47
P-01-000075	CA-ALA-000055	Boy Scouts of America (1)
P-01-000076	CA-ALA-000056	Boy Scouts of America (2)
P-01-000114	CA-ALA-000339	Patterson Ranch
P-01-000124	CA-ALA-000394	Pleasanton Meadows Site
P-01-002074	CA-ALA-000360	MISSING
P-07-000323	CA-CCO-000553/H	Alvarado Park, Wildcat Regional
P-07-000715	CA-CCO-000360H	Site B
P-43-000061	CA-SCL-000042	[none]
P-43-000062	CA-SCL-000043	[none]
P-43-000063	CA-SCL-000044	[none]
P-43-000064	CA-SCL-000045	Indian Springs
P-43-000065	CA-SCL-000046	[none]
P-43-000066	CA-SCL-000047	[none]
P-43-000067	CA-SCL-000048	Rancho Paso del Verde

No. resources: 27
Has informals: No

Location information

County(ies): Alameda, Contra Costa, Santa Clara
USGS quad(s): Altamont, Byron Hot Springs, Calaveras Reservoir, Cedar Mtn, Diablo, Dublin, Eylar Mountain, Hayward, Isabel Valley, La Costa Valley, Las Trampas Ridge, Lick Observatory, Livermore, Lone Tree Creek, Mendenhall Springs, Midway, Mount Boardman, Mount Day, Mount Stakes, Niles, Tassajara
Address:
PLSS:

Report Detail: S-000934

Database record metadata

	Date	User	
Entered:	4/7/2005	nwic-main	
Last modified:	2/13/2019	barnettb	
IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	10/29/2015	rinerg	add quads: Byron Hot Springs, Hayward, Las Trampas, Mount Stakes, Mount Boardman (remove Mount Boardman 15')
	5/4/2017	bentonb	report verified; awaiting verification of 21 resources
	9/6/2017	raelync	report verified; awaiting verification of 9 resources
	2/13/2019	barnettb	PDF Verified. Oversized pages have been scanned and added to PDF
Record status:	Verified		

Report Detail: S-002021

Identifiers

Report No.: S-002021
Other IDs:
Cross-refs:

Citation information

Author(s): Miley Paul Holman
Year: 1979 (May)
Title: Archaeological field reconnaissance of the proposed 600 acre Kemco development area in the city of Dublin, California (letter report)
Affliliation: Holman & Associates
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: c 600 ac
Disclosure: Not for publication
Collections: No

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Alameda, Contra Costa
USGS quad(s): Dublin

Address:	*Address*	*City*	*Assessor's parcel no.*	*Zip code*
		Dublin		

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	7/12/2019	hagell

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	10/2/2009	muchb	fixed county info
	2/18/2019	barnettb	PDF Verified. Oversized pages have been scanned and added to PDF
	6/28/2019	moored	Added collections and corrected author.
	7/12/2019	hagell	edited title

Record status: Verified

Report Detail: S-002458

Identifiers

Report No.: S-002458
Other IDs:
Cross-refs:

Citation information

Author(s): Neil Ramiller, Suzanne Ramiller, Roger Werner, and Suzanne Stewart
Year: 1981 (Jan)
Title: Overview of Prehistoric Archaeology for the Northwest Region, California Archaeological Sites Survey: Del Norte, Humboldt, Mendocino, Lake, Sonoma, Napa, Marin, Contra Costa, Alameda
Affliliation: Northwest Regional Office, California Archaeological Sites Survey, Anthropological Studies Center, Sonoma State University
No. pages:
No. maps:
Attributes: Archaeological, Other research
Inventory size:
Disclosure: Not for publication
Collections: No

Sub-desig.: a
Author(s): Suzanne Ramiller
Year: 1982 (Jan)
Title: Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume I: Humboldt and Del Norte Counties
Affiliation: Anthropological Studies Center, Sonoma State University
Report type(s): Archaeological, Other research
Inventory size:
No. pages:
Disclosure: Not for publication
Collections: No
PDF Pages: 6-59

Sub-desig.: b
Author(s): Roger H. Werner
Year: 1982 (Jan)
Title: Archaeological Overview of Mendocino and Lake Counties
Affiliation: Anthropological Studies Center, Sonoma State University
Report type(s): Archaeological, Other research
Inventory size:
No. pages:
Disclosure: Not for publication
Collections: Yes
PDF Pages: 60-132

Sub-desig.: c
Author(s): Suzanne Stewart
Year: 1982 (Jan)
Title: Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume 3: Napa and Sonoma Counties
Affiliation: Anthropological Studies Center, Sonoma State University
Report type(s): Archaeological, Other research
Inventory size:
No. pages:
Disclosure: Not for publication
Collections: No
PDF Pages: 133-266

Sub-desig.: d
Author(s): Suzanne B. Stewart
Year: 1982 (Jan)
Title: Archaeological Overview of Alameda, Contra Costa, and Marin Counties
Affiliation: Anthropological Studies Center, Sonoma State University
Report type(s): Archaeological, Other research
Inventory size:
No. pages:
Disclosure: Not for publication
Collections: No
PDF Pages: 267-345

Sub-desig.: e
Author(s): Neil Ramiller
Year: 1982 (Jan)
Title: Environmental Overview of the Northwest Region
Affiliation: Anthropological Studies Center, Sonoma State University
Report type(s): Archaeological, Other research
Inventory size:
No. pages:
Disclosure: Not for publication
Collections: No
PDF Pages: 346-420

General notes

Associated resources

Primary No.	*Trinomial*	*Name*
P-01-000080	CA-ALA-000060	Castro Valley
P-01-000084	CA-ALA-000307	West Berkeley Shell Mound
P-01-000086	CA-ALA-000309	Emeryville Shellmound
P-01-000104	CA-ALA-000328	Nelson's 328
P-01-000119	CA-ALA-000389	Site #1
P-01-000124	CA-ALA-000394	Pleasanton Meadows Site
P-01-000125	CA-ALA-000396	Noble's Rest Stop
P-01-000126	CA-ALA-000398	ICR-WR-4
P-01-000127	CA-ALA-000399	ICR-WR-5
P-01-000137	CA-ALA-000410	ICR-WR-16
P-01-000139	CA-ALA-000413	Santa Rita Village
P-01-002053	CA-ALA-000300	
P-01-002104	CA-ALA-000397	ICR-WR-3
P-07-000047	CA-CCO-000030	[none]
P-07-000079	CA-CCO-000137	Monument Site; Concord Man Si

P-07-000080	CA-CCO-000138	Hotchkiss Mound
P-07-000081	CA-CCO-000139/H	Simone Mound
P-07-000082	CA-CCO-000140	Bethel Tract
P-07-000083	CA-CCO-000141	C-141, Orwood Mound #2
P-07-000092	CA-CCO-000150	Veale Tract #1
P-07-000093	CA-CCO-000151	[none]
P-07-000105	CA-CCO-000222/H	Keller Ranch
P-07-000131	CA-CCO-000250	Nelson Survey Map #250a
P-07-000146	CA-CCO-000267	Nelson No. 267
P-07-000147	CA-CCO-000268	Voided, see P-07-000461, P-07-
P-07-000148	CA-CCO-000269	Nelson No. 269
P-07-000149	CA-CCO-000270	Nelson No. 270
P-07-000150	CA-CCO-000271	Nelson No. 271
P-07-000151	CA-CCO-000272	Nelson No. 272
P-07-000168	CA-CCO-000290	Nelson No. 290
P-07-000173	CA-CCO-000295	Nelson No. 295
P-07-000175	CA-CCO-000298	Nelson's No. 298, Stege
P-07-000177	CA-CCO-000300	Nelson's 300, Stege
P-07-000185	CA-CCO-000308	Stone Valley Site
P-07-000186	CA-CCO-000309	The Rossmoor Site
P-07-000190	CA-CCO-000352	Diablo Road Site
P-07-000323	CA-CCO-000553/H	Alvarado Park, Wildcat Regional
P-07-000440	CA-CCO-000259	Barker's Rodeo
P-07-000447	CA-CCO-000389	492-1-A
P-07-000448	CA-CCO-000390	492-2-A
P-07-000449	CA-CCO-000391	492-3-B
P-07-000462	CA-CCO-000655	Nelson's 268B
P-07-000470	CA-CCO-000372	[none]
P-07-000474	CA-CCO-000392	492-4-B
P-07-000476	CA-CCO-000698/H	Nelson No. 259
P-07-000481	CA-CCO-000356	[none]
P-07-000674	CA-CCO-000311	Burial Notes
P-07-000710	CA-CCO-000349	Voided, see P-07-000323
P-07-000724	CA-CCO-000377	SL-1
P-07-004621		#1 Claeys Ranch
P-08-000015	CA-DNO-000011/H	Ta'gia n te (OHP)
P-08-000018	CA-DNO-000014/H	CInya'tLtci (Waterman 1925)
P-08-000021	CA-DNO-000017/H	MesLteLn
P-08-000090	CA-DNO-000088	Cemetery of Meslteltun
P-12-000125	CA-HUM-000067/H	Loud 67
P-12-000175	CA-HUM-000118	Patrick's Point #4
P-12-000186	CA-HUM-000129/H	Tsa'hpekw
P-12-000194	CA-HUM-000169	Tsurai
P-12-000199	CA-HUM-000174	Cone Rock, Sea Gull Rock
P-12-000202	CA-HUM-000177	MM-1 -- First Night Out Site; MM
P-12-000207	CA-HUM-000182	Shelter Cove, X-1
P-12-000209	CA-HUM-000184	Etter Mound, X-3
P-12-000210	CA-HUM-000185	X-4
P-12-000211	CA-HUM-000186	X-5
P-12-000263	CA-HUM-000245	Stormy Saddle Site
P-12-000264	CA-HUM-000246	Pine Ridge Site
P-12-000266	CA-HUM-000248	Humboldt Gully Site
P-12-000336	CA-HUM-000323	Nooning Creek
P-12-000442	CA-HUM-000435	Mud Springs Site
P-12-000445	CA-HUM-000439	RNP-S-4
P-12-000458	CA-HUM-000452	RNP-S-22; REDW00072
P-12-000824	CA-HUM-000841	Little Black Sand Site; SC-7
P-17-000006	CA-LAK-000261	The Houx Site; Fredrickson "A"
P-17-000026	CA-LAK-000510	5A

P-17-000035	CA-LAK-000753	14A
P-17-000072	CA-LAK-000036/H	Borax Lake Archaeological Distri
P-17-000114	CA-LAK-000089/H	Rattlesnake Island
P-17-000177	CA-LAK-000153	Mauldin 97
P-17-000286	CA-LAK-000267	Mauldin 196
P-17-000287	CA-LAK-000268	Previously CA-LAK-785
P-17-000289	CA-LAK-000271	[none]
P-17-000290	CA-LAK-000272	CA-LAK-272/Full Circle Field 2
P-17-000307	CA-LAK-000291	Mauldin 221
P-17-000320	CA-LAK-000305	Sam Alley Site
P-17-000392	CA-LAK-000380	The Mostin Site
P-17-000407	CA-LAK-000395	GR-11
P-17-000437	CA-LAK-000425/H	LAK-S270
P-17-000446	CA-LAK-000435/H	Diwi'lem
P-17-000470	CA-LAK-000471	27A
P-17-000531	CA-LAK-000585	2A
P-17-000535	CA-LAK-000589/H	Lewis Colony Site
P-17-000546	CA-LAK-000605	G-99
P-17-000550	CA-LAK-000609/H	G-103
P-17-000551	CA-LAK-000610	G-104
P-17-000554	CA-LAK-000613/H	Ford Flat Site
P-17-000572	CA-LAK-000643	Pirate's Buried Site
P-17-000610	CA-LAK-000711	PBL9
P-17-000639	CA-LAK-000741	[none]
P-17-000640	CA-LAK-000742/H	[none]
P-17-000673	CA-LAK-000785	Voided: see P-17-000287
P-17-000787	CA-LAK-000944/H	Middle Creek CCC Camp
P-17-000812	CA-LAK-000971/H	[none]
P-21-000017	CA-MRN-000266	PB 266
P-21-000034	CA-MRN-000001	Nelson No. 1; Olompali
P-21-000039	CA-MRN-000008	[none]
P-21-000051	CA-MRN-000020	Nelson No. 20
P-21-000053	CA-MRN-000022	Nelson No. 22
P-21-000057	CA-MRN-000026	Nelson No. 26
P-21-000058	CA-MRN-000027	Nelson No. 27
P-21-000106	CA-MRN-000076	Nelson No. 76
P-21-000143	CA-MRN-000115	Nelson No. 115
P-21-000163	CA-MRN-000138	Nelson No. 138
P-21-000177	CA-MRN-000152	Nelson No. 152
P-21-000217	CA-MRN-000192	Nelson No. 192
P-21-000221	CA-MRN-000196	Nelson No. 196
P-21-000235	CA-MRN-000216/H	DNG-1
P-21-000242	CA-MRN-000232/H	PB 232 b
P-21-000245	CA-MRN-000235/H	Beardsley's 301
P-21-000252	CA-MRN-000242/H	PB No. 242 - Cauley
P-21-000262	CA-MRN-000275	PB 275
P-21-000283	CA-MRN-000298/H	DNG-2
P-21-000290	CA-MRN-000307/H	Probably 232 C
P-21-000291	CA-MRN-000308/H	[none]
P-21-000295	CA-MRN-000315	Nelson No. 86C
P-21-000332	CA-MRN-000357/H	Bayonet Midden
P-21-000335	CA-MRN-000362	Lyon's Site
P-21-000342	CA-MRN-000370	S.A. VIII
P-21-000346	CA-MRN-000374	[none]
P-21-000347	CA-MRN-000375	4-MRN-248
P-21-000368	CA-MRN-000402	[none]
P-21-000369	CA-MRN-000403	[none]
P-21-000370	CA-MRN-000404	
P-21-000651	CA-MRN-000358	S.A. II (San Antonio II)

P-21-000653	CA-MRN-000391	[none]
P-21-002539	CA-MRN-000682	S.A. VII (Northwestern Archaeol.
P-23-000143	CA-MEN-000069	69
P-23-000387	CA-MEN-000320	Voided; See P-23-000590
P-23-000450	CA-MEN-000455	"Digger Post"
P-23-000475	CA-MEN-000483	[none]
P-23-000478	CA-MEN-000486	[none]
P-23-000492	CA-MEN-000500	[none]
P-23-000534	CA-MEN-000583	[none]
P-23-000535	CA-MEN-000584	Matuko
P-23-000536	CA-MEN-000585	[none]
P-23-000537	CA-MEN-000586	[None]
P-23-000539	CA-MEN-000588	[none]
P-23-000590	CA-MEN-000643/H	Eel River Work Center
P-23-000786	CA-MEN-000851	[none]
P-23-000789	CA-MEN-000854	Upper Twin Rocks
P-23-000790	CA-MEN-000855	Milling Stone Basin
P-23-000791	CA-MEN-000856	Wagon Trail
P-23-000792	CA-MEN-000857/H	White Hawk Top
P-23-000793	CA-MEN-000858	White Hawk Yoostabe
P-23-000796	CA-MEN-000861	Long Doe Petroglyph
P-23-000835	CA-MEN-000900	Upper Coffee Mill Flat
P-23-001034	CA-MEN-001111	Spring Site
P-23-001060	CA-MEN-001154	Neiyi
P-23-001063	CA-MEN-001157	S-6435
P-23-001520	CA-MEN-001633	Olkat
P-23-002898	CA-MEN-000405/H	Fenenga 1
P-23-002915	CA-MEN-000482	MEN-482
P-23-002936	CA-MEN-000546	Possibly Barrett's (1908, p. 140)
P-23-002945	CA-MEN-000555	[none]
P-28-000015	CA-NAP-000001/H	#1; Goddard; Oakville
P-28-000027	CA-NAP-000014	Las Trancas
P-28-000028	CA-NAP-000015/H	Suscol Mound #5
P-28-000029	CA-NAP-000016	#16; Suscol Mound #1
P-28-000032	CA-NAP-000021	ACRS-PV-I
P-28-000045	CA-NAP-000039	Tulukai
P-28-000061	CA-NAP-000057	Peripoli
P-28-000063	CA-NAP-000060	UCMA Napa 60-50
P-28-000066	CA-NAP-000063	Usibelli Coal Mine Site
P-28-000077	CA-NAP-000074	#4
P-28-000088	CA-NAP-000089	#23
P-28-000092	CA-NAP-000093	Possibly Kroeber's "Topai"
P-28-000093	CA-NAP-000094	#28
P-28-000097	CA-NAP-000098	#32
P-28-000123	CA-NAP-000129	B-53-GG
P-28-000125	CA-NAP-000131	Genoa Site
P-28-000150	CA-NAP-000158	B-59-Z
P-28-000199	CA-NAP-000234	Roy Pridmore #3
P-28-000209	CA-NAP-000247	ACRS-BD-6
P-28-000218	CA-NAP-000261	D.T.Davis #49; UCAS-B 277
P-28-000222	CA-NAP-000270	CA-NAP-270
P-28-000310	CA-NAP-000410	Querried Quarry Site
P-28-000311	CA-NAP-000411/H	[none]
P-28-000329	CA-NAP-000432	T-23
P-28-000330	CA-NAP-000433	T-41 - UCD Files
P-28-000362	CA-NAP-000468	Mudflat Site (2)
P-28-000418	CA-NAP-000535	Tom's Mounds
P-28-000419	CA-NAP-000536	[none]
P-28-000420	CA-NAP-000537	[none]

P-28-000421	CA-NAP-000538	[none]
P-28-000422	CA-NAP-000539	Klaffke's Mound
P-28-000428	CA-NAP-000545	I
P-28-000828	CA-NAP-000032	#32; Kolb; Rutherford; Pistorias
P-28-000912	CA-NAP-000311	Voided - see P-28-000212
P-49-000073	CA-SON-000004/H	Carrillo Adobe
P-49-000079	CA-SON-000020	Lithic Scatter
P-49-000087	CA-SON-000030	CA-SON-30/358
P-49-000112	CA-SON-000084	Santa Rosa Creek Site
P-49-000135	CA-SON-000159	Stony Glenn Lane
P-49-000194	CA-SON-000222	Nelson No. 222
P-49-000228	CA-SON-000256	P-30
P-49-000264	CA-SON-000292	The Ranch Site
P-49-000265	CA-SON-000293	Probably Kelly's Site "Tiwut-Huy
P-49-000271	CA-SON-000299	"Kili"
P-49-000291	CA-SON-000320	"Loken-Huye" (Kelly)
P-49-000292	CA-SON-000321	Peter's 321
P-49-000295	CA-SON-000324	Peter's 324
P-49-000318	CA-SON-000347	Gleason Beach 1
P-49-000329	CA-SON-000358	VOIDED - see P-49-000087
P-49-000330	CA-SON-000359	Hidden Valley Ranch
P-49-000340	CA-SON-000369	Atcacinateawalli
P-49-000342	CA-SON-000371	Foster's Ranch
P-49-000360	CA-SON-000389	Carriger Creek site
P-49-000362	CA-SON-000391	S.A.1
P-49-000363	CA-SON-000392	King #5
P-49-000369	CA-SON-000400	S.A. VII (Northwestern Archaeol.
P-49-000371	CA-SON-000402	TC-1
P-49-000423	CA-SON-000455/H	Gables Site
P-49-000424	CA-SON-000456	[none]
P-49-000434	CA-SON-000466	[none]
P-49-000483	CA-SON-000518	SDA-30
P-49-000512	CA-SON-000547/H	H-51
P-49-000521	CA-SON-000556/H	H-41
P-49-000548	CA-SON-000583/H	SRI-3001
P-49-000620	CA-SON-000670/H	SDA-1
P-49-000653	CA-SON-000710	SDA-61
P-49-000671	CA-SON-000729	SDA-104
P-49-000682	CA-SON-000740	G.E.- 8
P-49-000683	CA-SON-000741	G.E.- 9
P-49-000730	CA-SON-000789	Geyser Fourty-Four
P-49-000731	CA-SON-000790	Geyser Fourty-Five
P-49-000732	CA-SON-000791	Geyser Fourty-Six
P-49-000733	CA-SON-000792	Geyser Fourty-Seven
P-49-000846	CA-SON-000906	Miller's Garden Site
P-49-000860	CA-SON-000920	[none]
P-49-000887	CA-SON-000948	[none]
P-49-000913	CA-SON-000976	[none]
P-49-000914	CA-SON-000977	[none]
P-49-000915	CA-SON-000978	[none]
P-49-000916	CA-SON-000979	[none]
P-49-000917	CA-SON-000980	[none]
P-49-000959	CA-SON-001025	Redwood Thompson Site
P-49-000970	CA-SON-001036	Soledad
P-49-000976	CA-SON-001042	[none]
P-49-000978	CA-SON-001044	Walnut Orchard Site
P-49-000981	CA-SON-001047	Rosehip Site
P-49-000982	CA-SON-001048	Laguna Grande
P-49-000983	CA-SON-001049	Willow Marsh Site

P-49-000990	CA-SON-001058	[none]
P-49-000992	CA-SON-001060	Madrone Knoll
P-49-001081	CA-SON-001154	Site No. 1
P-49-001082	CA-SON-001155	Site No. 2
P-49-001083	CA-SON-001156	Site No. 3
P-49-001084	CA-SON-001157	Site No. 4
P-49-001085	CA-SON-001158	Site No. 5
P-49-001086	CA-SON-001159/H	Site No. 6
P-49-001087	CA-SON-001160	Site No. 7
P-49-001109	CA-SON-001182	Doberman Terrace
P-49-001121	CA-SON-001195	Covert Lane Site

No. resources: 262

Has informals: No

Location information

County(ies): Alameda, Contra Costa, Del Norte, Humboldt, Lake, Marin, Mendocino, Napa, Sonoma

USGS quad(s): ~All quads - Alameda Co., ~All quads - Contra Costa Co., ~All quads - Del Norte Co., ~All quads - Humboldt Co., ~All quads - Lake Co., ~All quads - Marin Co., ~All quads - Mendocino Co., ~All quads - Napa Co., ~All quads - Sonoma Co.

Address:

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	4/15/2021	hagell

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	8/29/2016	hagell	edited titles, affiliations of additional citations
	4/11/2017	raelync	Report verified; awaiting verification of 55 resources.
	10/16/2018	rinerg	report GIS verified; 40 resources pending verification; marked 'db complete'
	12/3/2020	hagell	edited affiliation

Record status: Verified

Report Detail: S-009462

Identifiers

Report No.: S-009462
Other IDs:
Cross-refs:

Citation information

Author(s): Teresa Ann Miller
Year: 1977 (Jun)
Title: Identification and Recording of Prehistoric Petroglyphs in Marin and Related Bay Area Counties
Affliliation: San Francisco State University
No. pages:
No. maps:
Attributes: Thesis/dissertation
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Masters Thesis. Unrecorded petroglyph locations are included.

Associated resources

Primary No.	*Trinomial*	*Name*
P-07-000323	CA-CCO-000553/H	Alvarado Park, Wildcat Regional
P-21-000087	CA-MRN-000057	Nelson No. 57
P-21-000376	CA-MRN-000414	Deer Island Area #1
P-21-000378	CA-MRN-000416	Deer Island Area #3
P-21-000379	CA-MRN-000417	Deer Island Area #4
P-21-000380	CA-MRN-000418	Deer Island Area #5
P-21-000381	CA-MRN-000419	Deer Island Area #6
P-21-000382	CA-MRN-000420	17 Novato
P-21-000383	CA-MRN-000421	Novato #18
P-21-000384	CA-MRN-000422	Novato #19
P-21-000386	CA-MRN-000425	Tiburon 3 Field #3
P-21-000387	CA-MRN-000426	Tiburon 4 Field #4
P-21-000388	CA-MRN-000427	Tiburon 5 Field #5
P-21-000389	CA-MRN-000428	Tiburon 6 Field #6
P-21-000390	CA-MRN-000429	Tiburon 7 Field #7
P-21-000391	CA-MRN-000430	Tiburon 8 Field #8
P-21-000392	CA-MRN-000431	Tiburon 9, 10, 11
P-21-000393	CA-MRN-000432	Tiburon 12
P-21-000394	CA-MRN-000433	Tiburon 13 Field #13
P-21-000395	CA-MRN-000434	Tiburon 14 & 15 Field #14 & #15
P-21-000396	CA-MRN-000435	Tiburon 16 Field #16
P-21-000397	CA-MRN-000436	Tiburon 17 Field #17
P-21-000398	CA-MRN-000437	Tiburon 18 Field #18
P-21-000399	CA-MRN-000438	Tiburon 19 Field #19
P-21-000400	CA-MRN-000439	Tiburon 20A
P-21-000401	CA-MRN-000440	Tiburon 21 Field #21
P-21-000402	CA-MRN-000442	Tiburon 1
P-21-000546	CA-MRN-000424	Tiburon 2
P-23-000434	CA-MEN-000433	Bell Springs Petroglyph Rock
P-23-000789	CA-MEN-000854	Upper Twin Rocks
P-23-000790	CA-MEN-000855	Milling Stone Basin
P-49-000629	CA-SON-000682	Steward's 9 PT.
P-49-000785	CA-SON-000844	Petaluma #1
P-49-000787	CA-SON-000846	Petaluma #3

No. resources: 34
Has informals: Yes

Report Detail: S-009462

Location information

County(ies): Alameda, Contra Costa, Lake, Marin, Mendocino, Napa, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma

USGS quad(s): ~All quads - Alameda Co., ~All quads - Contra Costa Co., ~All quads - Lake Co., ~All quads - Marin Co., ~All quads - Mendocino Co., ~All quads - Napa Co., ~All quads - San Francisco Co., ~All quads - San Mateo Co., ~All quads - Santa Clara Co., ~All quads - Santa Cruz Co., ~All quads - Solano Co., ~All quads - Sonoma Co.

Address:

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	1/20/2021	hagell

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	10/5/2010	muchb	updated county list as per thesis content
	7/2/2015	rinerg	marked Verified
	7/13/2016	reguindinr	edited database
	7/14/2016	simsa	Updated GIS: deleted point and poly features; retained other report features for each county involved in report
	4/11/2017	raelync	Report verified, awaiting verification of 28 resources.
	4/14/2017	grahams	resources verified
	1/20/2021	hagell	edited notes.

Record status: Verified

Report Detail: S-009583

Identifiers

Report No.: S-009583
Other IDs:
Cross-refs:

Citation information

Author(s): David W. Mayfield
Year: 1978 (Dec)
Title: Ecology of the Pre-Spanish San Francisco Bay Area
Affliliation: San Francisco State University
No. pages:
No. maps:
Attributes: Other research, Thesis/dissertation
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Masters Thesis. A study of the ecological setting of part of the San Francisco Bay Area as it existed prior to Spanish colonization. Contact the author for permission to reproduce the thesis (see page 4).

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Alameda, Contra Costa, San Francisco, San Mateo, Santa Clara, Santa Cruz
USGS quad(s): Altamont, Antioch North, Antioch South, Benicia, Big Basin, Brentwood, Briones Valley, Byron Hot Springs, Calaveras Reservoir, Castle Rock Ridge, Clayton, Cupertino, Diablo, Dublin, Farallon Islands, Franklin Point, Half Moon Bay, Hayward, Honker Bay, Hunters Point, Jersey Island, La Costa Valley, La Honda, Las Trampas Ridge, Lick Observatory, Livermore, Los Gatos, Mare Island, Mendenhall Springs, Milpitas, Mindego Hill, Montara Mtn, Morgan Hill, Mount Day, Mountain View, Newark, Niles, Oakland East, Oakland West, Palo Alto, Petaluma Point, Pigeon Point, Redwood Point, Richmond, San Francisco North, San Francisco South, San Gregorio, San Jose East, San Jose West, San Leandro, San Mateo, San Quentin, Santa Teresa Hills, Tassajara, Vine Hill, Walnut Creek, Woodside
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	2/1/2021	hagell

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	7/16/2015	rinerg	set Collections=No; set Status=Verified
	3/10/2016	rinerg	add quads: Farallon Islands, Petaluma Point.
	9/6/2017	hagell	added Point Bonita quad
	6/12/2018	rinerg	remove quad: Point Bonita
	2/1/2021	hagell	edited notes

Record status: Verified

Report Detail: S-009795

Identifiers

Report No.: S-009795
Other IDs:
Cross-refs:

Citation information

Author(s): Thomas Lynn Jackson
Year: 1986 (Jun)
Title: Late Prehistoric Obsidian Exchange in Central California
Affliliation: Stanford University
No. pages:
No. maps:
Attributes: Other research, Thesis/dissertation
Inventory size:
Disclosure: Not for publication
Collections: Yes

General notes

This report contains copyrighted material. Do not release until client has contacted Thomas Lynn Jackson, received permission, and the NWIC has received written verification. PhD dissertation.

Associated resources

Primary No.	*Trinomial*	*Name*
P-06-000025	CA-COL-000001	S-1 Miller
P-07-000047	CA-CCO-000030	[none]
P-07-000080	CA-CCO-000138	Hotchkiss Mound
P-07-000188	CA-CCO-000312	Franks
P-07-000440	CA-CCO-000259	Barker's Rodeo
P-17-000320	CA-LAK-000305	Sam Alley Site
P-17-000601	CA-LAK-000702	1
P-21-000163	CA-MRN-000138	Nelson No. 138
P-21-000218	CA-MRN-000193/H	Rancho Olompali
P-21-000235	CA-MRN-000216/H	DNG-1
P-21-000242	CA-MRN-000232/H	PB 232 b
P-21-000283	CA-MRN-000298/H	DNG-2
P-21-000290	CA-MRN-000307/H	Probably 232 C
P-21-000368	CA-MRN-000402	[none]
P-21-000423	CA-MRN-000471	San Jose Village
P-21-000628	CA-MRN-000201	Jesse Peter 201
P-23-001589	CA-MEN-001704	Tciya
P-23-001659	CA-MEN-001844	Men. X
P-23-003068	CA-MEN-001809	Men-1704S
P-23-003119	CA-MEN-001929	[none]
P-28-000015	CA-NAP-000001/H	#1; Goddard; Oakville
P-28-000068	CA-NAP-000065	#65
P-28-000116	CA-NAP-000118	Glass Mt. III; Glass Mt. II
P-28-000199	CA-NAP-000234	Roy Pridmore #3
P-28-000205	CA-NAP-000240	Big Basin No. 1
P-28-000828	CA-NAP-000032	#32; Kolb; Rutherford; Pistorias
P-49-000135	CA-SON-000159	Stony Glenn Lane
P-49-000360	CA-SON-000389	Carriger Creek site
P-49-000423	CA-SON-000455/H	Gables Site
P-49-000424	CA-SON-000456	[none]
P-49-000518	CA-SON-000553	[none]
P-49-000521	CA-SON-000556/H	H-41
P-49-000533	CA-SON-000568	Smiley
P-49-000536	CA-SON-000571	Poolside Cupule Rocks
P-49-000558	CA-SON-000593/H	Son 3 (SFSC); Son 4 (SFSC); H-

	P-49-000801	CA-SON-000860/H	82-12
	P-57-000114	CA-YOL-000139	Elation Hill
No. resources:	37		
Has informals:	No		

Location information

County(ies): Alameda, Colusa, Contra Costa, Lake, Marin, Mendocino, Napa, San Francisco, Solano, Sonoma, Yolo

USGS quad(s): ~All quads - Colusa Co., ~All quads - Contra Costa Co., ~All quads - Marin Co., ~All quads - Napa Co., ~All quads - San Francisco Co., ~All quads - Solano Co., ~All quads - Sonoma Co., ~All quads - Yolo Co., Aetna Springs, Albion, Altamont, Asti, Bartlett Mtn, Bartlett Springs, Benmore Canyon, Big Foot Mtn, Boonville, Burbeck, Clearlake Oaks, Cloverdale, Cold Spring, Comptche, Cow Mountain, Crockett Peak, Detert Reservoir, Dublin, Elk Mountain, Elledge Peak, Eureka Hill, Fort Bragg, Foster Mountain, Fouts Springs, Glascock Mtn, Greenough Ridge, Gualala, Gube Mountain, Hayward, Highland Springs, Hopland, Hough Springs, Hunters Point, Jericho Valley, Lake Pillsbury, Lakeport, Las Trampas Ridge, Laughlin Range, Leesville, Livermore, Lucerne, Mallo Pass Creek, Mathison Peak, Mcguire Ridge, Middletown, Midway, Mount St Helena, Northspur, Noyo Hill, Oakland East, Oakland West, Ornbaun Valley, Philo, Point Arena, Potato Hill, Potter Valley, Purdys Gardens, Redwood Point, Richmond, San Leandro, Saunders Reef, St John Mtn, The Geysers, Upper Lake, Van Arsdale Reservoir, Whispering Pines, Wilbur Springs, Willits, Wilson Valley, Yorkville, Zeni Ridge

Address:

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	8/4/2017	raelync

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	10/21/2015	rinerg	add quads: 'all Yolo', 'all Solano', 'all Napa', 'all Sonoma', 'all Marin'; remove quad: Las Trampas Ridge; add about 75 more quads based on GIS portions in Mendocino, Lake, Colusa, ContraCosta counties
	11/30/2016	neala	added SFR & ALA county areas, fixed northern boundary, & added all appropriate quads
	4/11/2017	raelync	Report verified, awaiting verification of 17 resources.

Record status: Verified

Report Detail: S-016660

Identifiers

Report No.: S-016660
Other IDs:
Cross-refs:

Citation information

Author(s): Jeffrey B. Fentress
Year: 1992 (Jul)
Title: Prehistoric Rock Art of Alameda and Contra Costa Counties, California
Affliliation: California State University, Hayward
No. pages:
No. maps:
Attributes: Archaeological, Other research, Thesis/dissertation
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Associated resources

Primary No.	*Trinomial*	*Name*
P-01-000035	CA-ALA-000014	Mortar Rock Park
P-01-000039	CA-ALA-000019/H	[none]
P-01-000071	CA-ALA-000051	Vargas Road Petroglyph
P-01-000080	CA-ALA-000060	Castro Valley
P-01-000128	CA-ALA-000400	ICR-WR-6
P-01-000137	CA-ALA-000410	ICR-WR-16
P-01-000138	CA-ALA-000412	DOT-04-92-1
P-01-000144	CA-ALA-000418	[none]
P-01-000195	CA-ALA-000477/H	Drove Right To It Site
P-01-000198	CA-ALA-000480	Site 1
P-01-000199	CA-ALA-000481/H	HBR-1 & 2
P-01-002112	CA-ALA-000505	[none]
P-07-000029	CA-CCO-000009	Los Vaqueros #24 (LV-24)
P-07-000094	CA-CCO-000152	[none]
P-07-000189	CA-CCO-000320/H	Los Vaqueros #2 (LV-2)
P-07-000193	CA-CCO-000375	YBL-7; Live Oak Camp
P-07-000212	CA-CCO-000417	LOCUS 11: Cl, C2, C3, C4, CS,
P-07-000216	CA-CCO-000428	[none]
P-07-000219	CA-CCO-000434/H	Vasco Caves
P-07-000230	CA-CCO-000450/H	Los Vaqueros #16, 21, 22 (LV-1
P-07-000242	CA-CCO-000462	Los Vaqueros #31 (LV-31)
P-07-000255	CA-CCO-000482	YBL-1
P-07-000260	CA-CCO-000487	YBL-6
P-07-000271	CA-CCO-000500	Site 1
P-07-000301	CA-CCO-000530	Fossil Ridge #1
P-07-000302	CA-CCO-000531	Fossil Ridge 2
P-07-000323	CA-CCO-000553/H	Alvarado Park, Wildcat Regional
P-07-000344	CA-CCO-000577	AR Site 2
P-07-000345	CA-CCO-000578	Peter Banks Rock
P-07-000346	CA-CCO-000579	Amos Site
P-07-000347	CA-CCO-000580	Amos Rock
P-07-000348	CA-CCO-000581	Star Rock/Stair Rock
P-07-000356	CA-CCO-000590	Old Stump Site BRMs #3
P-07-000362	CA-CCO-000597	Kellogg Unit #4 (K-4)
P-07-000374	CA-CCO-000609	Site 1 (Keller Landfill)
P-07-000725	CA-CCO-000382	Rock City #1
P-07-000726	CA-CCO-000383	Rock City #2

P-07-000727	CA-CCO-000384	Rock City #3
P-07-000730	CA-CCO-000395	Rock City #4
P-07-000734	CA-CCO-000416	MD-2
P-07-000736	CA-CCO-000424	[none]
P-07-000738	CA-CCO-000429	Artist Point
P-07-000739	CA-CCO-000430	Shotstar

No. resources: 43

Has informals: No

Location information

County(ies): Alameda, Contra Costa

USGS quad(s): ~All quads - Alameda Co., ~All quads - Contra Costa Co.

Address:

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	7/31/2017	moored

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	10/2/2009	muchb	updated county information
	9/18/2015	rinerg	fill out the lists of counties and quads based on map coverage
	4/21/2017	raelync	Report verified; awaiting verification of 21 resources.
	6/2/2017	raelync	Report verified; awaiting verification of 11 resources.
	7/31/2017	moored	Resources Verified

Record status: Verified

Report Detail: S-017835

Identifiers

Report No.: S-017835
Other IDs:
Cross-refs:

Citation information

Author(s): Judy Myers Suchey
Year: 1975 (Dec)
Title: Biological Distance of Prehistoric Central California Populations Derived from Non-Metric Traits of the Cranium
Affliliation: University of California, Riverside
No. pages:
No. maps:
Attributes: Thesis/dissertation
Inventory size:
Disclosure: Not for publication
Collections: Yes

General notes

Burials from Santa Cruz Island and Sacramento, San Joaquin, & Los Angeles counties were also examined. The GIS contains report polygons from the paper maps. This report extends outside the NWIC service area (into San Joaquin, Sacramento, & Los Angeles counties).

Associated resources

Primary No.	*Trinomial*	*Name*
P-01-000086	CA-ALA-000309	Emeryville Shellmound
P-01-000104	CA-ALA-000328	Nelson's 328
P-01-000105	CA-ALA-000329/H	Nelsons 329; Ryan Mound
P-06-000025	CA-COL-000001	S-1 Miller
P-07-000080	CA-CCO-000138	Hotchkiss Mound
P-07-000081	CA-CCO-000139/H	Simone Mound
P-07-000083	CA-CCO-000141	C-141, Orwood Mound #2
P-07-000087	CA-CCO-000145	Byron Tract
P-21-000017	CA-MRN-000266	PB 266
P-21-000193	CA-MRN-000168	Nelson No. 168
P-21-000242	CA-MRN-000232/H	PB 232 b
P-21-000252	CA-MRN-000242/H	PB No. 242 - Cauley
P-48-000010	CA-SOL-000002	Peterson 2
P-57-000145	CA-YOL-000013	Mustang Site

No. resources: 14
Has informals: No

Location information

County(ies): Alameda, Colusa, Contra Costa, Marin, Other, Solano, Yolo
USGS quad(s): ~All quads - Alameda Co., ~All quads - Colusa Co., ~All quads - Contra Costa Co., ~All quads - Marin Co., ~All quads - Solano Co., ~All quads - Yolo Co.
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	7/17/2019	hagell

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	4/11/2017	raelync	Report verified, awaiting verification of 8 resources.
	4/21/2017	moored	Resources verified

Record status: Verified

Report Detail: S-018217

Identifiers

Report No.: S-018217
Other IDs:
Cross-refs:

Citation information

Author(s): Glenn Gmoser
Year: 1996 (Apr)
Title: Cultural Resource Evaluations for the Caltrans District 04 Phase 2 Seismic Retrofit Program, Status Report
Affliliation: California Department of Transportation
No. pages:
No. maps:
Attributes: Archaeological, Architectural/historical, Other research
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Status report of the evaluation of bridge structures. There were no location maps in the report.

Associated resources

Primary No.	*Trinomial*	*Name*
P-01-000014	CA-ALA-000483	Site 2
P-01-000023	CA-ALA-000002/H	Ohlones Cemetery
P-01-000227	CA-ALA-000548/H	Vallejo Mill
P-07-000108	CA-CCO-000225	Anaclario Site
P-07-000119	CA-CCO-000237	Loud's 422
P-38-000002	CA-SFR-000002	Shellmound No. 439
P-38-000004	CA-SFR-000004/H	Yerba Buena Island
P-41-000273	CA-SMA-000321	Hamilton #2; San Mateo Shellmo
P-43-000106	CA-SCL-000092/H	Sargent Ranch; US-1
P-43-000297	CA-SCL-000289	GP-1
P-43-000624	CA-SCL-000677	The 237/880 Site
P-43-001078	CA-SCL-000699/H	The Dollhouse Site; Dollhouse Si
P-44-000010	CA-SCR-000002/H	Aptos Creek
P-44-000201	CA-SCR-000199H	Cactus Gardens
P-44-000300	CA-SCR-000313	Granite Ck. Rd./Highway 17 Inter
P-49-000195	CA-SON-000223	Nelson No. 223

No. resources: 16
Has informals: No

Location information

County(ies): Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Santa Cruz, Sonoma
USGS quad(s): ~All quads - Alameda Co., ~All quads - Contra Costa Co., ~All quads - Marin Co., ~All quads - Napa Co., ~All quads - San Francisco Co., ~All quads - San Mateo Co., ~All quads - Santa Clara Co., ~All quads - Santa Cruz Co., ~All quads - Sonoma Co.
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	6/15/2017	raelync

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	10/13/2014	hagell	edited database
	7/14/2015	rinerg	set status=Verified

	4/11/2017	raelync	report verified, awaiting verification of 7 resources.
	4/21/2017	moored	Resources Verified
Record status:	Verified		

Report Detail: S-020395

Identifiers

Report No.: S-020395
Other IDs:
Cross-refs:

Citation information

Author(s): Donna L. Gillette
Year: 1998 (May)
Title: PCNs of the Coast Ranges of California: Religious Expression or the Result of Quarrying?
Affliliation: California State University, Hayward
No. pages:
No. maps:
Attributes: Other research, Thesis/dissertation
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Masters Thesis. This report extends outside the NWIC service area (into Fresno, Kern, Santa Barbara, San Luis Obispo, & Trinity counties; and into Oregon.).

Associated resources

Primary No.	*Trinomial*	*Name*
P-07-000094	CA-CCO-000152	[none]
P-07-000323	CA-CCO-000553/H	Alvarado Park, Wildcat Regional
P-12-000050	CA-HUM-000983	Squaw Rock
P-17-000071	CA-LAK-000034	Bachelor Valley No. 4; Smith's 1
P-17-001315	CA-LAK-001577	Lakeport PCN Boulder
P-21-000087	CA-MRN-000057	Nelson No. 57
P-21-000376	CA-MRN-000414	Deer Island Area #1
P-21-000378	CA-MRN-000416	Deer Island Area #3
P-21-000379	CA-MRN-000417	Deer Island Area #4
P-21-000381	CA-MRN-000419	Deer Island Area #6
P-21-000382	CA-MRN-000420	17 Novato
P-21-000383	CA-MRN-000421	Novato #18
P-21-000384	CA-MRN-000422	Novato #19
P-21-000386	CA-MRN-000425	Tiburon 3 Field #3
P-21-000387	CA-MRN-000426	Tiburon 4 Field #4
P-21-000388	CA-MRN-000427	Tiburon 5 Field #5
P-21-000389	CA-MRN-000428	Tiburon 6 Field #6
P-21-000390	CA-MRN-000429	Tiburon 7 Field #7
P-21-000391	CA-MRN-000430	Tiburon 8 Field #8
P-21-000392	CA-MRN-000431	Tiburon 9, 10, 11
P-21-000393	CA-MRN-000432	Tiburon 12
P-21-000394	CA-MRN-000433	Tiburon 13 Field #13
P-21-000395	CA-MRN-000434	Tiburon 14 & 15 Field #14 & #15
P-21-000396	CA-MRN-000435	Tiburon 16 Field #16
P-21-000397	CA-MRN-000436	Tiburon 17 Field #17
P-21-000398	CA-MRN-000437	Tiburon 18 Field #18
P-21-000399	CA-MRN-000438	Tiburon 19 Field #19
P-21-000400	CA-MRN-000439	Tiburon 20A
P-21-000401	CA-MRN-000440	Tiburon 21 Field #21
P-21-000402	CA-MRN-000442	Tiburon 1
P-21-000419	CA-MRN-000465	Whit's Rock
P-21-000433	CA-MRN-000481	ARS 78-72-Rock 1
P-21-000546	CA-MRN-000424	Tiburon 2
P-21-000620	CA-MRN-000636	Petroglyph site south of Ring Mo
P-21-000621	CA-MRN-000637	Petroglyph site on small north sl

P-21-000624	CA-MRN-000640	Petroglyph site near Taylor Road
P-21-000661	CA-MRN-000452	Pat's Rock
P-23-000434	CA-MEN-000433	Bell Springs Petroglyph Rock
P-23-000809	CA-MEN-000874	Knight's Valley 2
P-23-000810	CA-MEN-000875	Knight's Valley Baby Rock
P-23-001698	CA-MEN-001912	Spyrock Road Petroglyphs
P-23-001725	CA-MEN-001941	Genesis #4,5,6,7,8; "V" Greenfie
P-23-001792	CA-MEN-002020	Potter Valley Petroglyphs
P-23-001798	CA-MEN-002028	Genesis #9
P-23-001799	CA-MEN-002029	Genesis #10
P-23-001803	CA-MEN-002034	Genesis #16
P-23-001804	CA-MEN-002035	Infinity #1
P-23-001930	CA-MEN-002200	Keystone Petroglyph Site
P-23-001942	CA-MEN-002213	Huntley Peak Petroglyphs
P-23-001950	CA-MEN-002221	Hidden Hill Petroglyph
P-23-001963	CA-MEN-002235	Watershed Down Petroglyph Sit
P-35-000013	CA-SBN-000012	
P-43-000067	CA-SCL-000048	Rancho Paso del Verde
P-43-000080	CA-SCL-000063	SFSU-SCL-6
P-43-000287	CA-SCL-000279	ARS 77-97-1
P-43-000289	CA-SCL-000281	ARS 77-97-3
P-43-000504	CA-SCL-000503	COE-29
P-49-000046	CA-SON-000929	Jan's Rock
P-49-000240	CA-SON-000268	Steward's 8 Pt.
P-49-000533	CA-SON-000568	Smiley
P-49-000550	CA-SON-000585	Yorty Cupule Rock
P-49-000629	CA-SON-000682	Steward's 9 PT.
P-49-000785	CA-SON-000844	Petaluma #1
P-49-000787	CA-SON-000846	Petaluma #3
P-49-000868	CA-SON-000928	Mike Whitson Rock I
P-49-000960	CA-SON-001026	Nana's Rocks
P-49-000975	CA-SON-001041	Lee's Rock
P-49-001004	CA-SON-001075	Kellies Rock
P-49-001087	CA-SON-001160	Site No. 7
P-49-001239	CA-SON-001319	Kathleen's Rock
P-49-002121	CA-SON-001383	Banded Rock Petroglyph Rock

No. resources: 71

Has informals: Yes

Location information

County(ies): Alameda, Contra Costa, Humboldt, Lake, Marin, Mendocino, Other, San Benito, Santa Clara, Sonoma

USGS quad(s): ~All quads - Alameda Co., ~All quads - Contra Costa Co., ~All quads - Humboldt Co., ~All quads - Lake Co., ~All quads - Marin Co., ~All quads - Mendocino Co., ~All quads - San Benito Co., ~All quads - Santa Clara Co., ~All quads - Sonoma Co.

Address:

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	6/25/2020	hagell

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	9/14/2016	hagell	edited notes
	3/27/2017	hagell	added note
	4/11/2017	raelync	Report verified, awaiting verification of 26 resources.
	6/6/2017	castrom	Verification Process is In Progress.
	6/14/2017	castrom	Resources all verified. Report Marked Verified.

Record status: Verified

Report Detail: S-030204

Identifiers

Report No.: S-030204
Other IDs:
Cross-refs:

Citation information

Author(s): Donna L. Gillette
Year: 2003 (Jun)
Title: The Distribution and Antiquity of the California Pecked Curvilinear Nucleated (PCN) Rock Art Tradition.
Affliliation: University of California, Berkeley
No. pages:
No. maps:
Attributes: Archaeological, Other research
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

This report extends outside of the NWIC service area (into Fresno, San Luis Obispo, Santa Barbara, & Kern counties).

Associated resources

Primary No.	*Trinomial*	*Name*
P-01-002148	CA-ALA-000571	Alameda PCN
P-21-000384	CA-MRN-000422	Novato #19
P-23-000810	CA-MEN-000875	Knight's Valley Baby Rock

No. resources: 3
Has informals: Yes

Location information

County(ies): Alameda, Colusa, Contra Costa, Del Norte, Humboldt, Lake, Marin, Mendocino, Monterey, Napa, Other, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, Yolo
USGS quad(s): ~All quads - Alameda Co., ~All quads - Colusa Co., ~All quads - Contra Costa Co., ~All quads - Del Norte Co., ~All quads - Humboldt Co., ~All quads - Lake Co., ~All quads - Marin Co., ~All quads - Mendocino Co., ~All quads - Monterey Co., ~All quads - Napa Co., ~All quads - San Benito Co., ~All quads - San Francisco Co., ~All quads - San Mateo Co., ~All quads - Santa Clara Co., ~All quads - Santa Cruz Co., ~All quads - Solano Co., ~All quads - Sonoma Co., ~All quads - Yolo Co.
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	7/12/2005	kellyn
Last modified:	1/20/2021	hagell

IC actions:	*Date*	*User*	*Action taken*
	12/5/2016	hagell	added counties to note
	4/28/2017	hagell	edited note
	5/12/2017	raelync	Report verified; awaiting verification of 2 resources.

Record status: Verified

Report Detail: S-032596

Identifiers

Report No.: S-032596

Other IDs:

Type	*Name*
Other	Contract #04A2098
Caltrans	EA No. 447600

Cross-refs:

Citation information

Author(s): Randall Milliken, Jerome King, and Patricia Mikkelsen

Year: 2006 (Dec)

Title: The Central California Ethnographic Community Distribution Model, Version 2.0, with Special Attention to the San Francisco Bay Area, Cultural Resources Inventory of Caltrans District 4 Rural Conventional Highways

Affliliation: Consulting in the Past; Far Western Anthropological Research Group, Inc.

No. pages:

No. maps:

Attributes: Archaeological, Other research

Inventory size:

Disclosure: Not for publication

Collections: No

General notes

The study extends outside the NWIC service area (into Calaveras, Amador, Tuolomne, Mariposa, Madera, & Tulare counties).

Associated resources

No. resources: 0

Has informals: No

Location information

County(ies): Alameda, Contra Costa, Lake, Marin, Monterey, Napa, Other, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, Yolo

USGS quad(s): ~All quads - Alameda Co., ~All quads - Contra Costa Co., ~All quads - Marin Co., ~All quads - Monterey Co., ~All quads - Napa Co., ~All quads - San Benito Co., ~All quads - San Francisco Co., ~All quads - San Mateo Co., ~All quads - Santa Clara Co., ~All quads - Santa Cruz Co., ~All quads - Solano Co., Aetna Springs, Allendale, Annapolis, Arched Rock, Asti, Bird Valley, Bodega Head, Brooks, Calistoga, Camp Meeker, Cazadero, Clarksburg, Clearlake Highlands, Cloverdale, Cotati, Courtland, Cuttings Wharf, Davis, Detert Reservoir, Duncans Mills, Eldorado Bend, Esparto, Fort Ross, Geyserville, Glascock Mtn, Glen Ellen, Grays Bend, Guerneville, Guinda, Healdsburg, Jericho Valley, Jimtown, Kelseyville, Kenwood, Knights Landing, Knoxville, Lake Berryessa, Liberty Island, Madison, Mare Island, Mark West Springs, Merritt, Middletown, Monticello Dam, Mount St Helena, Mt Vaca, Novato, Petaluma, Petaluma Point, Petaluma River, Point Reyes Ne, Rutherford, Sacramento West, Santa Rosa, Saxon, Sears Point, Sebastopol, Sonoma, Taylor Monument, The Geysers, Tombs Creek, Two Rock, Valley Ford, Warm Springs Dam, Whispering Pines, Wilson Valley, Winters, Woodland, Zamora

Address:

PLSS:

Database record metadata

	Date	*User*
Entered:	3/1/2007	hagell
Last modified:	11/7/2017	raelync

IC actions:

Date	*User*	*Action taken*
3/30/2015	neala	data review; added Lake county quads
6/12/2015	mikulikc	corrected Yolo County quad locations from "all quads" to quads intersecting the GIS feature for S-032596
10/20/2015	rinerg	remove '~All quads - Sonoma', replace with Sonoma quads intersecting report feature
7/20/2016	moored	GIS edited shape

Record status: Verified

Report Detail: S-033239

Identifiers

Report No.: S-033239
Other IDs:
Cross-refs:

Citation information

Author(s): David Chavez
Year: 1994 (Jun)
Title: Alameda Watershed, Natural and Cultural Resources: San Francisco Watershed Management Plan
Affliliation: Environmental Science Associates
No. pages:
No. maps:
Attributes: Archaeological, Architectural/historical, Management/planning, Other research
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Unrecorded prehistoric, ethnohistoric, and historic resources are within the study area. There were no USGS maps in the report showing the location of the Alameda watershed.

Associated resources

Primary No.	*Trinomial*	*Name*
P-01-010841	CA-ALA-000704/H	Sunol Division Headquarters Co

No. resources: 1
Has informals: Yes

Location information

County(ies): Alameda, Santa Clara
USGS quad(s): Calaveras Reservoir, Dublin, La Costa Valley, Mount Day, Niles
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	6/15/2007	guldenj
Last modified:	2/10/2020	hagell

IC actions:

Date	*User*	*Action taken*
10/29/2015	rinerg	add affiliation
3/13/2017	hagell	added attributes
5/29/2019	vickeryn	Additional pages added.
2/10/2020	hagell	added quad names

Record status: Verified

Report Detail: S-033600

Identifiers

Report No.: S-033600

Other IDs:

Type	*Name*
Agency Nbr	Contract No. 04A2098
Caltrans	EA No. 447600

Cross-refs:

Citation information

Author(s): Jack Meyer and Jeff Rosenthal

Year: 2007 (Jun)

Title: Geoarchaeological Overview of the Nine Bay Area Counties in Caltrans District 4

Affliliation: Far Western Anthropological Research Group, Inc.

No. pages:

No. maps:

Attributes: Archaeological, Other research

Inventory size:

Disclosure: Not for publication

Collections: No

General notes

9 unrecorded prehistoric resources.

Associated resources

Primary No.	*Trinomial*	*Name*
P-01-000001	CA-ALA-000554	Castlewood Site
P-01-000002	CA-ALA-000555	Meadowlark Dairy Site
P-01-000014	CA-ALA-000483	Site 2
P-01-000063	CA-ALA-000043	De Avillo
P-01-000064	CA-ALA-000044	Kaiser
P-01-000067	CA-ALA-000047	4 Ala-47
P-01-000080	CA-ALA-000060	Castro Valley
P-01-000124	CA-ALA-000394	Pleasanton Meadows Site
P-01-000139	CA-ALA-000413	Santa Rita Village
P-01-000140	CA-ALA-000414	Iverson Site
P-01-001795	CA-ALA-000566	Hayward Bypass Site
P-01-002110	CA-ALA-000467	H&A-HBP-1
P-01-002160	CA-ALA-000574	Bernal/680
P-01-002162	CA-ALA-000576	Curtner Site
P-01-002245	CA-ALA-000586	Hwy 238-1
P-07-000019	CA-CCO-000696	Burial Site
P-07-000024	CA-CCO-000004	Slater site
P-07-000037	CA-CCO-000018/H	Marsh Site; Marsh House; The P
P-07-000047	CA-CCO-000030	[none]
P-07-000075	CA-CCO-000133	Ader site
P-07-000079	CA-CCO-000137	Monument Site; Concord Man Si
P-07-000088	CA-CCO-000146	Holland Tract
P-07-000089	CA-CCO-000147	CCO-147
P-07-000108	CA-CCO-000225	Anaclario Site
P-07-000182	CA-CCO-000305	Prehistoric Archaeological Site C
P-07-000185	CA-CCO-000308	Stone Valley Site
P-07-000186	CA-CCO-000309	The Rossmoor Site
P-07-000217	CA-CCO-000431	Murwood School Site
P-07-000239	CA-CCO-000459	Los Vaqueros #15 (LV-15)
P-07-000401	CA-CCO-000637	Dam Site
P-07-000721	CA-CCO-000368	Dutra 1
P-21-000010	CA-MRN-000249/H	4-MRN-249
P-21-000048	CA-MRN-000017	Nelson No. 17
P-21-002615	CA-MRN-000674	Pelican site

P-28-000009	CA-NAP-000863	Adams Street Site
P-28-000028	CA-NAP-000015/H	Suscol Mound #5
P-28-000301	CA-NAP-000399	B- 55- V V
P-28-000967	CA-NAP-000916	Double Whoa!
P-38-000006	CA-SFR-000006	Loud's Presidio Mound
P-38-000028	CA-SFR-000028	BART Burial
P-38-000101	CA-SFR-000112	49 Stevenson
P-38-000102	CA-SFR-000113	5th & Market
P-38-000119	CA-SFR-000114	[none]
P-41-000080	CA-SMA-000077	University Village Site (Gerow)
P-41-000284	CA-SMA-000273	Coyote Pt. Marina
P-43-000016	CA-SCL-000755	SCU/Old Alameda Burial site
P-43-000189	CA-SCL-000178	MH-22
P-43-000296	CA-SCL-000288	[none]
P-43-000308	CA-SCL-000300	CA-Scl-300
P-43-000310	CA-SCL-000302	CA-Scl-302
P-43-000423	CA-SCL-000418/H	[none]
P-43-000424	CA-SCL-000419/H	441 N. 1st
P-43-000448	CA-SCL-000447/H	formerly known as CA-SCL-6E
P-43-000451	CA-SCL-000450	Rosendin 1
P-43-000485	CA-SCL-000484	[none]
P-43-000561	CA-SCL-000566	[none]
P-43-000604	CA-SCL-000609	Ronald McDonald House
P-43-000608	CA-SCL-000613/H	Stanford Man II
P-43-000614	CA-SCL-000619	Elk Site
P-43-000623	CA-SCL-000675	"Coyote Creek Site"
P-43-001015	CA-SCL-000553	Orchard 1001-1
P-43-001058	CA-SCL-000674	DC-1
P-43-001080	CA-SCL-000702	Waste Management Site
P-43-001163	CA-SCL-000828	Fuel Farm Site
P-43-001194	CA-SCL-000832	Iowa Avenue and Sunnyvale Ave
P-43-001576	CA-SCL-000849	152/156-5
P-48-000007	CA-SOL-000391	Fairfield PEC-1
P-48-000157	CA-SOL-000324	[none]

No. resources: 68

Has informals: Yes

Location information

County(ies): Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma

USGS quad(s): ~All quads - Alameda Co., ~All quads - Contra Costa Co., ~All quads - Marin Co., ~All quads - Napa Co., ~All quads - San Francisco Co., ~All quads - San Mateo Co., ~All quads - Santa Clara Co., ~All quads - Solano Co., ~All quads - Sonoma Co.

Address:

PLSS:

Database record metadata

	Date	*User*
Entered:	9/24/2007	guldenj
Last modified:	6/20/2017	moored

IC actions:	*Date*	*User*	*Action taken*
	7/16/2015	rinerg	set Status=verified
	8/22/2016	paganob	updated other identifiers
	4/11/2017	raelync	report verified, awaiting verification of 1 resource.
	6/19/2017	bentonb	all resources verified, report record status = verified

Record status: Verified

Report Detail: S-047983

Identifiers

Report No.: S-047983

Other IDs:

Type	*Name*
OHP PRN	BUR111208A
Submitter	09-CCAO-165
Agency Nbr	Bureau of Reclamation Tracking #09-CCAO-165

Cross-refs:

Citation information

Author(s): Carrie D. Wills

Year: 2011 (Oct)

Title: Section 106 Cultural Resources Assessment, DSRSD Central Dublin Recycled Water Distribution and Retrofit Project, City of Dublin, Alameda County, California

Affliliation: Michael Brandman Associates

No. pages:

No. maps:

Attributes: Archaeological, Field study

Inventory size:

Disclosure: Not for publication

Collections: No

Sub-desig.: a

Author(s): Milford Wayne Donaldson

Year: 2012 (Feb)

Title: BUR111208A; Section 106 Compliance for the Dublin San Ramon Services District (DSRSD) Central Dublin Recycled Water Distribution and Retrofit Project in Alameda County, California (Project #09-CCAO-165)

Affiliation: Office of Historic Preservation

Report type(s): OHP Correspondence

Inventory size:

No. pages:

Disclosure: Unrestricted

Collections: No

PDF Pages: 88-94

General notes

Pages 46 & 47 are missing from this copy of the report.

Associated resources

Primary No.	*Trinomial*	*Name*
P-01-011774		DSRSD 1 Unnamed Railroad Gr
P-01-011775		DSRSD 2 S. San Ramon Creek
P-07-004721		Voided; see P-01-011774
P-07-004722		Voided: See P-01-011775

No. resources: 4

Has informals: No

Location information

County(ies): Alameda

USGS quad(s): Dublin

Address:

PLSS:

Report Detail: S-047983

Database record metadata

	Date	User	
Entered:	8/3/2016	cabrala	
Last modified:	7/12/2019	hagell	
IC actions:	*Date*	*User*	*Action taken*
	8/3/2016	cabrala	Unprocessed records
	2/16/2017	grahams	records processed by kliewerk on 2/8/17
	5/4/2017	rinerg	Recode "Concurrence Correspondence" in additional citation title to Type=OHP Correspondence
	7/12/2019	hagell	added other identifier & note
Record status:	Verified		

Report Detail: S-048567

Identifiers

Report No.:	S-048567	
Other IDs:	*Type*	*Name*
	Submitter	ESA Project #130626.11
Cross-refs:		

Citation information

Author(s):	Heidi Koenig
Year:	2016 (Apr)
Title:	Zone 7 Water Agency, 2016 Maintenance Projects, Cultural Resources Survey Report
Affliliation:	Environmental Science Associates
No. pages:	
No. maps:	
Attributes:	Archaeological, Architectural/historical, Field study
Inventory size:	
Disclosure:	Not for publication
Collections:	No

General notes

Associated resources

No. resources:	0
Has informals:	No

Location information

County(ies):	Alameda
USGS quad(s):	Altamont, Dublin
Address:	
PLSS:	

Database record metadata

	Date	*User*
Entered:	2/11/2017	cabrala
Last modified:	7/11/2019	hagell
IC actions:		
Record status:	Verified	

Report Detail: S-048927

Identifiers

Report No.: S-048927
Other IDs:
Cross-refs:

Citation information

Author(s): Donald Scott Crull
Year: 1997 (Sep)
Title: The Economy and Archaeology of European-made Glass Beads and Manufactured Goods Used in First Contact Situations in Oregon, California and Washington
Affliliation: University of Sheffield, England
No. pages:
No. maps:
Attributes: Archaeological, Architectural/historical, Thesis/dissertation
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

This report contains copyrighted material. Do not release until client has contacted Donald Scott Crull, PhD., received permission, and the NWIC has received written verification. Incomplete copy of report: missing maps, photos and illustrations.

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Alameda, Mendocino, Monterey, Santa Clara, Santa Cruz, Sonoma
USGS quad(s): ~All quads - Alameda Co., ~All quads - Mendocino Co., ~All quads - Monterey Co., ~All quads - Santa Clara Co., ~All quads - Santa Cruz Co., ~All quads - Sonoma Co.
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	6/1/2017	richterl
Last modified:	2/8/2019	neala

IC actions:

Date	*User*	*Action taken*
6/1/2017	richterl	partial print out of copyrighted document
6/13/2017	richterl	Incomplete copy of report: missing maps, photos and illustrations
7/19/2017	rinerg	sites within the NWIC region possibly mentioned by this report are: P-01-00022, P-23-00492, P-27-00128, P-27-00339, P-43-00050, P-44-01031, P-49-00164

Record status: Verified

Report Detail: S-049780

Identifiers

Report No.: S-049780

Other IDs:

Type	*Name*
OTIS Report Number	FHWA_2016_0615_001

Cross-refs:

Citation information

Author(s): Brian F. Byrd, Adrian R. Whitaker, Patricia J. Mikkelsen, and Jeffrey S. Rosenthal
Year: 2017 (Jun)
Title: San Francisco Bay-Delta Regional Context and Research Design for Native American Archaeological Resources, Caltrans District 4
Affiliation: California Department of Transportation, District 4
No. pages:
No. maps:
Attributes: Archaeological, Management/planning, Other research
Inventory size:
Disclosure: Not for publication
Collections: No

Sub-desig.: a
Author(s): Julianne Polanco
Year: 2016 (Aug)
Title: FHWA_2016_0615_001, Caltrans District 4 Archaeological Context
Affiliation: California Office of Historic Preservation
Report type(s): OHP Correspondence
Inventory size:
No. pages:
Disclosure: Unrestricted
Collections: No
PDF Pages: 489-510

General notes

A portion of this report extends outside the NWIC service area (into Sacramento County). According to the report, 1,798 Native American archaeological resources are within the study area.

Associated resources

Primary No.	*Trinomial*	*Name*
P-01-000001	CA-ALA-000554	Castlewood Site
P-01-000002	CA-ALA-000555	Meadowlark Dairy Site
P-01-000014	CA-ALA-000483	Site 2
P-01-000015	CA-ALA-000565/H	Síi Túupentak
P-01-000022	CA-ALA-000001/H	Mission San Jose
P-01-000033	CA-ALA-000012	[none]
P-01-000034	CA-ALA-000013/H	SFSC-ALA-1
P-01-000038	CA-ALA-000017	[none]
P-01-000062	CA-ALA-000042	Jensen
P-01-000066	CA-ALA-000046	Nielson Farm; Stoneridge Place
P-01-000080	CA-ALA-000060	Castro Valley
P-01-000084	CA-ALA-000307	West Berkeley Shell Mound
P-01-000086	CA-ALA-000309	Emeryville Shellmound
P-01-000087	CA-ALA-000310	Nelson's 310
P-01-000089	CA-ALA-000312	Nelson's 312
P-01-000104	CA-ALA-000328	Nelson's 328
P-01-000105	CA-ALA-000329/H	Nelsons 329; Ryan Mound
P-01-000106	CA-ALA-000330	Nelson's 330
P-01-000107	CA-ALA-000331	Nelson's 331
P-01-000116	CA-ALA-000342	Voided: see P-01-002162

P-01-000117	CA-ALA-000343	M.H. Podell Presidio Apartments
P-01-000139	CA-ALA-000413	Santa Rita Village
P-01-000152	CA-ALA-000428/H	Geary Ranch
P-01-000175	CA-ALA-000453	Alvarado-Niles 1
P-01-000197	CA-ALA-000479	Dowe Ave Site
P-01-000201	CA-ALA-000485	SL1
P-01-000202	CA-ALA-000486/H	SL2
P-01-000234	CA-ALA-000424	Ardenwood Estates (AE) #1
P-01-000237	CA-ALA-000466	Olympia #1
P-01-001795	CA-ALA-000566	Hayward Bypass Site
P-01-002120	CA-ALA-000514	Hidden Valley Ranch
P-01-002160	CA-ALA-000574	Bernal/680
P-01-002162	CA-ALA-000576	Curtner Site
P-01-002245	CA-ALA-000586	Hwy 238-1
P-01-002280	CA-ALA-000621	Central Chevrolet
P-01-010509	CA-ALA-000604	Mandela-1
P-01-010610	CA-ALA-000613/H	Canyon Oaks
P-01-011556	CA-ALA-000684	Fremont Blvd South
P-07-000019	CA-CCO-000696	Burial Site
P-07-000021	CA-CCO-000001	CCO-1
P-07-000029	CA-CCO-000009	Los Vaqueros #24 (LV-24)
P-07-000033	CA-CCO-000014	Sherwood
P-07-000037	CA-CCO-000018/H	Marsh Site; Marsh House; The P
P-07-000047	CA-CCO-000030	[none]
P-07-000066	CA-CCO-000124	[none]
P-07-000070	CA-CCO-000128	Dal Porto Mound
P-07-000079	CA-CCO-000137	Monument Site; Concord Man Si
P-07-000080	CA-CCO-000138	Hotchkiss Mound
P-07-000089	CA-CCO-000147	CCO-147
P-07-000093	CA-CCO-000151	[none]
P-07-000098	CA-CCO-000156	Garden Road Cul-de Sac Site
P-07-000105	CA-CCO-000222/H	Keller Ranch
P-07-000117	CA-CCO-000235	Loud's 423a
P-07-000118	CA-CCO-000236	Buchan, Jones Mound, Loud #42
P-07-000147	CA-CCO-000268	Voided, see P-07-000461, P-07-
P-07-000148	CA-CCO-000269	Nelson No. 269
P-07-000149	CA-CCO-000270	Nelson No. 270
P-07-000150	CA-CCO-000271	Nelson No. 271
P-07-000154	CA-CCO-000275	Nelson No. 275
P-07-000168	CA-CCO-000290	Nelson No. 290
P-07-000173	CA-CCO-000295	Nelson No. 295
P-07-000174	CA-CCO-000297	Nelson's No. 297
P-07-000175	CA-CCO-000298	Nelson's No. 298, Stege
P-07-000176	CA-CCO-000299	Nelson's No. 299
P-07-000185	CA-CCO-000308	Stone Valley Site
P-07-000186	CA-CCO-000309	The Rossmoor Site
P-07-000189	CA-CCO-000320/H	Los Vaqueros #2 (LV-2)
P-07-000197	CA-CCO-000397	CCO 1(SFSC)
P-07-000217	CA-CCO-000431	Murwood School Site
P-07-000227	CA-CCO-000447/H	Los Vaqueros #9 (LV-9)
P-07-000230	CA-CCO-000450/H	Los Vaqueros #16, 21, 22 (LV-1
P-07-000238	CA-CCO-000458/H	Los Vaqueros #13 (LV-13)
P-07-000239	CA-CCO-000459	Los Vaqueros #15 (LV-15)
P-07-000242	CA-CCO-000462	Los Vaqueros #31 (LV-31)
P-07-000309	CA-CCO-000538	Big Break Regional Shoreline
P-07-000359	CA-CCO-000593	HT-6
P-07-000365	CA-CCO-000600	[none]
P-07-000366	CA-CCO-000601	Voided, see P-07-000461
P-07-000400	CA-CCO-000636	Hopper Mortar Site

P-07-000401	CA-CCO-000637	Dam Site
P-07-000440	CA-CCO-000259	Barker's Rodeo
P-07-000441	CA-CCO-000284	Nelson No. 284
P-07-000459	CA-CCO-000474/H	PRC #1
P-07-000461	CA-CCO-000654	Nelson No. 268
P-07-000462	CA-CCO-000655	Nelson's 268B
P-07-000721	CA-CCO-000368	Dutra 1
P-07-000724	CA-CCO-000377	SL-1
P-07-000790	CA-CCO-000725	Road 3A Site
P-07-000792	CA-CCO-000726/H	Powerline Site
P-07-002570	CA-CCO-000750	MP20; Mile Post 20 Site (UPDA
P-07-002592	CA-CCO-000755/H	Gas Line Site
P-07-002650	CA-CCO-000767	Biggs Mound
P-07-004537	CA-CCO-000832	PATP Site
P-21-000002	CA-MRN-000003	Nelson No. 3
P-21-000036	CA-MRN-000005/H	Nelson No. 5
P-21-000043	CA-MRN-000012	Nelson No. 12
P-21-000045	CA-MRN-000014	Nelson No. 14
P-21-000048	CA-MRN-000017	Nelson No. 17
P-21-000051	CA-MRN-000020	Nelson No. 20
P-21-000057	CA-MRN-000026	Nelson No. 26
P-21-000058	CA-MRN-000027	Nelson No. 27
P-21-000066	CA-MRN-000035	Nelson No. 35
P-21-000070	CA-MRN-000039	Nelson No. 39
P-21-000072	CA-MRN-000042	Nelson No. 42
P-21-000073	CA-MRN-000043	Nelson No. 43
P-21-000074	CA-MRN-000044	Nelson No. 44
P-21-000075	CA-MRN-000045	Nelson No. 45
P-21-000097	CA-MRN-000067/H	Nelson No. 67
P-21-000106	CA-MRN-000076	Nelson No. 76
P-21-000109	CA-MRN-000080	Nelson No. 80
P-21-000142	CA-MRN-000114	Nelson No. 114
P-21-000143	CA-MRN-000115	Nelson No. 115
P-21-000152	CA-MRN-000127	Nelson No. 127
P-21-000163	CA-MRN-000138	Nelson No. 138
P-21-000164	CA-MRN-000139	Nelson No. 139
P-21-000165	CA-MRN-000140	Nelson No. 140
P-21-000166	CA-MRN-000141	Nelson No. 141
P-21-000167	CA-MRN-000142	Nelson No. 142
P-21-000175	CA-MRN-000150/H	Nelson No. 150
P-21-000177	CA-MRN-000152	Nelson No. 152
P-21-000193	CA-MRN-000168	Nelson No. 168
P-21-000195	CA-MRN-000170	Nelson No. 170
P-21-000196	CA-MRN-000171	Nelson No. 171
P-21-000199	CA-MRN-000174	Nelson No. 174
P-21-000200	CA-MRN-000175	Nelson No. 175
P-21-000217	CA-MRN-000192	Nelson No. 192
P-21-000218	CA-MRN-000193/H	Rancho Olompali
P-21-000219	CA-MRN-000194	VOID, see P-21-000220
P-21-000220	CA-MRN-000195	Nelson No. 195
P-21-000221	CA-MRN-000196	Nelson No. 196
P-21-000222	CA-MRN-000197	Nelson No. 197
P-21-000256	CA-MRN-000254	The Dominican College Site
P-21-000295	CA-MRN-000315	Nelson No. 86C
P-21-000305	CA-MRN-000327	Nelson No. 195e
P-21-000306	CA-MRN-000328	S.A. II (San Antonio II)
P-21-000327	CA-MRN-000352	ARS 05-018
P-21-000332	CA-MRN-000357/H	Bayonet Midden
P-21-000337	CA-MRN-000365	[none]; Miwok Park

P-21-000346	CA-MRN-000374	[none]
P-21-000369	CA-MRN-000403	[none]
P-21-000423	CA-MRN-000471	San Jose Village
P-21-000459	CA-MRN-000526	VOID, see P-21-000218
P-21-000462	CA-MRN-000529	Lost Luggage Site
P-21-000528	CA-MRN-000601	Burdell Spring #1
P-21-000541	CA-MRN-000255	[none]
P-21-000544	CA-MRN-000406	[none]
P-21-000552	CA-MRN-000507/H	VOID, see P-21-000218
P-21-000664	CA-MRN-000495	Irma's Site
P-21-000675	CA-MRN-000644/H	Mission Avenue Midden
P-21-002625	CA-MRN-000678	ARS 05-018
P-27-000613	CA-MNT-000530	H-28
P-28-000028	CA-NAP-000015/H	Suscol Mound #5
P-28-000029	CA-NAP-000016	#16; Suscol Mound #1
P-28-000175	CA-NAP-000189/H	"Possibly one of Vallejo's sites"
P-28-000176	CA-NAP-000190	Hageman #1
P-28-000667	CA-NAP-000795	Hageman #3
P-28-000874	CA-NAP-000265	Fagan Creek
P-38-000004	CA-SFR-000004/H	Yerba Buena Island
P-38-000006	CA-SFR-000006	Loud's Presidio Mound
P-38-000007	CA-SFR-000007	Bayshore Mound
P-38-000017	CA-SFR-000017	Nelson 394
P-38-000021	CA-SFR-000021/H	Sutro Bath Sites
P-38-000022	CA-SFR-000022H	Mission San Francisco de Asis;
P-38-000026	CA-SFR-000026	Void, see P-38-000006
P-38-000028	CA-SFR-000028	BART Burial
P-38-000029	CA-SFR-000029	AC-28
P-38-000030	CA-SFR-000030	AC-29
P-38-000031	CA-SFR-000031	AC-30
P-38-000101	CA-SFR-000112	49 Stevenson
P-38-000102	CA-SFR-000113	5th & Market
P-38-000119	CA-SFR-000114	[none]
P-38-000162	CA-SFR-000129	Crissy Field Site
P-38-000172	CA-SFR-000135	560 Mission St.
P-38-004265	CA-SFR-000136/H	1166-1188 Howard Street Afford
P-38-004318	CA-SFR-000147	Site JSG-1
P-38-004319	CA-SFR-000148/H	Central Freeway Touchdown Ra
P-38-004326	CA-SFR-000151/H	Tehama Street Site
P-38-004329	CA-SFR-000154/H	SFWBA Block 10
P-38-004352	CA-SFR-000155	Site JSG-2
P-38-004638	CA-SFR-000171	Quint Street Site
P-38-004882	CA-SFR-000175	ASC 71/10-1
P-38-005131	CA-SFR-000191/H	Schlage Lock
P-38-005503	CA-SFR-000205	Transbay Burial 1
P-41-000001	CA-SMA-000151	Nelson's 412, 413, 414; UC-ARF
P-41-000009	CA-SMA-000004	Nelson's 372; Sewell 1; San Mat
P-41-000011	CA-SMA-000006/H	Nelson's #364; Sewell 3
P-41-000027	CA-SMA-000022	Half Moon Bay
P-41-000028	CA-SMA-000023	San Bruno
P-41-000037	CA-SMA-000033	Nelson 372b
P-41-000044	CA-SMA-000040	SM-1
P-41-000075	CA-SMA-000072	[none]
P-41-000080	CA-SMA-000077	University Village Site (Gerow)
P-41-000081	CA-SMA-000078	[none]
P-41-000086	CA-SMA-000083	Fair Oaks Site
P-41-000087	CA-SMA-000084	[none]
P-41-000103	CA-SMA-000100	[none]
P-41-000117	CA-SMA-000115	Montara Beach Site

P-41-000127	CA-SMA-000125	Filoli
P-41-000136	CA-SMA-000134	Probably Nelson #406
P-41-000141	CA-SMA-000139	[none]
P-41-000142	CA-SMA-000140	Nelson #415
P-41-000149	CA-SMA-000147	3 College of San Mateo
P-41-000152	CA-SMA-000150	1050 Ralston Ave
P-41-000160	CA-SMA-000160	Hiller Mound
P-41-000204	CA-SMA-000204	Jasper Ridge Site
P-41-000244	CA-SMA-000248	Tarlton Site
P-41-000252	CA-SMA-000256	SLAC-2
P-41-000259	CA-SMA-000263/H	Oak Knoll
P-41-000263	CA-SMA-000267	1416 Bay Road
P-41-000265	CA-SMA-000269	Stanford Man I
P-41-000284	CA-SMA-000273	Coyote Pt. Marina
P-41-000308	CA-SMA-000314	San Mateo Shellmound #3; Ham
P-41-000315	CA-SMA-000335/H	Davey Glen Site
P-41-002076	CA-SMA-000368/H	Carnduff Farmstead and prehist
P-43-000016	CA-SCL-000755	SCU/Old Alameda Burial site
P-43-000019	CA-SCL-000134/H	WVC-3
P-43-000021	CA-SCL-000001	Castro-Ponce Mound
P-43-000024	CA-SCL-000004/H	Spartan Stadium
P-43-000026	CA-SCL-000006	Marcello's Enclosure
P-43-000027	CA-SCL-000007/H	Lick Mill
P-43-000032	CA-SCL-000012/H	Smaller Ynigo Mound
P-43-000050	CA-SCL-000030/H	The Third Location of Mission Sa
P-43-000057	CA-SCL-000038	Alms House Mound
P-43-000082	CA-SCL-000065	West Valley College 2
P-43-000085	CA-SCL-000068	WVC-6
P-43-000087	CA-SCL-000070/H	10-17-73-1; WVC-19
P-43-000137	CA-SCL-000124	ARS 77-21
P-43-000141	CA-SCL-000128/H	Holiday Inn Site; West San Carlo
P-43-000167	CA-SCL-000155/H	Jose Maria Alviso Adobe
P-43-000277	CA-SCL-000268/H	4-SCL-268
P-43-000285	CA-SCL-000276	Rincon 1
P-43-000295	CA-SCL-000287/H	Sand Hill Road Site
P-43-000302	CA-SCL-000294	ARS 77-21
P-43-000308	CA-SCL-000300	CA-Scl-300
P-43-000310	CA-SCL-000302	CA-Scl-302
P-43-000321	CA-SCL-000314	[none]
P-43-000324	CA-SCL-000317/H	Pueblo de San Jose de Guadalu
P-43-000334	CA-SCL-000327	[none]
P-43-000349	CA-SCL-000343	Ernst Site
P-43-000360	CA-SCL-000354	FC-1
P-43-000423	CA-SCL-000418/H	[none]
P-43-000465	CA-SCL-000464	Stanford-EIP
P-43-000479	CA-SCL-000478	Temporary Site # AES-1
P-43-000485	CA-SCL-000484	[none]
P-43-000549	CA-SCL-000548	[none]
P-43-000576	CA-SCL-000581	[none]
P-43-000578	CA-SCL-000583	Greer Road
P-43-000579	CA-SCL-000584	Creekbank Site
P-43-000581	CA-SCL-000586/H	Golf Course Site
P-43-000586	CA-SCL-000591	Downstream Site
P-43-000587	CA-SCL-000592/H	Area A
P-43-000588	CA-SCL-000593	Berryessa Creek Site
P-43-000595	CA-SCL-000600	Alma Adobe
P-43-000604	CA-SCL-000609	Ronald McDonald House
P-43-000608	CA-SCL-000613/H	Stanford Man II
P-43-000614	CA-SCL-000619	Elk Site

P-43-000618	CA-SCL-000623	Children's Hospital
P-43-000624	CA-SCL-000677	The 237/880 Site
P-43-000662	CA-SCL-000628	Lockhead Site
P-43-000989	CA-SCL-000806	Buchanan Property
P-43-000990	CA-SCL-000807/H	Woolen Mills Chinatown
P-43-001058	CA-SCL-000674	DC-1
P-43-001060	CA-SCL-000678	ARCO Burials
P-43-001071	CA-SCL-000690	CA-SCL-Lick
P-43-001163	CA-SCL-000828	Fuel Farm Site
P-43-001164	CA-SCL-000829	VOIDED: duplicate of P-43-0009
P-43-001172	CA-SCL-000830	Evelyn and Fair Oaks Isolated B
P-43-001194	CA-SCL-000832	Iowa Avenue and Sunnyvale Ave
P-43-001279	CA-SCL-000846/H	PL-1
P-43-001531	CA-SCL-000894H	Fox California Theatre
P-43-001594	CA-SCL-000851	MST Site; 195 Tully Road
P-43-001768	CA-SCL-000861	Sanborn Avenue
P-43-001838	CA-SCL-000867	Coolidge Avenue Site
P-43-001871	CA-SCL-000870	971 Schiele Ave., San Jose
P-43-002704	CA-SCL-000919	Penitencia Creek Site
P-43-003005	CA-SCL-000928	Milpitas Great Mall Site
P-48-000007	CA-SOL-000391	Fairfield PEC-1
P-48-000019	CA-SOL-000011	Siebe, Lucchetti
P-48-000033	CA-SOL-000025/H	[none]
P-48-000075	CA-SOL-000069	A
P-48-000083	CA-SOL-000236	Nelson No. 236
P-48-000150	CA-SOL-000315	Green Valley 'B'
P-48-000175	CA-SOL-000355/H	Lynch Ranch Site
P-48-000176	CA-SOL-000356	Green Valley Creek Site
P-48-000188	CA-SOL-000364/H	Rockville/Suisun Roads
P-48-000898		Hale Site
P-49-000199	CA-SON-000227	Nelson No. 208A
P-49-001011	CA-SON-001082/H	1-Lane Site
P-49-001862	CA-SON-002226	Spring Site

No. resources: 289

Has informals: Yes

Location information

County(ies): Alameda, Contra Costa, Marin, Napa, Other, San Francisco, San Mateo, Santa Clara, Solano, Sonoma

USGS quad(s): Ano Nuevo, Antioch North, Antioch South, Benicia, Birds Landing, Bolinas, Bouldin Island, Brentwood, Briones Valley, Byron Hot Springs, Calaveras Reservoir, Castle Rock Ridge, Clayton, Cordelia, Cupertino, Cuttings Wharf, Denverton, Diablo, Dublin, Elmira, Fairfield North, Fairfield South, Glen Ellen, Half Moon Bay, Hayward, Honker Bay, Hunters Point, Isleton, Jersey Island, La Costa Valley, La Honda, Las Trampas Ridge, Livermore, Los Gatos, Mare Island, Milpitas, Mindego Hill, Montara Mtn, Mountain View, Mt George, Napa, Newark, Niles, Novato, Oakland East, Oakland West, Palo Alto, Petaluma, Petaluma Point, Petaluma River, Point Bonita, Redwood Point, Richmond, Rio Vista, San Francisco North, San Francisco South, San Geronimo, San Jose East, San Jose West, San Leandro, San Mateo, San Quentin, San Rafael, Santa Teresa Hills, Sears Point, Sonoma, Tassajara, Vine Hill, Walnut Creek, Woodside, Woodward Island

Address:

PLSS:

Database record metadata

	Date	*User*
Entered:	1/18/2018	vickeryn
Last modified:	2/1/2021	hagell

IC actions:	*Date*	*User*	*Action taken*
	7/17/2018	vickeryn	Added additional citation 'a'.
	11/16/2018	SalazarM	Added general note
	11/27/2018	akmenkalnsj	Corrected author and affiliation on addl citation 'a' (Polanco 2016); added San Rafael, Los Gatos, Santa Teresa Hills quads; database complete

	12/4/2018	akmenkalnsj	Verified
	8/9/2019	rinerg	add quads: 'Ano Nuevo', 'Castle Rock Ridge'
	12/12/2019	hagell	added P#s, note, & 'Isleton' to quads.
Record status:	Verified		

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-037500		2010	Carrie D. Wills	Cultural Resources Records Search and Site Visit for T-Mobile West Corporation, a Delaware Corporation Candidate BA22803-A (DSA Dublin High School), 8151 Village Parkway, Dublin, Alameda County, California (letter report)	Michael Brandman Associates	
S-037985	Submitter - WSA Project 2011-11; Submitter - WSA Project 2011-13	2011	Paul Farnsworth	Archaeological Testing Report for the Arroyo Vista Project, City of Dublin, Alameda County, California	William Self Associates, Inc.	
S-040758	OHP PRN - BUR_2015_0615_001	2012	Virginia Hagensieker and Janine M. Loyd	A Cultural Resources Study for a Proposed Recycled Water Expansion Project, Dublin, Alameda County, California	Tom Origer & Associates	
S-040758a		2013	Virginia Hagensiker and Janine M. Loyd	A Cultural Resources Study for a Proposed Recycled Water Expansion Project, Dublin, Alameda County, California (revised)	Tom Origer & Associates	
S-040758b		2015	Julianne Polanco	BUR_2015_0615_001; National Historic Preservation Act (NHPA) Section 106 Consultation for the Western Dublin Recycled Water Expansion Project, Alameda County, California (15-MPRO-110)	Office of Historic Preservation	
S-046220	Submitter - ESA Project #130626.04	2015	Heidi Koenig	Zone 7 Water Agency, 2015 Maintenance Projects, Cultural Resources Survey Report	Environmental Science Associates	
S-046220a		2015	Heidi Koenig	Archaeological Monitoring Results - Zone 7 Water Agency 2015 Maintenance Projects (ESA #130626.04) (letter report)	ESA	
S-052657		2006	Dana E. Supernowicz	Cultural Resources Study of the Dublin High School Project Sprint/Nextel Site No. FN99XCO72, 8151 Village Parkway, Dublin, Alameda County, California 94568	Historic Resource Associates	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-053003	Agency Nbr - Corps File Number 2018-00434S; OTIS Report Number - COE_2018_1221_001; OTIS Report Number - COE_2018_1221_001; Submitter - ESA #160463.31; Submitter - ESA Project #170544	2019	Katherine Cleveland and Heidi Koenig	Cultural Resources Survey Report, Zone 7 Water Agency 2018-2019 Channel Bank Repair Projects – Phase 2	Environmental Science Associates	01-001776, 01-011774, 01-011775, 01-012186, 01-012187
S-053003a		2019	Julianne Polanco	COE_2018_1221_001, Section 106 Consultation for the proposed Zone 7 Water Agency Repair of 26 Bank Failures in Dublin and Pleasanton, Alameda County, California (Corps File Number 2018-00434S).	Office of Historic Preservation	
S-053003b		2019	Heidi Koenig	Archaeological Monitoring Results for 2018-2019 Channel Bank Repair Projects Phase 2 (ESA #160463.31) (letter report)	Environmental Science Associates	

Report Detail: S-037500

Identifiers

Report No.: S-037500
Other IDs:
Cross-refs:

Citation information

Author(s): Carrie D. Wills
Year: 2010 (May)
Title: Cultural Resources Records Search and Site Visit for T-Mobile West Corporation, a Delaware Corporation Candidate BA22803-A (DSA Dublin High School), 8151 Village Parkway, Dublin, Alameda County, California (letter report)
Affliliation: Michael Brandman Associates
No. pages:
No. maps:
Attributes: Archaeological, Architectural/historical, Field study
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Alameda
USGS quad(s): Dublin

Address:	*Address*	*City*	*Assessor's parcel no.*	*Zip code*
	8151 Village Parkway	Dublin		94568

PLSS:

Database record metadata

	Date	*User*
Entered:	10/28/2010	guldenj
Last modified:	7/11/2019	hagell

IC actions:	*Date*	*User*	*Action taken*
	7/10/2019	hagell	edited title

Record status: Verified

Report Detail: S-037985

Identifiers

Report No.: S-037985

Other IDs:

Type	*Name*
Submitter	WSA Project 2011-11
Submitter	WSA Project 2011-13

Cross-refs:

Citation information

Author(s): Paul Farnsworth

Year: 2011 (Apr)

Title: Archaeological Testing Report for the Arroyo Vista Project, City of Dublin, Alameda County, California

Affliliation: William Self Associates, Inc.

No. pages:

No. maps:

Attributes: Archaeological, Excavation

Inventory size:

Disclosure: Not for publication

Collections: No

General notes

Associated resources

No. resources: 0

Has informals: No

Location information

County(ies): Alameda

USGS quad(s): Dublin

Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
	Dublin		

PLSS: T2S R1E

Database record metadata

	Date	*User*
Entered:	6/15/2011	ballesterosr
Last modified:	7/11/2019	moored

IC actions:

Date	*User*	*Action taken*
6/28/2019	moored	Added collections. Corrected attributes. Removed 'cross reference' to S-47805 as I'm unsure why they were associated to one another.
7/10/2019	neala	added 'other IDs' & city
7/10/2019	hagell	edited affiliation

Record status: Verified

Report Detail: S-040758

Identifiers

Report No.: S-040758

Other IDs:

Type	*Name*
OHP PRN	BUR_2015_0615_001

Cross-refs:

Citation information

Author(s): Virginia Hagensieker and Janine M. Loyd
Year: 2012 (Oct)
Title: A Cultural Resources Study for a Proposed Recycled Water Expansion Project, Dublin, Alameda County, California
Affliliation: Tom Origer & Associates
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size:
Disclosure: Not for publication
Collections: No

Sub-desig.: a
Author(s): Virginia Hagensiker and Janine M. Loyd
Year: 2013 (Mar)
Title: A Cultural Resources Study for a Proposed Recycled Water Expansion Project, Dublin, Alameda County, California (revised)
Affiliation: Tom Origer & Associates
Report type(s): Archaeological, Field study
Inventory size:
No. pages:
Disclosure: Not for publication
Collections: No
PDF Pages: 30-60

Sub-desig.: b
Author(s): Julianne Polanco
Year: 2015 (Jul)
Title: BUR_2015_0615_001; National Historic Preservation Act (NHPA) Section 106 Consultation for the Western Dublin Recycled Water Expansion Project, Alameda County, California (15-MPRO-110)
Affiliation: Office of Historic Preservation
Report type(s): OHP Correspondence
Inventory size:
No. pages:
Disclosure: Unrestricted
Collections: No
PDF Pages: 61-69

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Alameda
USGS quad(s): Dublin
Address:
PLSS:

Report Detail: S-040758

Database record metadata

	Date	User	
Entered:	6/10/2013	baileyl	
Last modified:	8/16/2016	hagell	
IC actions:	*Date*	*User*	*Action taken*
	2/29/2016	paganob	Added additional citations 'a' and 'b'
	8/16/2016	hagell	edited title
	5/4/2017	rinerg	Recode "Concurrence Correspondence" in additional citation title to Type=OHP Correspondence
Record status:	Verified		

Report Detail: S-046220

Identifiers

Report No.: S-046220

Other IDs:

Type	*Name*
Submitter	ESA Project #130626.04

Cross-refs:

Citation information

Author(s): Heidi Koenig
Year: 2015 (Mar)
Title: Zone 7 Water Agency, 2015 Maintenance Projects, Cultural Resources Survey Report
Affliliation: Environmental Science Associates
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size:
Disclosure: Not for publication
Collections: No

Sub-desig.: a
Author(s): Heidi Koenig
Year: 2015 (Oct)
Title: Archaeological Monitoring Results - Zone 7 Water Agency 2015 Maintenance Projects (ESA #130626.04) (letter report)
Affiliation: ESA
Report type(s): Archaeological, Monitoring
Inventory size:
No. pages:
Disclosure: Not for publication
Collections: No
PDF Pages: 35-44

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Alameda
USGS quad(s): Dublin

Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
	Dublin		
	Pleasanton		

PLSS: T3S R1E

Database record metadata

	Date	*User*
Entered:	5/5/2015	guldenbreinj
Last modified:	7/11/2019	hagell

IC actions:

Date	*User*	*Action taken*
11/5/2015	paganob	added additional citation 'a'

Record status: Verified

Report Detail: S-052657

Identifiers

Report No.: S-052657
Other IDs:
Cross-refs:

Citation information

Author(s): Dana E. Supernowicz
Year: 2006 (Mar)
Title: Cultural Resources Study of the Dublin High School Project Sprint/Nextel Site No. FN99XCO72, 8151 Village Parkway, Dublin, Alameda County, California 94568
Affliliation: Historic Resource Associates
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Alameda
USGS quad(s): Dublin

Address:	*Address*	*City*	*Assessor's parcel no.*	*Zip code*
	8151 Village Parkway	Dublin		94568

PLSS:

Database record metadata

	Date	*User*
Entered:	6/20/2019	shuddec
Last modified:	5/28/2021	rinerg

IC actions:	*Date*	*User*	*Action taken*
	4/7/2020	neala	added 'no' to 'recorded resources'

Record status: Verified

Report Detail: S-053003

Identifiers

Report No.: S-053003

Other IDs:

Type	*Name*
Submitter	ESA Project #170544
OTIS Report Number	COE_2018_1221_001
Agency Nbr	Corps File Number 2018-00434S
Submitter	ESA #160463.31
OTIS Report Number	COE_2018_1221_001

Cross-refs: See also S-053652

Citation information

Author(s): Katherine Cleveland and Heidi Koenig
Year: 2019 (Jan)
Title: Cultural Resources Survey Report, Zone 7 Water Agency 2018-2019 Channel Bank Repair Projects – Phase 2
Affliliation: Environmental Science Associates
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size:
Disclosure: Not for publication
Collections: No

Sub-desig.: a
Author(s): Julianne Polanco
Year: 2019 (Mar)
Title: COE_2018_1221_001, Section 106 Consultation for the proposed Zone 7 Water Agency Repair of 26 Bank Failures in Dublin and Pleasanton, Alameda County, California (Corps File Number 2018-00434S).
Affiliation: Office of Historic Preservation
Report type(s): OHP Correspondence
Inventory size:
No. pages:
Disclosure: Unrestricted
Collections: No
PDF Pages: 66-68

Sub-desig.: b
Author(s): Heidi Koenig
Year: 2019 (Oct)
Title: Archaeological Monitoring Results for 2018-2019 Channel Bank Repair Projects Phase 2 (ESA #160463.31) (letter report)
Affiliation: Environmental Science Associates
Report type(s): Archaeological, Field study, Monitoring
Inventory size:
No. pages:
Disclosure: Not for publication
Collections: No
PDF Pages: 69-88

General notes

Associated resources

Primary No.	*Trinomial*	*Name*
P-01-001776		Arroyo Mocho Canal
P-01-011774		DSRSD 1 Unnamed Railroad Gr
P-01-011775		DSRSD 2 S. San Ramon Creek
P-01-012186		Alamo Canal

Report Detail: S-053003

	P-01-012187	Tassajara Creek Canal
No. resources:	5	
Has informals:	No	

Location information

County(ies): Alameda

USGS quad(s): Dublin

Address:	*Address*	*City*	*Assessor's parcel no.*	*Zip code*
		Dublin		
		Pleasanton		
		Livermore		

PLSS:

Database record metadata

	Date	*User*
Entered:	8/13/2019	vickeryn
Last modified:	7/14/2021	rinerg

IC actions:	*Date*	*User*	*Action taken*
	8/13/2019	vickeryn	Unprocessed resources-2 new. Partial print-out-resources not printed. Shapefiles
	12/19/2019	VickeryN	Added additional citation 'a'. Shapefiles.
	5/22/2020	rinerg	add OTIS Report# (UAID) COE_2018_1221_001; Resources=Yes
	7/14/2021	rinerg	remove quad location: 'Altamont'

Record status: Verified

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-01-011774		Resource Name - DSRSD 1 Unnamed Railroad Grade; Voided - P-07-004721	Structure	Historic	AH07	2010 (Carrie D. Wills, Michael Brandman Associates)	S-047983, S-053003

Resource Detail: P-01-011774

Identifying information

Primary No.: P-01-011774
Trinomial:
Name: DSRSD 1 Unnamed Railroad Grade

Other IDs:	*Type*	*Name*
	Resource Name	DSRSD 1 Unnamed Railroad Grade
	Voided	P-07-004721

Cross-refs: Subsumes 07-004721

Attributes

Resource type: Structure
Age: Historic
Information base: Survey
Attribute codes: AH07 (Roads/trails/railroad grades)
Disclosure: Not for publication
Collections: No
Accession no(s):
Facility:

General notes

Recording events

	Date	*Recorder(s)*	*Affiliation*	*Notes*
a	6/4/2010	Carrie D. Wills	Michael Brandman Associates	

Associated reports

Report No.	*Year*	*Title*	*Affiliation*
S-047983	2011	Section 106 Cultural Resources Assessment, DSRSD Central Dublin Recycled Water Distribution and Retrofit Project, City of Dublin, Alameda County, California	Michael Brandman Associates
S-053003	2019	Cultural Resources Survey Report, Zone 7 Water Agency 2018-2019 Channel Bank Repair Projects – Phase 2	Environmental Science Associates

Location information

County: Alameda
USGS quad(s): Dublin

Address:	*Address*	*City*	*Assessor's parcel no.*	*Zip code*
	6693 Amador Valley Boulevard	San Ramon/Dublin		94568

PLSS: T2S R1W Sec. MDBM
UTMs:

Management status

Database record metadata

	Date	*User*	
Entered:	2/16/2017	kliewerk	
Last modified:	7/11/2019	hagell	
IC actions:	*Date*	*User*	*Action taken*
	2/16/2017	kliewerk	record processed from S-47983
	6/28/2019	moored	Corrected disclosure, and added 'Voided' identifier.
	7/11/2019	hagell	edited other identifier

Record status: Verified

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-01-011775		Resource Name - DSRSD 2 S. San Ramon Creek Section; Other - Section of S. San Ramon Creek; Voided - P-07-004722	Structure	Historic	HP20	2010 (Carrie D. Wills, Michael Brandman and Associates)	S-047983, S-053003, S-054205, S-054881
P-01-012186		Resource Name - Alamo Canal	Structure	Historic	HP20	2017 (Heidi Koenig, ESA)	S-053003

Resource Detail: P-01-011775

Identifying information

Primary No.: P-01-011775
Trinomial:
Name: DSRSD 2 S. San Ramon Creek Section

Other IDs:	*Type*	*Name*
	Resource Name	DSRSD 2 S. San Ramon Creek Section
	Other	Section of S. San Ramon Creek
	Voided	P-07-004722

Cross-refs: Subsumes 07-004722

Attributes

Resource type: Structure
Age: Historic
Information base: Survey
Attribute codes: HP20 (Canal/aqueduct)
Disclosure: Unrestricted
Collections: No
Accession no(s):
Facility:

General notes

Recording events

	Date	*Recorder(s)*	*Affiliation*	*Notes*
a	6/4/2010	Carrie D. Wills	Michael Brandman and Associates	

Associated reports

Report No.	*Year*	*Title*	*Affiliation*
S-047983	2011	Section 106 Cultural Resources Assessment, DSRSD Central Dublin Recycled Water Distribution and Retrofit Project, City of Dublin, Alameda County, California	Michael Brandman Associates
S-053003	2019	Cultural Resources Survey Report, Zone 7 Water Agency 2018-2019 Channel Bank Repair Projects – Phase 2	Environmental Science Associates
S-054205	2020	Cultural Resources Survey Report, Zone 7 Water Agency, Phase 3 Channel Bank Repair Projects	Environmental Science Associates
S-054881	2020	Cultural Resources Survey Report, Zone 7 Water Agency 2020 Maintenance Projects	Environmental Science Associates

Location information

County: Alameda
USGS quad(s): Dublin

Address:	*Address*	*City*	*Assessor's parcel no.*	*Zip code*
	6693 Amador Valley Boulevard	Dublin		94568

PLSS:
UTMs:

Management status

OTIS ID	*Prop. ID*	*OHP Unit*	*Unit Activity ID*	*Status*	*Criteria*	*Evaluator*	*Date*
684829		Review and Com		6Y		Jessica T	3/19/2019
684829		Review and Com		6Y		Jessica T	3/19/2019

Resource Detail: P-01-011775

Database record metadata

	Date	User	
Entered:	2/16/2017	kliewerk	
Last modified:	7/11/2019	hagell	
IC actions:	*Date*	*User*	*Action taken*
	2/16/2017	kliewerk	record processed from S-47983
	6/28/2019	moored	Added Voided identifier
	7/11/2019	hagell	edited recording event
Record status:	Verified		

Resource Detail: P-01-012186

Identifying information

Primary No.: P-01-012186
Trinomial:
Name: Alamo Canal
Other IDs:

Type	*Name*
Resource Name	Alamo Canal

Cross-refs:

Attributes

Resource type: Structure
Age: Historic
Information base: Survey
Attribute codes: HP20 (Canal/aqueduct)
Disclosure: Unrestricted
Collections: No
Accession no(s):
Facility:

General notes

Recording events

Date	*Recorder(s)*	*Affiliation*	*Notes*
11/1/2017	Heidi Koenig	ESA	

Associated reports

Report No.	*Year*	*Title*	*Affiliation*
S-053003	2019	Cultural Resources Survey Report, Zone 7 Water Agency 2018-2019 Channel Bank Repair Projects – Phase 2	Environmental Science Associates

Location information

County: Alameda
USGS quad(s): Dublin
Address:
PLSS:
UTMs:

Management status

Database record metadata

	Date	*User*
Entered:	9/4/2019	surgeonj
Last modified:	7/14/2021	rinerg
IC actions:		
Record status:	Verified	

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-01-011774
HRI #
Trinomial
NRHP Status Code
Other

Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) DSRSD 1 Unnamed Railroad Grade

P1. Other Identifier:

*P2. Location: ☐ Not for Publication X Unrestricted

*a. County Contra Costa and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Dublin Date 1979 T 2S ; R 1W ; Unsecitoned; Mt. Diablo B.M.

c. Address 6693 Amador Valley Boulevard City San Ramon/Dublin Zip 94568

d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Starting at the intersection of Village Parkway and Amador Valley Road in Dublin, head east on Amador Valley Road approximately 0.69 mile till it crosses the Iron Horse Trail (at this point, address is given as 6693 Amador Valley Blvd.). This portion of railroad grade is on the left and east of the Iron Horse Trail.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A portion of elevated railroad grade (tracks are removed) is 4,700-foot in length and is located approximately 120 ft east of the Iron Horse Trail. Although it seems reasonable to assume that this portion of railroad grade was associated with the Southern Pacific Railroad San Ramon Branch at one time, it is unclear what the association would have been. An article by the Museum of the San Ramon Valley (http://www.museumsrv.org/srvm_depot_hist.html) states "… the Iron Horse Regional Trail follows the Southern Pacific's original right-of-way." Thus, although the railroad grade east of the Iron Horse Trail must have been associated in some way - perhaps a second line? - it is not the original location of the Southern Pacific Railroad San Ramon Branch line; the Iron Horse Regional Trail is the location of the original line.

National Register of Historic Places Evaluation

This portion of railroad grade was evaluated under the four criteria found in 36 CFR Part 60.4 for eligibility for listing on the National Register of Historical Places (NRHP).

The railroad grade was assessed under Criterion A for its potential significance as part of a historic trend that may have made a significant contribution to the broad patterns of our history. No specific trend or history was found to be associated with the railroad grade. Therefore, it does not appear to qualify for the NRHP under Criterion A.

The railroad grade is not associated with the name(s) of persons significant in our past. Therefore, it does not appear to qualify for the NRHP under Criterion B.

The railroad grade was evaluated under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, or possessing high artistic values. The evaluated railroad grade does not embody distinctive characteristics of a type, period, or method and the architect is unknown therefore, it does not appear to qualify for the NRHP under Criterion C.

The railroad grade was considered under Criterion D, for the potential to yield or likelihood to yield information about prehistory or history. In order for buildings, structures, and objects to be eligible for this criterion, they would need to "be, or must have been, the principal source of important information." This is not the case with this railroad grade; therefore, it does not appear to qualify for the NRHP under Criterion D.

In summary, the evaluated railroad grade does not appear to qualify for the NRHP. Therefore, this railroad grade is not a historic property for the purposes of Section 106 of the NHPA.

*P3b. Resource Attributes: HP18

*P4. Resources Present: ☐Building X Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: See last page

*P6. Date Constructed/Age and Source: X Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Unknown

*P8. Recorded by: Carrie D. Wills MA, RPA Michael Brandman Associates 2633 Camino Ramon Ste 460 San Ramon, CA 94583

***P9. Date Recorded:** June 4, 2010

***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** Section 106 Cultural Resources Assessment DSRSD Central Dublin Recycled Water Distribution and Retrofit Project City of Dublin, Alameda County, California

***Attachments:** NONE ☐ Location Map X Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

P5a. Photograph or Drawing Railroad grade; facing south

Source: TOPO! USGS Dublin (1979) 7.5' DRG.

Michael Brandman Associates

NORTH

2,000 1,000 0 2,000 Feet

DSRSD1 Portion of Unnamed Railroad Grade

37310001 • 06/2011 | DSRD1.mxd

DUBLIN SAN RAMON SERVICES DISTRICT
DSRSD CENTRAL DUBLIN RECYCLED WATER DISTRIBUTION AND RETROFIT PROJECT
DPR FORM

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-01-011775
HRI #
Trinomial
NRHP Status Code
Other
Listings
Review Code
Reviewer
Date

Page 1 of 4 *Resource Name or #: (Assigned by recorder) DSRSD 2 S. San Ramon Creek Section

P1. Other Identifier: Section of S. San Ramon Creek

*P2. Location: ☐ Not for Publication X Unrestricted

*a. County Contra Costa and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Dublin Date 1979 T 2S ; R 1W ; Unsectioned; Mt. Diablo B.M.

c. Address 6693 Amador Valley Boulevard City Dublin, CA Zip 94568

d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Starting at the intersection of Village Parkway and Amador Valley Road in Dublin, head east on Amador Valley Road approximately 0.69 mile till it crosses the Iron Horse Trail. This portion of S. San Ramon Creek is on the left of Amador Valley Road and ~50 ft west of the Iron Horse Trail.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The resource is the channelized section of South San Ramon Creek that traverses approximately 4,700 feet in a NW/SE direction approximately 50 feet west of the Iron Horse Trail. This portion of South San Ramon Creek was channelized in late 1961 and is currently managed as a flood control channel. Portions of the channel are reinforced with concrete. The depth of the portion that is channelized may vary but typically, it is approximately 18 feet deep; see profile on last page. The profile was created from a location on South San Ramon Creek that is approximately 4,100' north of Amador Boulevard, near Dublin High School.

This channelized portion of South San Ramon Creek was evaluated under the four criteria found in 36 CFR Part 60.4 for eligibility for listing on the National Register of Historical Places (NRHP).

The channelized portion of South San Ramon Creek was assessed under Criterion A for its potential significance as part of a historic trend that may have made a significant contribution to the broad patterns of our history. No specific trend or history was found to be associated with the this portion of South San Ramon Creek. Therefore, it does not appear to qualify for the NRHP under Criterion A.

The channelized portion of South San Ramon Creek is not associated with the name(s) of persons significant in our past. Therefore, it does not appear to qualify for the NRHP under Criterion B.

The channelized portion of South San Ramon Creek was evaluated under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, or possessing high artistic values. The evaluated channelized portion of South San Ramon Creek does not embody distinctive characteristics of a type, period, or method and the architect is unknown therefore, it does not appear to qualify for the NRHP under Criterion C.

The channelized portion of South San Ramon Creek was considered under Criterion D, for the potential to yield or likelihood to yield information about prehistory or history. In order for buildings, structures, and objects to be eligible for this criterion, they would need to "be, or must have been, the principal source of important information." This is not the case with this channelized portion of South San Ramon Creek; therefore, it does not appear to qualify for the NRHP under Criterion D.

In summary, channelized portion of South San Ramon Creek does not appear to qualify for the NRHP. Therefore, it is not a historic property for the purposes of Section 106 of the NHPA.

*P3b. Resource Attributes: (List attributes and codes) HP20

*P4. Resources Present: ☐Building X Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5. Photograph on following page

***P6. Date Constructed/Age and Source:** X Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:** Zone 7 Water Agency 100 N. Canyons Parkway Livermore, CA 94551

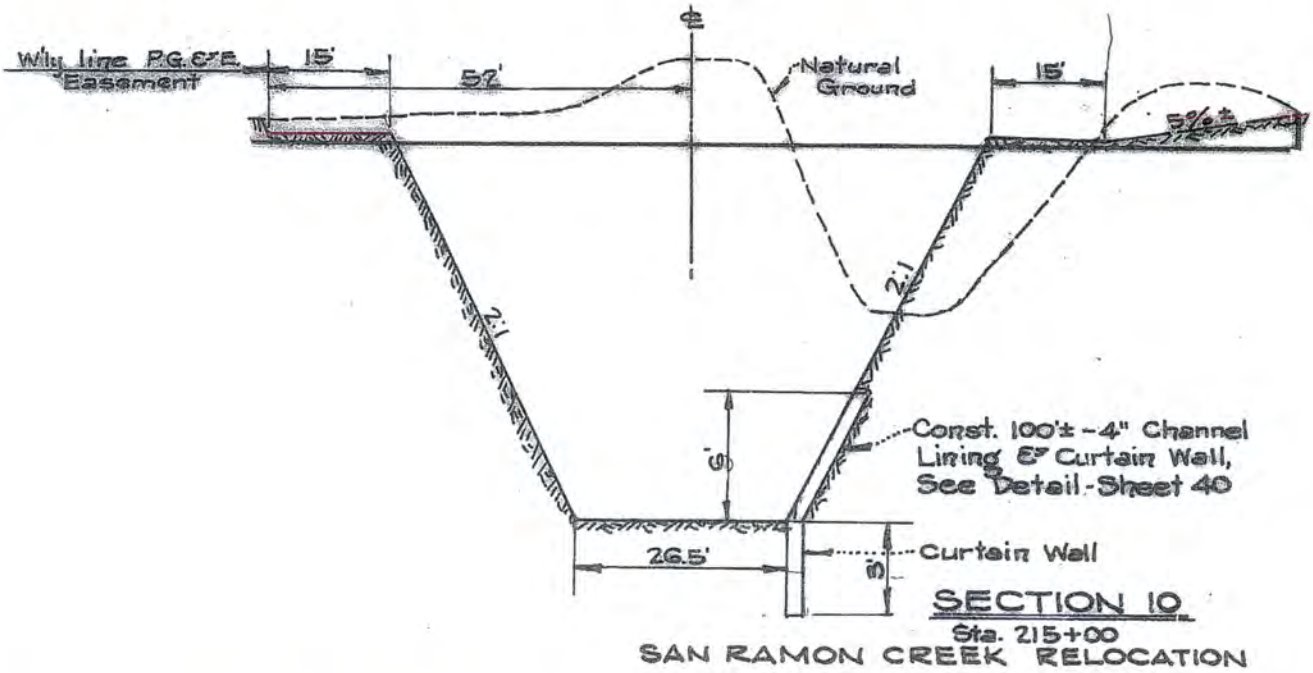
***P8. Recorded by:** Carrie D. Wills MA, RPA Michael Brandman Associates 2633 Camino Ramon Ste 460 San Ramon, CA 94583

***P9. Date Recorded:** June 4, 2010 ***P10. Survey Type:** Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Section 106 Cultural Resources Assessment DSRSD Central Dublin Recycled Water Distribution and Retrofit Project City of Dublin, Alameda County, California

***Attachments:** ☐ NONE X Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): Profile of S. San Ramon Creek (below)

P5b. Description of Photo: June 4, 2010; View of portion of S. San Ramon Creek north of Amador Valley Road; facing north



Representative profile of channelized portion of San Ramon Creek

Source: TOPO! USGS Dublin (1979) 7.5' DRG.

Michael Brandman Associates

NORTH

2,000 1,000 0 2,000 Feet

DSRSD2 Channelized Portion of S. San Ramon Creek

37310001 • 06/2011 | DSRD2.mxd

DUBLIN SAN RAMON SERVICES DISTRICT
DSRSD CENTRAL DUBLIN RECYCLED WATER DISTRIBUTION AND RETROFIT PROJECT
DPR FORM

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **PRIMARY RECORD**	Primary # P-01-012186 HRI # Trinomial NRHP Status Code
Other Listings Review Code Reviewer Date	

Page 1 **of** 3 ***Resource Name or #:** Alamo Canal

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Alameda

and

***b. USGS 7.5' Quad** Dublin, Calif. **Date** 1979 Unsectioned Santa Rita landgrant; Mt. Diablo **B.M.**

c. Address City Zip

d. UTM: Zone 10; North end 595616 mE/ 4174496 mN - South end 596494 mE/ 4168914 mN

e. Other Locational Data:

***P3a. Description:** The Alamo Canal extends from the southern end of the South San Ramon Creek Canal, where the canal turns from a northwest to southeast direction to a northeast to southwest direction. The canal extends for approximately 4,300 feet, where it crosses below Interstate 580 and continues south along the east side of Interstate 680 for nearly 3 miles. The trapezoidal canal varies in width from 75–100 feet at the top and 15–25 feet at the bottom with banks approximately 15–20 feet high.

***P3b. Resource Attributes:** HP20. Canal/aqueduct

***P4. Resources Present:** ☐Building ☒Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
View of Alamo Canal, looking south

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both

***P7. Owner and Address:**
Zone 7 Water Agency

***P8. Recorded by:**
Heidi Koenig, ESA
1425 North McDowell Suite 200
Petaluma, California 94954

***P9. Date Recorded:**
November 2017

***P10. Survey Type:**
Intensive surface survey

***P11. Report Citation:** Koenig, Heidi and Katherine Cleveland, *Zone 7 2018-2019 Channel Bank Repair Projects – Phase 2 Cultural Resources Survey Report.* Prepared for Zone 7 Water Agency, January 2019.

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☐Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** Alamo Canal

B1. Historic Name:
B2. Common Name:
B3. Original Use: Canal
B4. Present Use: Canal

***B5.Architectural Style:** Vernacular

***B6.Construction History:**

TheAlamo Canal was channelized to its current configuration in the mid-1960s when Interstate 680 and the surrounding residential, commercial, and business areas were developed. The historic natural drainage on the northern end of the APE has been channelized and modified for flood control purposes to a uniform width and shape, allowing for maintenance and repair, and is surrounded by modern development.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: NA
b. Builder: NA

***B10. Significance: Theme** Water conveyence **Area**

Period of Significance **Property Type** **Applicable Criteria** None

Archival review has determined that the Alamo Canal does not reflect and significant associations with historic events (Criterion A) or individuals (Criterion B). While the canal was used for flood control and irrigation purposes as early as the 1960s, the canal is not significant for this association. Additionally, no individuals associated with Zone 7 appear to have achieved significance for their association with the canal. The Alamo Canal is a typical vernacular water conveyance, and does not appear eligible for listing in the National Register under Criterion C (for distinctive characteristics or engineering features). The canal is also not eligible for listing under Criterion D, for the ability to yield information important to history. The Alamo Canal is a common example of flood control engineering in California. ESA recommends that the Alamo Canal is not eligible for listing in the National Register.

B11. Additional Resource Attributes:

***B12. References:**

see Location Map, page 3

B13. Remarks:

***B14. Evaluator:** Katherine Cleveland, M.A.

***Date of Evaluation:** January 2019

(This space reserved for official comments)

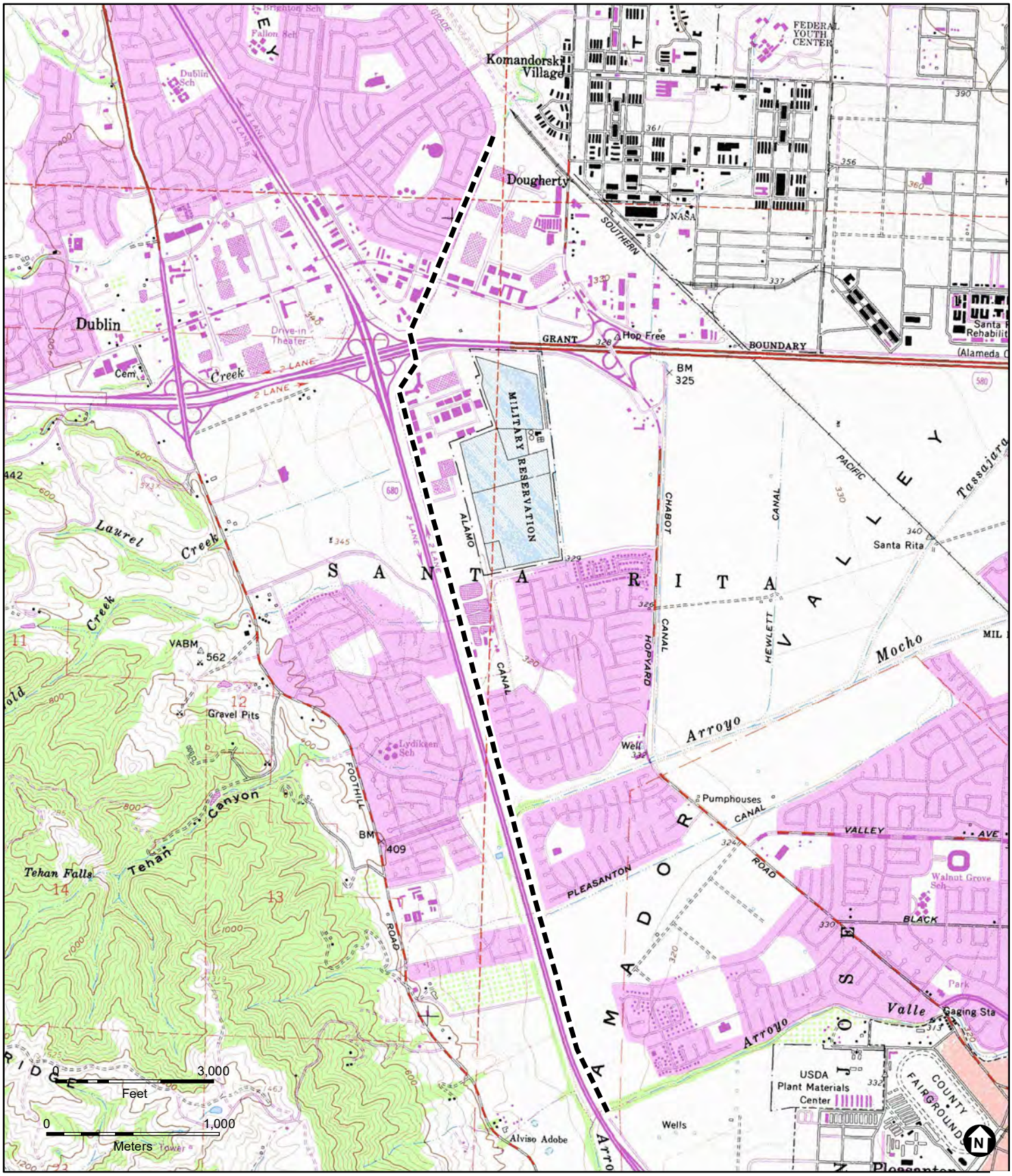
State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # P-01-012186
HRI #
Trinomial:

***Resource Name or Number:** Alamo Canal

***Map name:** Dublin, CA ***Scale:** 1:30000 ***Date of Map:** 1965



Appendix F

Photos

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CULTURAL RESOURCES PHOTOGRAPH RECORD

Project Name: Iron Horse Nature Park and Open Space Project
Project Number: 891.06.55

Date	Frame Number	Site Number	Description	View
4/13/2022	IMG_6609	P-01-011774	APE overview on west side of railroad embankment	NW
4/14/2022	IMG_6638	P-01-011774	APE overview on west side of railroad embankment	SE
4/14/2022	IMG_6639	P-01-011774	APE overview on top of railroad embankment	SE
4/18/2022	IMG_6699	P-01-011774	APE overview on top of railroad embankment	NW
4/18/2022	IMG_6707	P-01-011774	APE overview on east side of railroad embankment	S
4/18/2022	IMG_6708	P-01-011774	APE overview on east side of railroad embankment looking at trestle	W

IMG_6609

IMG_6638

IMG_6639

IMG_6699

IMG_6707

IMG_6708

RESOLUTION NO. XX - 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING THE PLANS AND SPECIFICATIONS, WAIVING A MINOR BID IRREGULARITY, AND AWARDING A CONTRACT TO GOODFELLOW BROS. CALIFORNIA, LLC FOR THE IRON HORSE NATURE PARK AND OPEN SPACE PROJECT – PHASE 1, CIP NO. PK0422

WHEREAS, on October 1, 2013, the City Council approved the Iron Horse Nature Park and Open Space Master Plan to construct a 12.13-acre nature park and open space adjacent to the existing Iron Horse Regional Trail from the Dublin/San Ramon city limit to the confluence of Alamo and South San Ramon Creeks; and

WHEREAS, on December 7, 2021, the City Council approved the filing of an application for the Local Assistance Specified Grant from the State of California, Natural Resources Agency, Department of Parks and Recreation, and the Office of Grants and Local Services in the amount of $2,294,000; and

WHEREAS, the design team has completed the plans and specifications for Phase 1 of the Iron Horse Nature Park and Open Space project, CIP No. PK0422, (Project) which will construct approximately 2,000 linear feet of new trail and park amenities from Amador Valley Boulevard to Stagecoach Park with spur trails connecting the Project to Stagecoach Park and to the existing Iron Horse Regional Trail; and

WHEREAS, the City of Dublin did, on September 13, 2023, publicly open, examine, and declare all sealed bids for doing the work described in the approved plans and specifications for the Project, which plans and specifications are hereby expressly referred to for a description of said work and for all particulars relative to the proceedings under the request for bids; and

WHEREAS, Goodfellow Bros. California, LLC's bid contained a minor bid irregularity in that there was one document submitted that was missing a signature, however, the signed document has since been submitted and the Public Contract Code and the City's bid documents authorize the City to waive any minor irregularity and proceed with the award of the contract; and

WHEREAS, the bids were submitted to Staff and Goodfellow Bros. California, LLC was determined to be the lowest, responsive, and responsible bidder for doing said work.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin hereby approves the Plans and Specifications for the Project.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin does hereby waive the minor bid irregularity in the proposal submitted by Goodfellow Bros. California, LLC.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin does hereby award the Contract for the Project to the lowest, responsive, and responsible bidder, Goodfellow Bros. California, LLC. at a base bid of three-million three-hundred twenty-four thousand four-hundred

ninety-one dollars and zero cents ($3,324,491.00), the particulars of which bids are on file in the Office of the Public Works Director.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin does hereby authorize the City Manager or designee to approve the Project Contract Change Orders based on the appropriated funds designated for the Project up to the contingency amount of three-hundred thirty-five thousand dollars and zero cents ($335,000.00).

BE IT FURTHER RESOLVED that the City Manager or designee is authorized to execute the Construction Agreement with Goodfellow Bros. California, LLC and make any necessary, non-substantive changes to carry out the intent of this Resolution.

PASSED, APPROVED AND ADOPTED this 17th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Number	PK0422	IRON HORSE NATURE PARK AND OPEN SPACE	Program	PARKS

PROJECT DESCRIPTION

This project provides for the planning, design, and construction of 12.13 acres of a nature park and open space adjacent to the Iron Horse Trail, from the Dublin/San Ramon city limit to the confluence of Alamo and South San Ramon Creeks, that may be developed in partnership with Zone 7 Water Agency. The park size could increase to over 20 acres of usable parkland when combined with adjacent Zone 7 Water Agency property. The park will be designed in accordance with the Iron Horse Nature Park and Open Space Master Plan, which was approved by City Council on October 1, 2013. The City has already acquired the 12.13 acres and the balance of the parkland would be accessible through an easement and operational agreement with Zone 7 Water Agency. The City will continue to pursue the acquisition of the Alameda County portion of the Iron Horse Trail corridor to add to the City's portion of the parkland. Planning and design for Phase 1 began in Fiscal Year 2021-22 and construction of the first phase will begin in Fiscal Year 2022-23.

In addition to the Public Facility Fee, possible funding sources are additional statewide grants or federal grants for projects that provide non-motorized infrastructure and enhancements that promote new or alternate access to parks, waterways, outdoor recreational pursuits, and forested or other natural environments to encourage health-related active transportation and opportunities for residents and trail users to reconnect with nature, such as Active Transportation Program grants or Proposition 68.

ANNUAL OPERATING IMPACT: To be determined

MANAGING DEPARTMENT: Public Works

			2022-2027 CAPITAL IMPROVEMENT PROGRAM						
ESTIMATED COSTS		**PRIOR YEARS**	**2022-2023 BUDGET**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**FUTURE YEARS**	**TOTALS**
9100	Salaries & Benefits	$1,096	$173,704	$52,000	$52,000				$278,800
9200	Contract Services	$181,315	$848,685	$610,000	$196,505				$1,836,505
9400	Improvements		$2,294,000	$384,100	$6,229,595				$8,907,695
9500	Miscellaneous		$110,500	$255,000	$255,000				$620,500
TOTAL		**$182,411**	**$3,426,889**	**$1,301,100**	**$6,733,100**				**$11,643,500**

FUNDING SOURCE		**PRIOR YEARS**	**2022-2023 BUDGET**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**FUTURE YEARS**	**TOTALS**
4100	Public Facility Fees	$182,411	$1,132,889	$1,251,100	$4,514,600				$7,081,000
2403	State Park Grant		$2,294,000						$2,294,000
9998	Unidentified				$2,218,500				$2,218,500
1001	General Fund			$50,000					$50,000
TOTAL		**$182,411**	**$3,426,889**	**$1,301,100**	**$6,733,100**				**$11,643,500**

ANNUAL OPERATING IMPACT							

CITY OF DUBLIN
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
BID SUMMARY

Project Name: Iron Horse Nature Park and Open Space Project: Phase 1

Project No. : PK0422
Bid Date: 9/13/2023, 2:00 pm

BASE BID				Goodfellow Bros. LLC		O.C. Jones & Sons, Inc.		McGuire and Hester		Carone and Company, Inc.		Suulutaaq Inc.		Buhler Commercial	
ITEM	DESCRIPTION	Qty.	UNIT	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension
1	MOBILIZATION	1	LS	$165,000.00	$165,000.00	$172,000.00	$172,000.00	$170,000.00	$170,000.00	$200,000.00	$200,000.00	$218,205.00	$218,205.00	$250,000.00	$250,000.00
2	CLEARING, GRUBBING, AND TREE PROTECTION	1	LS	$70,000.00	$70,000.00	$250,000.00	$250,000.00	$137,000.00	$137,000.00	$40,000.00	$40,000.00	$21,024.00	$21,024.00	$18,000.00	$18,000.00
3	TRAFFIC CONTROL AND CONSTRUCTION AREA SIGNS	1	LS	$80,000.00	$80,000.00	$200,000.00	$200,000.00	$85,000.00	$85,000.00	$32,409.00	$32,409.00	$8,115.00	$8,115.00	$33,000.00	$33,000.00
4	CHANGEABLE MESSAGE SIGNS	2	EA	$1,500.00	$3,000.00	$13,000.00	$26,000.00	$1,800.00	$3,600.00	$10,000.00	$20,000.00	$8,615.00	$17,230.00	$19,000.00	$38,000.00
5	CONSTRUCTION LAYOUT AND STAKING	1	LS	$30,000.00	$30,000.00	$25,000.00	$25,000.00	$39,800.00	$39,800.00	$25,000.00	$25,000.00	$36,256.00	$36,256.00	$33,800.00	$33,800.00
6	WATER POLLUTION CONTROL	1	LS	$75,000.00	$75,000.00	$75,000.00	$75,000.00	$95,000.00	$95,000.00	$75,000.00	$75,000.00	$2,920.00	$2,920.00	$37,100.00	$37,100.00
7	REMOVE RAILROAD BRIDGE AND ABUTMENTS	1	LS	$18,000.00	$18,000.00	$32,000.00	$32,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$13,433.00	$13,433.00	$14,845.00	$14,845.00
8	REMOVE CONCRETE PAD AND PICNIC TABLE	3	EA	$1,400.00	$4,200.00	$1,500.00	$4,500.00	$1,750.00	$5,250.00	$1,825.00	$5,475.00	$751.00	$2,253.00	$830.00	$2,490.00
9	REMOVE CONCRETE FLATWORK	3,046	SF	$8.00	$24,368.00	$8.00	$24,368.00	$10.00	$30,460.00	$7.00	$21,322.00	$7.00	$21,322.00	$7.50	$22,845.00
10	REMOVE TREE AND ROOT BALL	17	EA	$500.00	$8,500.00	$1,000.00	$17,000.00	$1,100.00	$18,700.00	$1,350.00	$22,950.00	$676.00	$11,492.00	$747.00	$12,699.00
11	REMOVE CHAIN LINK FENCE	576	LF	$6.00	$3,456.00	$17.00	$9,792.00	$10.00	$5,760.00	$35.00	$20,160.00	$3.50	$2,016.00	$4.00	$2,304.00
12	REMOVE CHAIN LINK GATES	30	LF	$50.00	$1,500.00	$35.00	$1,050.00	$50.00	$1,500.00	$7.50	$225.00	$15.00	$450.00	$17.00	$510.00
13	REMOVE IRON FENCE	23	LF	$70.00	$1,610.00	$50.00	$1,150.00	$25.00	$575.00	$8.00	$184.00	$169.00	$3,887.00	$22.00	$506.00
14	RELOCATE 6" HDPE RECYCLED WATER LINE	110	LF	$180.00	$19,800.00	$270.00	$29,700.00	$250.00	$27,500.00	$125.00	$13,750.00	$293.00	$32,230.00	$437.00	$48,070.00
15	EXCAVATE, STOCKPILE, AND DISPOSE SOIL MATERIALS – CLASS II	4,500	TON	$95.00	$427,500.00	$65.00	$292,500.00	$70.00	$315,000.00	$115.00	$517,500.00	$360.00	$1,620,000.00	$220.00	$990,000.00
16	EXCAVATION TO TRAIL SUBGRADE	3,830	CY	$56.00	$214,480.00	$48.00	$183,840.00	$60.00	$229,800.00	$100.00	$383,000.00	$48.00	$183,840.00	$214.00	$819,620.00
17	EXCAVATION AND GRADING IN STAGECOACH PARK AND WETLAND MITIGATION AREA	765	CY	$50.00	$38,250.00	$110.00	$84,150.00	$35.00	$26,775.00	$125.00	$95,625.00	$65.00	$49,725.00	$220.00	$168,300.00
18	ENGINEERED FILL	1,500	CY	$50.00	$75,000.00	$82.00	$123,000.00	$114.00	$171,000.00	$100.00	$150,000.00	$73.00	$109,500.00	$178.00	$267,000.00
19	TOPSOIL	500	CY	$100.00	$50,000.00	$140.00	$70,000.00	$80.00	$40,000.00	$175.00	$87,500.00	$144.00	$72,000.00	$237.00	$118,500.00
20	CONCRETE SIDEWALK	2,550	SF	$32.00	$81,600.00	$17.00	$43,350.00	$26.00	$66,300.00	$30.00	$76,500.00	$20.00	$51,000.00	$29.00	$73,950.00
21	CONCRETE DRIVEWAY	965	SF	$18.00	$17,370.00	$20.00	$19,300.00	$35.00	$33,775.00	$25.00	$24,125.00	$24.00	$23,160.00	$35.00	$33,775.00
22	PEDESTRIAN CONCRETE PAVING	4,165	SF	$35.00	$145,775.00	$45.00	$187,425.00	$55.00	$229,075.00	$40.00	$166,600.00	$39.00	$162,435.00	$79.00	$329,035.00
23	CONCRETE SEATWALL	10	CY	$1,200.00	$12,000.00	$6,200.00	$62,000.00	$7,000.00	$70,000.00	$7,500.00	$75,000.00	$9,531.00	$95,310.00	$4,550.00	$45,500.00
24	CONCRETE HEADWALL AND WINGWALLS FOR 30" RCP CULVERTS	48	CY	$1,850.00	$88,800.00	$2,800.00	$134,400.00	$3,300.00	$158,400.00	$3,000.00	$144,000.00	$3,355.00	$161,040.00	$2,789.00	$133,872.00
25	SUBGRADE PREPARATION	6,200	SY	$7.00	$43,400.00	$5.10	$31,620.00	$5.00	$31,000.00	$35.00	$217,000.00	$34.00	$210,800.00	$16.00	$99,200.00
26	GEOGRID	5,900	SY	$7.00	$41,300.00	$7.50	$44,250.00	$7.00	$41,300.00	$25.00	$147,500.00	$7.00	$41,300.00	$12.00	$70,800.00
27	CLASS 2 AGGREGATE BASE	5,800	TON	$60.00	$348,000.00	$32.00	$185,600.00	$50.00	$290,000.00	$80.00	$464,000.00	$74.00	$429,200.00	$63.00	$365,400.00
28	HOT MIX ASPHALT PAVEMENT (3-INCH)	600	TON	$250.00	$150,000.00	$160.00	$96,000.00	$180.00	$108,000.00	$150.00	$90,000.00	$213.00	$127,800.00	$193.00	$115,800.00
29	COBBLES	200	SF	$40.00	$8,000.00	$32.00	$6,400.00	$30.00	$6,000.00	$75.00	$15,000.00	$51.00	$10,200.00	$88.00	$17,600.00
30	12" RCP CULVERTS	138	LF	$300.00	$41,400.00	$165.00	$22,770.00	$290.00	$40,020.00	$500.00	$69,000.00	$148.00	$20,424.00	$171.00	$23,598.00
31	18" RCP CULVERT	40	LF	$310.00	$12,400.00	$210.00	$8,400.00	$355.00	$14,200.00	$775.00	$31,000.00	$281.00	$11,240.00	$205.00	$8,200.00
32	30" RCP CULVERTS	40	LF	$380.00	$15,200.00	$300.00	$12,000.00	$580.00	$23,200.00	$800.00	$32,000.00	$323.00	$12,920.00	$446.00	$17,840.00
33	ARCH BRIDGE	1	LS	$475,000.00	$475,000.00	$450,000.00	$450,000.00	$485,000.00	$485,000.00	$500,000.00	$500,000.00	$406,099.00	$406,099.00	$587,000.00	$587,000.00
34	SILT FENCE	2,500	LF	$7.00	$17,500.00	$6.40	$16,000.00	$12.00	$30,000.00	$3.50	$8,750.00	$13.00	$32,500.00	$3.50	$8,750.00
35	TEMPORARY FENCE	2,000	LF	$25.00	$50,000.00	$25.00	$50,000.00	$6.50	$13,000.00	$32.50	$65,000.00	$16.00	$32,000.00	$9.00	$18,000.00
36	CHAIN LINK FENCE WITH GATE	83	LF	$75.00	$6,225.00	$75.00	$6,225.00	$76.00	$6,308.00	$85.00	$7,055.00	$87.00	$7,221.00	$127.00	$10,541.00
37	DOUBLE RAIL WOOD FENCE	210	LF	$98.00	$20,580.00	$100.00	$21,000.00	$112.00	$23,520.00	$85.00	$17,850.00	$113.00	$23,730.00	$127.00	$26,670.00
38	METAL RAILING	208	LF	$150.00	$31,200.00	$380.00	$79,040.00	$186.00	$38,688.00	$150.00	$31,200.00	$172.00	$35,776.00	$635.00	$132,080.00
39	METAL BOLLARDS	6	EA	$1,150.00	$6,900.00	$1,200.00	$7,200.00	$2,450.00	$14,700.00	$2,875.00	$17,250.00	$1,322.00	$7,932.00	$2,921.00	$17,526.00

BASE BID				Goodfellow Bros. LLC		O.C. Jones & Sons, Inc.		McGuire and Hester		Carone and Company, Inc.		Suulutaaq Inc.		Buhler Commercial	
ITEM	DESCRIPTION	Qty.	UNIT	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension
40	SHADE STRUCTURE A	1	EA	$105,000.00	$105,000.00	$115,000.00	$115,000.00	$93,650.00	$93,650.00	$125,000.00	$125,000.00	$22,403.00	$22,403.00	$104,902.00	$104,902.00
41	SHADE STRUCTURE B	1	EA	$32,000.00	$32,000.00	$30,000.00	$30,000.00	$27,000.00	$27,000.00	$50,000.00	$50,000.00	$7,189.00	$7,189.00	$32,545.00	$32,545.00
42	PICNIC TABLE	3	EA	$5,600.00	$16,800.00	$5,800.00	$17,400.00	$4,750.00	$14,250.00	$2,500.00	$7,500.00	$5,278.00	$15,834.00	$4,344.00	$13,032.00
43	INTERPRETIVE SIGNS B, C AND D	3	EA	$1,500.00	$4,500.00	$5,200.00	$15,600.00	$3,240.00	$9,720.00	$8,500.00	$25,500.00	$2,566.00	$7,698.00	$6,500.00	$19,500.00
44	ENTRY SIGN	1	EA	$65,000.00	$65,000.00	$37,000.00	$37,000.00	$50,378.00	$50,378.00	$10,000.00	$10,000.00	$10,883.00	$10,883.00	$44,120.00	$44,120.00
45	RESET SIGN AND POST	1	EA	$500.00	$500.00	$1,000.00	$1,000.00	$582.00	$582.00	$1,500.00	$1,500.00	$1,402.00	$1,402.00	$2,654.00	$2,654.00
46	INTERPRETIVE SIGN A	1	EA	$4,000.00	$4,000.00	$10,000.00	$10,000.00	$10,990.00	$10,990.00	$1,500.00	$1,500.00	$7,051.00	$7,051.00	$12,280.00	$12,280.00
47	PARK RULES SIGNS AND POST	2	EA	$1,500.00	$3,000.00	$2,100.00	$4,200.00	$967.00	$1,934.00	$1,750.00	$3,500.00	$2,217.00	$4,434.00	$2,440.00	$4,880.00
48	BOULDERS	3	TON	$1,900.00	$5,700.00	$1,000.00	$3,000.00	$1,594.00	$4,782.00	$2,000.00	$6,000.00	$3,725.00	$11,175.00	$1,549.00	$4,647.00
49	WOOD ROUNDS	9	EA	$650.00	$5,850.00	$350.00	$3,150.00	$520.00	$4,680.00	$2,000.00	$18,000.00	$750.00	$6,750.00	$707.00	$6,363.00
50	BENCH	5	EA	$3,400.00	$17,000.00	$2,900.00	$14,500.00	$4,000.00	$20,000.00	$4,000.00	$20,000.00	$3,908.00	$19,540.00	$2,225.00	$11,125.00
51	NOT USED	-	-												
52	PET WASTE STATION	1	EA	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,275.00	$1,275.00	$4,000.00	$4,000.00	$1,690.00	$1,690.00	$2,654.00	$2,654.00
53	BIKE RACK	3	EA	$800.00	$2,400.00	$1,600.00	$4,800.00	$651.00	$1,953.00	$2,000.00	$6,000.00	$814.00	$2,442.00	$1,549.00	$4,647.00
54	BIKE REPAIR STATION	1	EA	$3,200.00	$3,200.00	$4,000.00	$4,000.00	$2,740.00	$2,740.00	$4,000.00	$4,000.00	$2,342.00	$2,342.00	$3,606.00	$3,606.00
55	HYDROSEEDING	5,500	SY	$2.00	$11,000.00	$1.50	$8,250.00	$2.00	$11,000.00	$4.50	$24,750.00	$1.75	$9,625.00	$2.00	$11,000.00
56	MULCH	8,220	SF	$1.40	$11,508.00	$1.50	$12,330.00	$1.25	$10,275.00	$1.75	$14,385.00	$1.75	$14,385.00	$2.00	$16,440.00
57	PLANTINGS - TREES	34	EA	$360.00	$12,240.00	$480.00	$16,320.00	$307.00	$10,438.00	$325.00	$11,050.00	$322.00	$10,948.00	$356.00	$12,104.00
58	PLANTINGS - SHRUBS	93	EA	$150.00	$13,950.00	$70.00	$6,510.00	$128.00	$11,904.00	$85.00	$7,905.00	$86.00	$7,998.00	$95.00	$8,835.00
59	PLANTINGS - LAWN	4,085	SF	$2.00	$8,170.00	$2.70	$11,029.50	$2.00	$8,170.00	$4.00	$16,340.00	$4.00	$16,340.00	$4.00	$16,340.00
60	LANDSCAPING MAINTENANCE	1	LS	$35,000.00	$35,000.00	$7,000.00	$7,000.00	$57,600.00	$57,600.00	$35,000.00	$35,000.00	$34,474.00	$34,474.00	$38,100.00	$38,100.00
61	IRRIGATION 2" MAIN LINE	500	FT	$26.00	$13,000.00	$15.00	$7,500.00	$22.00	$11,000.00	$28.75	$14,375.00	$29.00	$14,500.00	$32.00	$16,000.00
62	IRRIGATION LATERAL LINES	1,500	FT	$5.00	$7,500.00	$12.00	$18,000.00	$4.50	$6,750.00	$16.00	$24,000.00	$16.00	$24,000.00	$18.00	$27,000.00
63	2" GATE VALVE	1	EA	$270.00	$270.00	$500.00	$500.00	$226.00	$226.00	$500.00	$500.00	$460.00	$460.00	$508.00	$508.00
64	1.5" REMOTE CONTROL VALVE	4	EA	$780.00	$3,120.00	$1,500.00	$6,000.00	$661.00	$2,644.00	$1,500.00	$6,000.00	$1,551.00	$6,204.00	$1,715.00	$6,860.00
65	1" REMOTE CONTROL VALVE	5	EA	$630.00	$3,150.00	$1,000.00	$5,000.00	$534.00	$2,670.00	$1,100.00	$5,500.00	$1,092.00	$5,460.00	$1,205.00	$6,025.00
66	1" REMOTE CONTROL VALVE (DRIP)	1	EA	$830.00	$830.00	$200.00	$200.00	$703.00	$703.00	$850.00	$850.00	$839.00	$839.00	$927.00	$927.00
67	POP UP SPRINKLER	21	EA	$62.00	$1,302.00	$50.00	$1,050.00	$53.00	$1,113.00	$50.00	$1,050.00	$52.00	$1,092.00	$57.00	$1,197.00
68	POP UP ROTOR	32	EA	$81.00	$2,592.00	$110.00	$3,520.00	$69.00	$2,208.00	$150.00	$4,800.00	$138.00	$4,416.00	$152.00	$4,864.00
69	DRIPLINE RING	300	SF	$20.00	$6,000.00	$10.00	$3,000.00	$17.00	$5,100.00	$18.00	$5,400.00	$17.00	$5,100.00	$19.00	$5,700.00
70	TWO WIRE/1.25" CONDUIT	500	FT	$10.00	$5,000.00	$15.00	$7,500.00	$8.00	$4,000.00	$11.50	$5,750.00	$11.50	$5,750.00	$13.00	$6,500.00
71	QUICK COUPLING VALVE	1	EA	$375.00	$375.00	$500.00	$500.00	$316.00	$316.00	$375.00	$375.00	$369.00	$369.00	$406.00	$406.00
72	BUBBLER	18	EA	$40.00	$720.00	$65.00	$1,170.00	$32.00	$576.00	$30.00	$540.00	$29.00	$522.00	$32.00	$576.00
	TOTAL				**$3,324,491.00**		**$3,480,559.50**		**$3,540,833.00**		**$4,395,000.00**		**$4,611,300.00**		**$5,459,063.00**
				APPARENT LOW BIDDER											

ADDITIVE ALTERNATES				Goodfellow Bros. LLC		O.C. Jones & Sons, Inc.		McGuire and Hester		Carone and Company, Inc.		Suulutaaq Inc.		Buhler Commercial	
ITEM	DESCRIPTION	Qty.	UNIT	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension
1	BROADBAND INFRASTRUCTURE POTHOLING	1	LS	$60,000.00	$60,000.00	$96,000.00	$96,000.00	$49,500.00	$49,500.00	$67,500.00	$67,500.00	$17,225.00	$17,225.00	$30,375.00	$30,375.00
2	2-2" CONDUITS	240	LF	$145.00	$34,800.00	$175.00	$42,000.00	$188.00	$45,120.00	$125.00	$30,000.00	$172.00	$41,280.00	$155.00	$37,200.00
3	6-2" CONDUITS	2,100	LF	$125.00	$262,500.00	$235.00	$493,500.00	$250.00	$525,000.00	$225.00	$472,500.00	$230.00	$483,000.00	$150.00	$315,000.00
4	PULL BOXES	8	EA	$16,000.00	$128,000.00	$1,850.00	$14,800.00	$2,070.00	$16,560.00	$10,000.00	$80,000.00	$1,823.00	$14,584.00	$3,500.00	$28,000.00
	TOTAL ADDITIVE ALTERNATES				**$485,300.00**		**$646,300.00**		**$636,180.00**		**$650,000.00**		**$556,089.00**		**$410,575.00**

RESOLUTION NO. 166 - 13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

* * * * * * * * * * *

ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A GENERAL PLAN AMENDMENT AND PLANNED DEVELOPMENT REZONE WITH A RELATED STAGE 1/2 DEVELOPMENT PLAN FOR THE FUTURE IRON HORSE NATURE PARK AND OPEN SPACE PROJECT PLPA-2013-00044

WHEREAS, the City Council has entered into a Purchase and Sale Agreement to acquire approximately 12.13 acres of land from Union Pacific Railroad with the intent of developing a public park; and

WHEREAS, Zone 7 Water Agency owns approximately 22.8 acres adjacent to the proposed future park site that may be restored for and enhanced for open space and stream corridor uses; and

WHEREAS, the implementation of the future park project requires a General Plan Amendment to re-designate the proposed park site from having no General Plan land use designation to Parks/Public Recreation and to re-designate the Zone 7 parcels from having a split General Plan land use designation of Undesignated/Stream Corridor to Open Space/Stream Corridor; and

WHEREAS, the implementation of the future park project requires that the park site be rezoned from "Unclassified" to "Planned Development" while the Zone 7 parcels do not require any rezoning action; 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, an Initial Study was prepared for the Project, which includes a General Plan Amendment, Planned Development Rezone, amendment to the citywide Parks and Recreation Master Plan, and construction of a linear park, potential South San Ramon Creek realignment, and potential Iron Horse Regional Trail realignment on approximately 35 acres of land (12 acres to be owned by the City of Dublin as the public park and 23 acres owned by Zone 7 Water Agency) and

WHEREAS, upon completion of the Initial Study it was determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures identified in the document will reduce impacts to a less then significant level. A Mitigated Negative Declaration dated August 2, 2013 was prepared and circulated with the Initial Study; and

WHEREAS, the Initial Study/Mitigated Negative Declaration ("Mitigated Negative Declaration") was circulated for public review from August 5, 2013 to September 4, 2013 (Exhibit A); and

WHEREAS, the City of Dublin received two comment letters during the public review period that have been incorporated into the Response to Environmental Comments dated September 5, 2013 (Exhibit B); and

WHEREAS, a Staff Report was submitted recommending that the Planning Commission adopt a resolution recommending that the City Council adopt the Mitigated Negative Declaration and approve the Project; and

WHEREAS, the Planning Commission held a properly noticed public hearing on the Proposed Project on September 10, 2013 at which time all interested parties had the opportunity to be heard, and adopted Resolution 13-24 (incorporated herein by reference) recommending that the City Council adopt a Mitigated Negative Declaration; and

WHEREAS, the City Council held a properly noticed public hearing on the Project on October 1, 2013 at which time all interested parties had the opportunity to be heard; and

WHEREAS, a Staff Report (incorporated herein by reference) was submitted recommending that the City Council adopt the Mitigated Negative Declaration and approve the Project; and

WHEREAS, the City Council did review and consider the Mitigated Negative Declaration, all said reports, recommendations and testimony herein above set forth prior to taking action on the Project; and

WHEREAS, the Mitigated Negative Declaration and related project and environmental documents, and all of the documents incorporated herein by reference, are available for review in the City Planning Division a Dublin City Hall, file PLPA-2013-00044 during normal business hours. The location and custodian of the draft Mitigated Negative Declaration and other documents that constitute the record of proceedings for the Project is the City of Dublin Community Development Department, 100 Civic Plaza, Dublin, CA, 94568, file PLPA-2011-00050.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this Resolution.

BE IT FURTHER RESOLVED as follows:

A. The Dublin City Council has reviewed and considered the draft Mitigated Negative Declaration including comments received during the public review period, prior to acting on the Project.

B. The Mitigated Negative Declaration adequately describes the environmental impacts of the Project. On the basis of the whole record before it, the City Council finds that there is no substantial evidence that the Project as mitigated will have a significant effect on the environment.

C. The Mitigated Negative Declaration has been completed in compliance with CEQA, the CEQA Guidelines and the City of Dublin Environmental Guidelines.

D. The Mitigated Negative Declaration is complete and adequate and reflects the City's independent judgment and analysis as to the environmental effects of the Project.

BE IT FURTHER RESOLVED that based on the above findings, the City Council adopts the Mitigated Negative Declaration for PLPA-2013-00044, consisting of the Initial Study/Negative Declaration (attached as **Exhibit A**) and the Response to Environmental Comments (attached as **Exhibit B**), and adopts the Mitigation Monitoring and Reporting Program (attached as **Exhibit C**), all of which are incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 1st day of October, 2013, by the following vote:

AYES: Councilmembers Biddle, Gupta, Hart, and Mayor Sbranti

NOES: None

ABSENT: Councilmember Haubert

ABSTAIN: None

Tim Sbranti
Mayor

ATTEST:

Carol P. Soy
City Clerk

CITY OF
DUBLIN

100 Civic Plaza
Dublin, California 94568
Phone: (925) 833-6650
Fax: (925) 833-6651

City of Dublin
Mitigated Negative Declaration

PROJECT: Iron Horse Linear Park (PLPA-2013-00044)

PROJECT DESCRIPTION: Construction of a linear park, potential South San Ramon Creek realignment, and potential Iron Horse Regional Trail realignment on approximately 35 acres of land (12 acres to be owned by the City of Dublin as the public park and 23 acres owned by Zone 7 Water Agency). Proposed uses are primarily passive, but would also include some areas of higher activity recreation uses. Pedestrian and bicycle connections would be made with surrounding neighborhoods and Dublin High School. The development of the park may also include realignment of the Iron Horse Trail and the existing Zone 7 watercourse within the park. Construction of the park would require approval of a General Plan Amendment and rezoning by the City of Dublin as well as an amendment to the City of Dublin Parks and Recreation Master Plan.

LOCATION: East side of the Iron Horse Regional Trail, generally between Amador Valley Boulevard and the northern City limits.

APPLICANT/LEAD AGENCY: Kristi Bascom, Principal Planner, City of Dublin Community Development Department, 100 Civic Plaza, Dublin, CA 94568

DETERMINATION: Staff recommends that although the above project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because revisions in the project have been made and incorporated into the project, and because a Mitigated Negative Declaration will be adopted that mitigates any project-related impacts of this project to a level of insignificance through the adoption of mitigation measures and a Mitigation Monitoring Program.

Kristi Bascom

Kristi Bascom
Principal Planner

8/2/2013
Date

A copy of the Initial Study documenting the reasons to support the above finding is available at the City of Dublin, Community Development Department, 100 Civic Plaza, Dublin, CA 94568, or by calling (925) 833-6610 during normal business hours.

Date Published:	August 7, 2013
Date Mailed to County Clerk for Posting:	August 2, 2013
Date Notice Mailed:	August 2, 2013
Considered by:	Dublin City Council
On:	
NOD filed:	
Council Resolution No.:	

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Dublin
All-America City
2011

www.dublin.ca.gov

Initial Study/ Mitigated Negative Declaration

Project:
Iron Horse Linear Park

Lead Agency:
City of Dublin

August 2013

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City of Dublin

Environmental Checklist/ Initial Study

Introduction

This Initial Study has been prepared in accord with the provisions of the California Environmental Quality Act (CEQA) and assesses the potential environmental impacts of implementing the proposed project described below. The Initial Study consists of a completed environmental checklist and a brief explanation of the environmental topics addressed in the checklist.

Project Sponsor & Contact Person

City of Dublin
Parks and Community Services Department
100 Civic Plaza
Dublin CA 94568
(925) 833 6646

Attn: Rosemary Alex, Parks and Facilities Development Coordinator

Project Location and Context

The City of Dublin is comprised of approximately 14.59 square miles of land area lying in eastern Alameda County, also known as the Livermore-Amador Valley, or the Tri-Valley area. Surrounding jurisdictions include the City of San Ramon and unincorporated Contra Costa County to the north, unincorporated Alameda County to the east and west and the cities of Pleasanton and Livermore to the south.

Exhibit 1 shows the location of Dublin in relation to surrounding communities and other major features.

The proposed Iron Horse Linear Park would be located in the approximate center of Dublin, generally located between Amador Valley Boulevard and the Dublin-San Ramon City Limit Line along the Iron Horse Trail and former Union Pacific Railroad tracks. The current location of the South San Ramon Creek forms the westerly boundary of the proposed municipal park. Another long, linear parcel of land owned by Alameda County is adjacent to the easterly boundary of the proposed park site. There is a portion of the proposed park that is on the south side of Amador Valley Boulevard.

The proposed park is approximately 5,900 feet in length with a width ranging from approximately 100 to 150 feet. The total size of the park site is approximately 12.13 acres. The park site is Assessor Parcel Number 941-2768-006-02.

To the west of the proposed park site is a linear parcel of land owned by the Alameda County Flood Control District ("ACFCD" or "Zone 7 Water Agency"). This property is occupied by South San Ramon Creek, which is a flood control facility owned and operated by the District, and to the east of the creek lies the Iron Horse Regional Trail, which is operated by the East Bay Regional Park District. The total size of the land owned by Zone 7 is 22.82 acres and includes Assessor Parcel Numbers 941-0190-001-01, 941-0190-001-05, 941-0191-095-00, 941-0205-001-12, and 941-0205-001-63 (partial).

The park site is vacant and was formerly a Union Pacific railroad track. The tracks were located on a small berm in the approximate center of the site with embankments on either side leading to small depressions. A railroad trestle remains on the site from the previous railroad use.

Vegetation on the site consists primarily of non-native grasses, including but not limited to wild oats, ryegrass and ripgut brome. A number of oak and willow trees grow on the site. Due to previous grading of the corridor, a number of jurisdictional wetlands exist on the proposed park site, totaling 0.51 acres.

Existing vehicle access to the proposed park site is limited to a gate on the north side of Amador Valley Boulevard. A number of informal pedestrian connections exist along the corridor from adjacent neighborhoods.

An east-west underground gasoline and petroleum line maintained by Kinder-Morgan runs along the east side of the site, but outside the proposed park area. A fiber optic underground conduit extends along the west side of the site within the proposed park area. Additionally there are overhead transmission lines operated by PG and E that run north and south along the property line shared by Zone 7 and the proposed park site.

Surrounding land uses include single and multi-family residential dwellings and the City's Stagecoach Park to the east. The Iron Horse regional multi-use trail and south San Ramon Creek/Zone 7 Drainage canal to the west, with residential uses and Dublin High School further to the west. Residential and light industrial uses lie to the north within San Ramon. Residential uses have been constructed south of the proposed park site.

Exhibit 2 shows the location of project site with surrounding uses and other features. **Exhibit 3** shows the proposed park parcel of land.

Project Description

Background. Based on the City's Parks and Recreation Master Plan, the central portion of Dublin is currently underserved with local parks. The City's adopted ratio of parkland to population is 5 acres of parks per 1,000 residents. There is an estimated deficit of 12 acres of parkland in the central portion of Dublin. The availability of the

vacant former Union Pacific property to become a City park would reduce this identified deficit.

Proposed Park. Although no specific park design has been formally selected by the City of Dublin, the City has been exploring multiple concepts for future uses that could occur in the park and has developed a concept site plan with community participation and support. The City is aware of the close proximity of residential uses along the corridor and the concept site plan has a number of low-intensity uses that include a mix of quieter, passive uses near residential areas with a few nodes of more active uses. A limited number of small structures would be constructed on the park site, and several of the following uses are likely to be included in the future park plan:

- Re-aligned Iron Horse Regional Trail
- Realigned South San Ramon Creek
- Expanded Wetland Areas with Boardwalk Trails and Wildlife Viewing Platforms
- Children's play area
- Gathering space/outdoor classroom(s)
- A nature interpretative area
- Picnic areas
- Community garden
- Children's garden
- A riparian forest
- Protected and/or preserved wetlands
- Public restrooms
- Parking area

The City is currently undertaking a comprehensive community outreach program to identify park designs and additional uses may ultimately be selected. The proposed park will likely include providing pedestrian and bicycle linkages with surrounding residential areas east and west of the site as well as a connection to Dublin High School and Stagecoach Park, a local City park.

The park also is also expected to include realignment of the South San Ramon Creek and relocation of the Iron Horse Trail so that the creek and the trail could have a curvilinear route and pathway through the park rather than being linear and adjacent to the park (as currently exists). If the final park plan were to include the realignment of the creek and trail, the parcels that currently comprise the creek channel and regional trail would continue to be owned by the Zone 7, although they would be integrated into the park development and would function as an extension of the space.

A small vehicle parking lot is expected to be provided adjacent to Amador Valley Blvd.

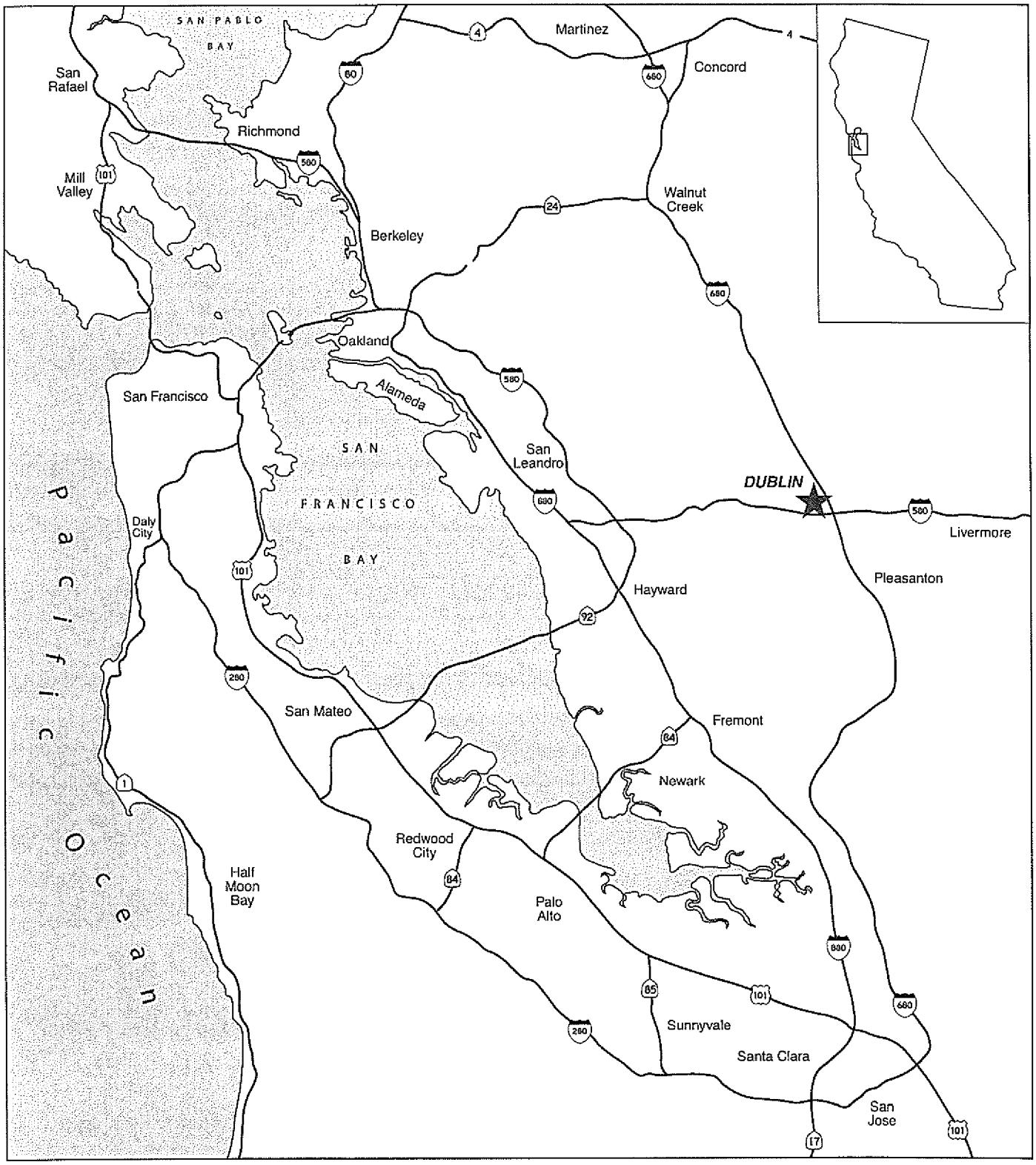
Potable water and sewer lines would need to be extended to portions of the future park to support public restrooms. Recycled water lines would also be extended into portions of the project site for irrigation of future landscaped areas.

The operational hours of the park are expected to be daily, sunrise to sunset.

City Approvals. The park site does not currently have a land use designation on the City's General Plan Land Use Map. The Zone 7 parcels are partially designated "Stream Corridor," but a portion of the parcels are also without a land use designation. An Amendment to the General Plan will be required to designate the park site as "Parks/Public Recreation," and the currently undesignated Zone 7 parcels should be designated "Open Space." Rezoning to the Planned Development (PD) Zoning District is also proposed to ensure consistency between the amended General Plan and site zoning.

The new zoning district and new land use designation will allow Zone 7 to continue to operate and maintain South San Ramon Creek as a flood control facility and will allow the Iron Horse Regional Trail to exist in its current location, including maintenance activities for the channel and access roads, and any future needs (although none are currently planned) for small facilities such as new gage houses or floodplain areas.

The project also includes an amendment to the City's Park and Recreation Master Plan to include the proposed park in the Master Plan.



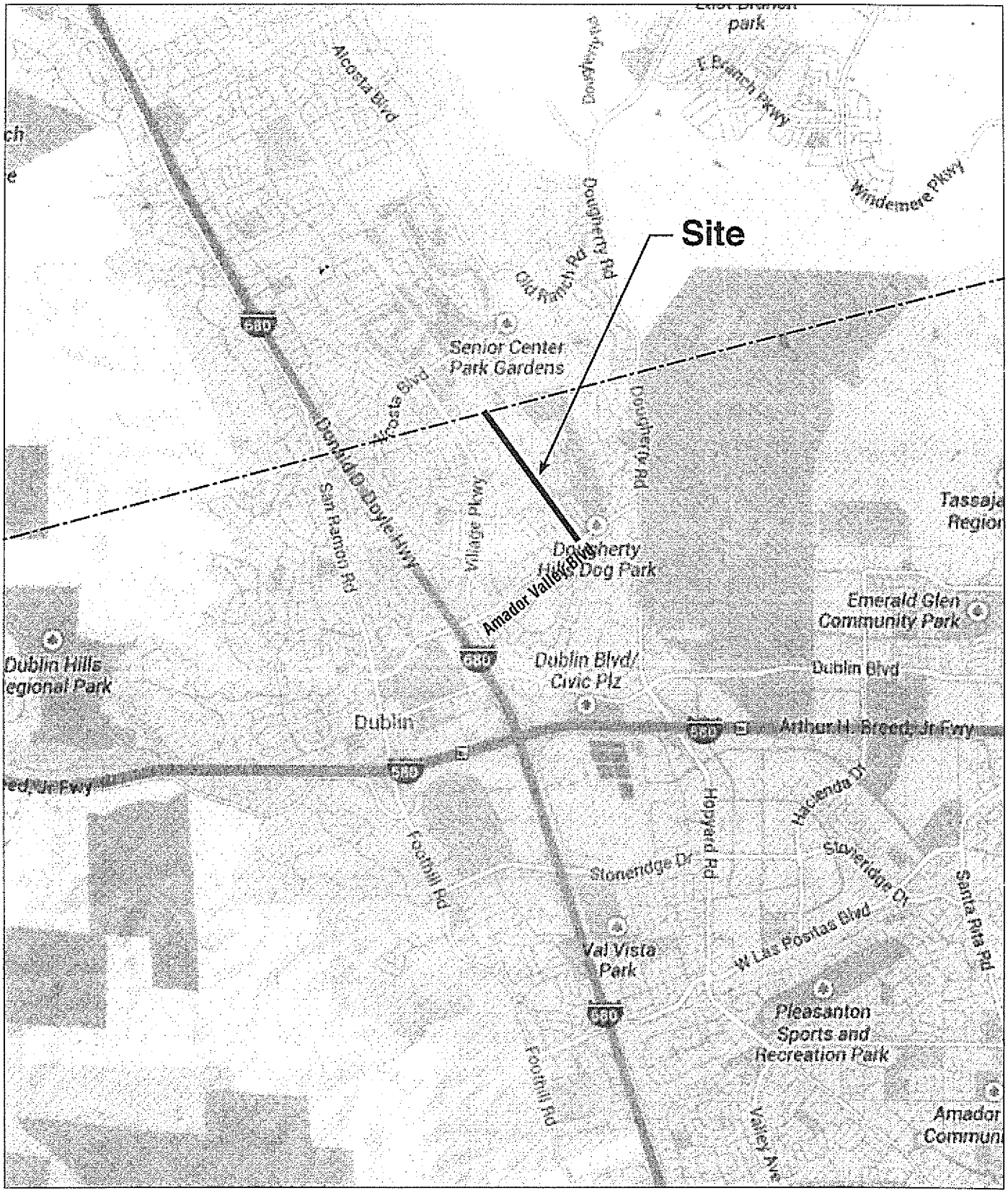
Blue Ox Associates, Berkeley, California 6-23-2013

Exhibit 1

REGIONAL LOCATION

0 2 4 6 8 10 miles

CITY OF DUBLIN
IRON HORSE PARK PROJECT
INITIAL STUDY



CITY OF DUBLIN
IRON HORSE PARK PROJECT
INITIAL STUDY

Exhibit 2
LOCAL CONTEXT

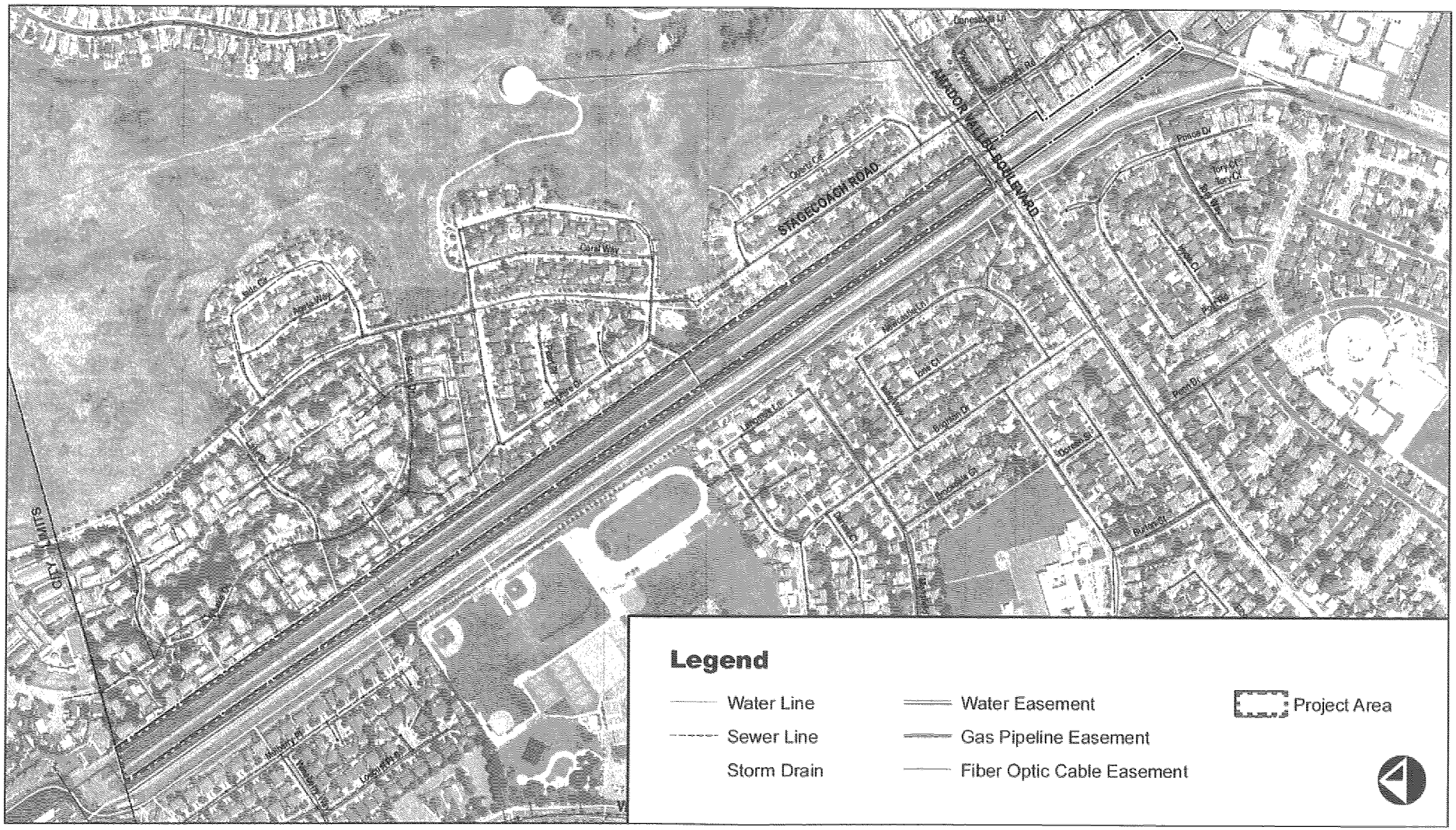


Exhibit 3

PROPOSED PARK SITE

CITY OF DUBLIN
IRON HORSE PARK PROJECT
INITIAL STUDY

1. Project description:	Construction of a linear park, potential South San Ramon Creek realignment, and potential Iron Horse Regional Trail realignment on approximately 35 acres of land (12 acres to be owned by the City of Dublin as the public park and 23 acres owned by Zone 7 Water Agency). Proposed uses are primarily passive, but would also include some areas of higher activity recreation uses. Pedestrian and bicycle connections would be made with surrounding neighborhoods and Dublin High School. The development of the park may also include realignment of the Iron Horse Trail and the existing Zone 7 watercourse within the park. Construction of the park would require approval of a General Plan Amendment and rezoning by the City of Dublin as well as an amendment to the City of Dublin Parks and Recreation Master Plan.
2. Lead agency:	City of Dublin
3. Contact persons:	Rosemary Alex, Parks & Facilities Development Coordinator
4. Project location:	East side of the Iron Horse Multi-Use Trail, generally between Amador Valley Boulevard and City Limit
5. Project sponsor:	City of Dublin
6. General Plan designation:	*Existing*: "Stream Corridor" (Zone 7 Water Agency parcels) and Undesignated (A portion of Zone 7 parcels and Union Pacific – future City of Dublin - parcels) *Proposed*: "Open Space" (A portion of Zone 7 parcels) and "Parks/Public Recreation" (Union Pacific – future City of Dublin - parcels)
7. Zoning:	*Existing*: Unclassified *Proposed*: PD-Planned Development

8. Other public agency required approvals:

- Zone 7 Water Agency (encroachment onto District property)
- California Department of Fish & Wildlife (potential Streambed Alteration Agreement)
- Regional Water Quality Control Board (Clean Water Certification)
- U.S. Army Corps of Engineers (404 Wetland Permit)

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "potentially significant impact" as indicated by the checklist on the following pages.

X	Aesthetics	-	Agricultural Resources	X	Air Quality/GHG Emissions
X	Biological Resources	X	Cultural Resources	X	Geology/Soils
X	Hazards and Hazardous Materials	X	Hydrology/Water Quality	-	Land Use/ Planning
-	Mineral Resources	X	Noise	-	Population/ Housing
-	Public Services	-	Recreation	X	Transportation/ Circulation
X	Utilities/Service Systems	-	Mandatory Findings of Significance		

Determination (to be completed by Lead Agency):

On the basis of this initial evaluation:

__ __ I find that the proposed project **could not** have a significant effect on the environment and a **Negative Declaration** will be prepared.

_X_ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **Mitigated Negative Declaration** will be prepared.

___I find that although the proposed project **may** have a significant effect on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on the attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **Environmental Impact Report** is required, but must only analyze the effects that remain to be addressed.

___ I find that although the proposed project could have a significant effect on the environment, there **will not** be a significant effect in this case because all potentially

significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed on the proposed project.

Signature: Kristi Bascom Date: 8/1/2013

Printed Name: Kristi Bascom For: City of Dublin

Evaluation of Environmental Impacts

1) A brief explanation is required for all answers except "no impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "no impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "no impact" answer should be explained where it is based on project-specific factors as well as general factors (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) In some instances, an "LS, Less-than-Significant Impact" response may reflect that a specific environmental topic has been analyzed in a previous CEQA document and appropriate mitigation measures have been included in a previous CEQA document to reduce this impact to a less-than-significant level. In a few instances, some previously analyzed topics have been determined to be significant and unavoidable and mitigation of such impact to a less-than-significant level is not feasible.

3) All answers must take account of the whole action, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

4) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "potentially significant impact" entries when the determination is made, an EIR is required.

5) "Negative Declaration: Less-Than-Significant Unless Mitigation Incorporated" implies elsewhere the incorporation of mitigation measures has reduced an effect from "potentially significant effect" to a "less than significant impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

Environmental Impacts (Note: Source of determination listed in parenthesis. See listing of sources used to determine each potential impact at the end of the checklist)

Earlier Analyses

Earlier analyses may be used where, pursuant to tiering, a program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Reference CEQA Guideline Section 15063 (c)(3)(d). This Initial Study does not rely on earlier CEQA analyses.

Environmental Impacts (Note: Source of determination listed in parenthesis. See listing of sources used to determine each potential impact at the end of the checklist)

Note: A full discussion of each item is found following the checklist.	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Aesthetics. *Would the project:*				
a) Have a substantial adverse effect on a scenic vista? (Source: 1, 9)				X
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 9)				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 9)				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 9)		X		
2. Agricultural and Forestry Resources *Would the project:*				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use? (Source: 1, 9, 11)				X
b) Conflict with existing zoning for agriculture use, or a Williamson Act contract? (Source: 1, 11)				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to a non-agricultural use? (Source: 1, 9)				X
d) Result in the loss of forest land or conversion of forest land to non-forest use? (7)				X
e) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to a non-agricultural use or conversion of forestland to a non-forest use? (7)				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
3. Air Quality (Where available, the significance criteria established by the applicable air quality management district may be relied on to make the following determinations). *Would the project:*				
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 2, 11)			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 2)		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors? (2)		X		
d) Expose sensitive receptors to substantial pollutant concentrations? (Source: 2, 11)		X		
e) Create objectionable odors affecting a substantial number of people? (Source: 9)				X
4. Biological Resources. *Would the project*				
a) Have a substantial adverse effect, either directly through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?(Source: 3, 9)		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service? (Source: 3, 4, 9)		X		

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means? (Source: Source: 3, 4)		X		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 3, 9)		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as tree protection ordinances? (Source: 1, 11)				X
f) Conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan? (Source: 8)			X	
5. Cultural Resources. *Would the project*				
a) Cause a substantial adverse impact in the significance of a historical resource as defined in Sec. 15064.5? (Source: 1, 11)			X	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to Sec. 15064.5 (Source: 1, 4)		X		
c) Directly or indirectly destroy a unique paleontological resource, site or unique geologic feature? (Source: 1, 9)		X		
d) Disturb any human remains, including those interred outside of a formal cemetery? (1, 9)		X		
6. Geology and Soils. *Would the project*				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Earthquake Fault Zoning Map issued by the State Geologist or based on other substantial evidence of a known fault (Source: 1, 11)			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
ii) Strong seismic ground shaking (1, 11)			X	
iii) Seismic-related ground failure, including liquefaction? (1, 11)			X	
iv) Landslides? (1,2,4,5)			X	
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1, 9, 11)			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or similar hazards (Source: 9)		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: 11)		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 10)				X
7. Greenhouse Gas Emissions. *Would the project*:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 5)				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 5)				X
8. Hazards and Hazardous Materials. *Would the project*:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials (Source: 6)				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 6)		X		
c) Emit hazardous emissions or handle hazardous materials or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 6, 11)				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Sec. 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 11)				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport of public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 11)				X
f) For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 11)				X
g) Impair implementation of or physically interfere with the adopted emergency response plan or emergency evacuation plan? (Source: 108)				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 10)				X
9. Hydrology and Water Quality. *Would the project:*				
a) Violate any water quality standards or waste discharge requirements? (Source: 10, 11)				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (17)				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10)		X		

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or areas, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 9, 10)		X		
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 4, 7)		X		
f) Otherwise substantially degrade water quality? (Source: 10, 11)				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood delineation map? (Source: 11)				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 11)				X
i) Expose people or structures to a significant risk of loss, injury, and death involving flooding, including flooding as a result of the failure of a levee or dam? (11)				X
j) Inundation by seiche, tsunami or mudflow? (9)				X
10. Land Use and Planning. *Would the project:*				
a) Physically divide an established community? (Source: 1)				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1)				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (11)				X
11. Mineral Resources. *Would the project*				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1)				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general Plan, specific plan or other land use plan? (Source: 1)				X
12. Noise. *Would the proposal result in:*				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (7)		X		
b) Exposure of persons or to generation of excessive groundborne vibration or groundborne noise levels? (Source: 7)				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above existing levels without the project? (7)		X		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (7)		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working n the project area to excessive noise levels? (11)				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 11)				X
13. Population and Housing. *Would the project*				
a) Induce substantial population growth in an area, either directly or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 9)				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (9)				X
c) Displace substantial numbers of people, necessitating the construction of replacement of housing elsewhere? (Source: 9)				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
14. Public Services. *Would the proposal:*				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services? (Sources: 10)				
Fire protection			X	
Police protection			X	
Schools				x
Parks			X	
Other public facilities			X	
Solid Waste			x	
15. Recreation:				
a) Would the project increase the use of existing neighborhood and regional parks or recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (Source: 8, 11)				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 8, 11)				X
16. Transportation and Traffic. *Would the project:*				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and all non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit? (10)			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways? (10)			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? (11)				X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses, such as farm equipment? (10)		X		
e) Result in inadequate emergency access? (10)				X
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance of safety of such facilities?(10)				X
17. Utilities and Service Systems. *Would the project*				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (10)		X		
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (10)		X		
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (10)				X
d) Have sufficient water supplies available to serve the project from existing water entitlements and resources, or are new or expanded entitlements needed? (10)				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments? (10)		X		
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (11)				X
g) Comply with federal, state and local statutes and regulations related to solid waste? (11)				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
18. Mandatory Findings of Significance.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects).				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Sources used to determine potential environmental impacts

1) City of Dublin General Plan, updated through February, 2013
2) BAAQMD CEQA Guidelines
3) LSA, Biological Resources Reconnaissance, February, 2013
4) WRA, Wetland Delineation Report, May 2013
5) City of Dublin Climate Action Plan, October 2010
6) Treadwell & Rollo, Phase I ESA, March 2013
7) RGDL Acoustic Report, August 2013
8) City of Dublin Parks and Recreation Master Plan, 2006
9) Site Visit
10) Discussion with City staff or service provider
11) Other Source

Attachment to Initial Study

Discussion of Checklist

Legend
PS: Potentially Significant
LS/M: Less Than Significant After Mitigation
LS: Less Than Significant Impact
NI: No Impact

1. Aesthetics

Project Impacts

a) *Have a substantial adverse impact on a scenic vista?* NI. The site provides limited views of the Dougherty Hills area just east of the site. Most views from the site are limited by existing fences along the corridor. If approved and constructed, there would be no changes to scenic vistas or views to or from the future park site since there only limited and small-scale recreation structures constructed on the site that would not significantly block existing views. The future park would expand opportunities for residents and visitors to access views of the Dougherty Hills and no impact would occur with respect to this topic.

b) *Substantially damage scenic resources, including state scenic highway?* NI. Although a park development plan has yet to be finalized, the intent of the park is to preserve natural features, including wetlands and trees, to the fullest extent feasible.

State and County designated scenic highways in the Dublin Planning area include Tassajara Road and the I-580 freeway. The project site is not located adjacent to or near either of these two roadways.

There would therefore be no impact with substantial damane to scenic resources, including any adjacent to a scenic highway.

c) *Substantially degrade existing visual character or the quality of the site?* NI. The intent of the proposed project is to enhance the condition of the former railroad area through enhanced landscaping, installation of recreational facilities and improving vehicular and pedestrian access to the park. This would not represent a degradation of the visual character of the site and no impacts would result.

d) *Create new sources of significant amounts of light or glare?* LS/M. No lights currently exist within the proposed park property. Although a final design of the park is not completed, exterior lighting fixtures for safety and security could be installed. If not properly mitigated, light fixtures could cast unwanted light and glare onto adjacent properties. This would be a significant impact and will be reduced to a level of less-than-significance be adherence to the following measure:

Mitigation Measure AES-1 (light and glare impacts). As part of the Building Permit submittal, the City shall submit lighting details and a photometric plan for review and approval. At minimum, the submittal shall include:

a) A lighting plan illustrating the approximate location of all exterior light fixtures to be placed on the project site.
b) Design details for cut-off lenses on the fixtures or other similar techniques to directed light to the intended area of illumination and to prevent off-site glare impacts on project site and adjacent buildings and properties.
c) A photometric plan demonstrating lighting levels required to provide adequate safety and security onsite and also demonstrating that light will not spill over the site onto adjacent streets or properties.

2. Agricultural and Forestry Resources

Project Impacts

a-c) *Convert Prime Farmland, conflict with agricultural zoning or uses, conflict with a Williamson Act contract or convert prime farmland to a non-agricultural use?* NI. The project site is a former railroad corridor and was not historically used or zoned for agricultural production. No Williamson Act Land Conservation contracts are present on the site. There would be no impacts with respect to this topic.

d) *Result in the loss of forest land or conversion of forest land to a non-forest use?* NI. No forested lands are present on the project and no impact would result with respect to this topic.

e) *Involve other changes which, due to their location or nature, could result of forest land to a non-forest use?* NI. See item "d," above.

3. Air Quality

Project Impacts

a) *Would the project conflict or obstruct implementation of an air quality plan?* LS. Although the proposed park is not currently designated on the Dublin General Plan which serves as the basis of the regional Clean Air Plan, the proposed park would further goals of the Clean Air Plan by encouraging bicycle and pedestrian use in Dublin. The proposed park would not increase the population of Dublin or add other uses that would be associated with significant vehicle trips. No impacts are therefore anticipated with respect to conflicts to or obstructions of the Clean Air Plan.

b,c) *Would the project violate any air quality standards or result in cumulatively considerable air pollutants?* LS/M. Although the operation of the proposed park, once

constructed, would not generate significant air emissions since minimal vehicle trips would be generated (see Transportation and Circulation section of this Initial Study), construction activities could generate potentially significant emissions. These impacts would include generation of fugitive dust from site grading and from construction equipment that could impact nearby residents, users of Iron Horse Trail and Stagecoach Park and students at Dublin High School. Adherence to the following measure will reduce this impact to a less-than-significant level:

> **Mitigation Measure AIR-1.** The project construction contractor shall adhere to the following measures to reduce fugitive dust and construction equipment fumes. These measures shall be included within project plans and specifications that are reviewed through the Building Permit and Site Improvement Permit process.
>
> 1) During grading and construction, all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, as necessary, to prevent wind-blown dust.
> 2) Stockpiled earthern material shall be covered.
> 3) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
> 4) All visible mud or dirt track-out onto adjacent public roads shall be removed.
> 5) Vehicle speeds on unpaved roads or areas shall be limited to 15 mph.
> 6) Idling times shall be minimized by either shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. Clear signage shall be provided for construction workers at all access points.
> 7) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

d) *Expose sensitive receptors to significant pollutant concentrations?* LS/M. Adherence to Mitigation Measure AIR-1 will reduce short-term construction air quality impacts to a less-than-significant level. No significant pollutants are anticipated to be generated with respect to long-term operational use of the proposed since proposed uses would be primarily passive recreational uses.

e) *Create objectionable odors affecting a substantial number of people?* NI. None of the proposed uses within the park would generate substantial amounts of odors that could affect nearby residents. No impacts are therefore anticipated with respect to this topic.

4. Biological Resources

Project Impacts

a) *Have a substantial adverse impact on a candidate, sensitive, or special-status species?* LS/M. The following analysis is based on a biological reconnaissance of the site conducted by LSA biological consultants ("Results of Reconnaissance-level Biological Survey for Union Pacific Railroad Parcels, Dublin, Alameda County," dated February 26, 2013). This report is included as Attachment 1 to this Initial Study. This report is incorporated herein by reference and is available for review at the Dublin Community Development Department during normal business hours

Site conditions. The dominant topographical feature on the site is an abandoned UPRR railroad grade topped with crushed gravel and cobble. Both embankments of the grade are covered in non-native annual grassland dominated by wild oat (*Avena fatua*), rye grass (*Festuca perennis*), and ripgut grass (*Bromus diandrus*). Beardless wild rye (*Elymus triticoides*), a native grass, is present in small amounts. Non-native ruderal forbs growing throughout the parcel include bristly ox-tongue (*Picris echioides*), prickly lettuce (*Lactuca serriola*), and mustard (*Brassica* sp.). Several linear depressions in the borrow ditches on both sides of the railroad grade were full of water during the January 2013 survey. The largest of these was an approximately 450-foot-long by 50-foot-wide pool in the eastern borrow ditch approximately 765 feet north of Amador Valley Boulevard. Seasonal wetland plant species observed growing in and around these depressions include spiny cocklebur (*Xanthium spinosum*), salt grass (*Distichlis spicata*), curly dock (*Rumex crispus*), fat-hen (*Atriplex prostrata*), nutsedge (*Cyperus eragrostis*), and swamp prickle grass (*Crypsis schoenoides*).

A stand of woody vegetation dominated by arroyo willow (*Salix lasiolepis*) and sandbar willow (*Salix exigua*) is present on the western side of the railroad grade approximately 300 feet north of Amador Valley Boulevard. A few immature valley oaks (*Quercus lobata*) and coast live oaks (*Q. agrifolia*) grow along the top of the grade adjacent to the willow stand. Several oaks and willows are also present on the eastern side of the grade north of the larger stand of riparian woodland. A few small trees and shrubs of various native and non-native species grow along the western site boundary at the southern end of the parcel near Alamo Creek. Species observed in this area include walnut (*Juglans* sp.), Italian buckthorn (*Rhamnus alaternus*), coyote brush (*Baccharis pilularis*), silver wattle (*Acacia dealbata*), and coast live oak.

Special-status plants. Based on the results of the CNDDB search and observed habitat conditions in October 2006 and January 2013, LSA identified four special-status plant species as potentially occurring in the vicinity (see Table A located in Attachment 1). Two of these have been recorded in the general vicinity of the parcel: Diablo helianthella (*Helianthella castanea*) and Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*). Diablo helianthella is not expected to occur due to the absence of chaparral and oak woodland. Congdon's tarplant (rare plant rank 1B) is known to occur within the Camp Parks Reserve Forces Training Area, less than 1 mile east of the parcel, and also along Dougherty Road, approximately 1

mile north-northeast of the parcel. This species typically occurs in annual grassland, but is also known to occur in ruderal vegetation adjacent to annual grassland or that were once annual grassland. Habitat for this species is present in the grassland along the railroad grade. Since the January 2013 survey was conducted outside the blooming period for the species (May to October), there is some potential for this species to occur on the parcel. Focused surveys during the blooming period are necessary to confirm the presence or absence of this species

Special-status animals. The CNDDB contains records for 9 special-status animal species in the vicinity of the parcel and habitat is present for another (loggerhead shrike [*Lanius ludovicianus*]) (Table A of Attachment 1). Seven of these species are not expected to occur due to the lack of habitat and/or surrounding development. This group includes the following four listed species: California tiger salamander (*Ambystoma californiense*), California red-legged frog (*Rana draytonii*), Alameda whipsnake (*Masticophis lateralis euryxanthus*) and San Joaquin kit fox (*Vulpes macrotis mutica*). California tiger salamander has been recorded at Camp Parks less than one mile east of the site. The seasonal pools adjacent to the railroad grade resemble moderate-quality breeding habitat for the species. However, historic and ongoing disturbance on the parcel (e.g., railroad maintenance, vegetation management, pedestrians and pets) its small size and the parcel's isolation from the more extensive grasslands east of Dougherty Road make it highly unlikely that the species is present. California red-legged frog has been recorded from the upper reaches of Alamo Creek in the San Ramon Valley, but has not been observed in the lower, urbanized reach west of Dougherty Road due to decreased habitat quality from surrounding urbanization. San Joaquin kit fox have not been found during several intensive surveys in the Dublin/San Ramon area, and are presumed absent from the area. The parcel is completely isolated from the closest occupied Alameda whipsnake habitat which is located over seven miles from the site.

Although not detected during either survey, loggerhead shrike (California Species of Special Concern) could potentially nest in the oaks and willows northwest of Amador Valley Boulevard and the grassland on either side of the railroad grade provides foraging habitat. Other native bird species may also be present on the site, including white-tailed kite, Anna's hummingbird, western scrub-jay, chestnut-backed chickadee, bushtit, American robin, California towhee, and house finch. Two California ground squirrel burrow complexes provide marginal habitat for burrowing owl (*Athene cunicularia*; California Species of Special Concern), although dense weed cover may limit their suitability for nesting. Both of these species are known to occur in the extensive grasslands east of Dougherty Road (i.e., Camp Parks) and in the Dougherty Valley. Construction of the proposed park and disturbance of the ground could result in significant impacts to a number of special-status plant and wildlife species, including Congdon's tarplant, burrowing owl, loggerhead shrike and other native bird species. Adherence to the following measures will reduce this impact to a less-than-significant level.

> **Mitigation Measure BIO-1.** A qualified botanist shall conduct a focused Congdon's tarplant botanical survey during its blooming period (May to October) in accordance with CDFW protocols and as recommended in the EACCS. If Congdon's tarplant species are found on the site, no

construction shall occur on that portion of the site containing tarplants and a 50-foot wide buffer area shall be maintained around the perimeter of tarplants. The width and location of the buffer may be adjusted by a qualified biologist in consultation of California Fish & Wildlife (CDFW) staff. Alternatively, if avoidance is not feasible, alternative areas shall be identified, on or off of the site, with the same hydrological conditions as the site. Tarplant seeds shall be collected from the park site prior to grading and replanted in the alternative location.

Mitigation Measure BIO-2. Further surveys for burrowing owl shall be completed prior to grading in accordance with the recently revised *Staff Report on Burrowing Owl Mitigation* issued by the CDFW in March 2012. If burrowing owls are found breeding and/or wintering on the site, burrows shall be avoided during the breeding season and a suitable buffer area shall be established round each nest, as determined by a qualified biologist, or suitable off-site habitat shall be provided such as easements as recommended in the EACCS. In addition, any occupied burrows shall be avoided through the establishment of exclusion zones during construction. The location and widths of such exclusion zones shall be determined by a qualified biologist.

Mitigation Measure BIO-3. If future development plans include tree removals, such activities should be conducted during the non-nesting season (September 1 to January 31), if feasible. Depending on the nature and location of proposed work, pre-construction surveys may be necessary to avoid impacts to nesting birds, as determined by a qualified biologist. Such surveys shall be conducted within 7 days prior to the start of work from February to May (since there is a higher potential for birds to initiate nesting during this period), and within 15 days prior to the start of work from June to August. If nesting birds are found, a buffer area around each nest shall be established under the direction of a qualified biologist and the buffer area shall remain as directed by the biologist.

b, c) *Have a substantial adverse impact on riparian habitat or federally protected wetlands?* LS/M. Approximately 0.51 acres of the proposed park site have been identified as jurisdictional wetlands under Section 404 of the Clean Water Act. This is based on a wetlands delineation prepared by the firm of WRA biological consultants in May, 2013. This report is included as Attachment 2 to this Initial Study. Riparian vegetation identified within wetland areas included wild oat, ripgut brome, bristly ox-tongue, prickly lettuce, curly dock, fat hen and rabbitsfoot grass.

Grading, filling or other actions that could be taken as part of the project to disturb this jurisdictional wetland would be a potentially significant impact. Adherence to the following will ensure that impacts to jurisdictional wetlands and riparian habitat are reduced to a less-than-significant level:

Mitigation Measure BIO-4. Jurisdictional wetlands on the site shall be avoided during construction and operation of the proposed park. A suitable buffer and protection devices shall be incorporated into the final

park plan. If avoidance is not feasible, on-site jurisdictional wetlands shall be replaced at a 3:1 ratio, as recommended in the EACCS, as close to the park as practicable and where suitable habitat exists. Alternatively, the City may purchase credits in an off-site wetland mitigation bank at a 3:1 ratio.

In accordance with existing regulatory requirements for protection of sensitive species and habitats, necessary permits shall be obtained by the City from appropriate biological regulatory agencies, including but not limited to the California Regional Water Quality Control Board, California Department of Fish and Wildlife and U.S. Army Corps of Engineers.

d) *Interfere substantially with movement of native fish or wildlife species?* LS/M. The proposed park site presently allows full north-south access for wildlife traversing the area as well as for native fish species using the Zone 7 watercourse. Future park improvements could substantially block or impeded existing fish or wildlife movement. Adherence to the following measure will ensure that substantial movement of native fish or wildlife will not be blocked.

Mitigation Measure BIO-5. Prior to the preparation of construction documents, final park design plans shall be reviewed by a qualified biologist to ensure that substantial blockage of native fish or wildlife will not occur. If necessary, park plans shall be required to be changed to ensure that fish and wildlife movement is maintained.

e, f) *Conflict with local policies or ordinances protecting biological resources or any adopted Habitat Conservation Plans or Natural Community Conservation Plans?* LS. The City of Dublin lies within the Eastern Alameda County Conservation Strategy (EACCS) planning area. The EACCS is not a Habitat Conservation or Natural Community Conservation Plan. The General Plan revisions will be consistent with local City of Dublin biological resource protection policies, as well as applicable objectives, policies, and programs contained in the EACCS document. Key objectives of the EACCS include comprehensive conservation of special-status species in eastern Alameda County, contribution to recovery of threatened species, establishing mitigation thresholds, and others. Future development is required to comply with all City policies, ordinances and requirements protecting biological resources, including impacts to heritage trees. A less-than-significant impact would therefore result with respect to this topic.

5. Cultural Resources

Project Impacts

a) *Cause substantial adverse change to significant historic resources?* LS. With one exception, the project site contains no structures. The one exception is an older

railroad trestle that serves to bridge an existing drainage channel in the approximate center of the proposed park site.

The existing trestle structure is expected to be incorporated into the final park design and could become a crossing for the realigned Iron Horse Regional Trail. If the trestle is maintained, it will need to be assessed for safety purposes and examined for potential toxicity due to the fact that it has likely been treated with creosote and other chemical wood preservatives over its lifetime. If the trestle remains and is incorporated into the park, this could result in a significant health risk to the public. Adherence to the following measure will ensure that the trestle is suitable for public use:

> **Mitigation Measure CULT-1.** Prior to reuse of the existing trestle, the structure shall be examined by a Registered Environmental Assessor (REA) to ensure that the level of chemicals and other substances on and adjacent to the structure are below applicable local, state and federal exposure standards for human and animals. The REA shall recommend specific feasible measures to reduce the level of risk from identified hazards to the public. These measures shall be incorporated into the final park development plan. If the level of risk cannot be reduced to a generally recognized safe level, the trestle structure shall be removed and any area near the trestle shall be safely remediated. Necessary permits and approvals shall be obtained as necessary from the Regional Water Quality Control Board, the Alameda County Environmental Health Services Department or others. Necessary clearances shall be secured from appropriate regulatory agencies prior to issuance of a grading plan for this portion o the project site.

Should the trestle not be able to be retained, the removal of the trestle would not result in a significant impact to a historic structure, and the impact would be less than significant.

Therefore, removal of the trestle would not result in a significant impact to a historic structure.

b-d) *Cause a substantial adverse impact or destruction to archeological or paleontological resources, or human remains that may be interred outside of a formal cemetery?* LS/M. The project site is located on relatively flat topography near Alamo Creek and other local watercourses. Typically, Native American villages are located close to such watercourses. Therefore, there is a medium to high potential for encountering historic, prehistoric, Native American or similar cultural resource during grading for the proposed park and other ground disturbing activities, This could include paleontological resources. Adherence to the following measure will reduce this impact to a less-than-significant level.

> **Mitigation Measure CULT-2.** Wording shall be added on final construction plans and specifications for the proposed park to the effect that if archeological or Native American materials or artifacts are identified, work on that portion of the project shall cease until a resource

protection plan conforming to CEQA Guidelines Section 15064.5 and the Dublin Zoning Ordinance is prepared by a qualified archeologist and/or paleontologist and approved by the City of Dublin Community Development Director or an authorized representative. Project work may be resumed in compliance with such plan. If human remains are encountered, the County Coroner shall be contacted immediately and the provisions of State law carried out.

6. Geology and Soils

Project Impacts

a) *Expose people or structures to potential substantial adverse impacts, including loss, injury or death related to ground rupture, seismic ground shaking, ground failure, or landslides?* LS. A small number of structures would be constructed as part of the proposed park, as identified in the Project Description of this Initial Study.' since the park would primarily contain passive recreational facilities. The park is also not envisioned by the City to provide major recreational facilities, as does other parks in Dublin. such as Emerald Glen Park in Eastern Dublin. Therefore, future exposure of a substantial number of people or major structures to injury or death from ground rupture, seismic ground shaking, ground failure or landslide is considered less-than-significant.

b) *Is the site subject to substantial erosion and/or the loss of topsoil?* LS. Future development of the proposed park will be regulated by Section 7.2 ("Stream Corridors and Riparian Vegetation") of the Conservation Element of the Dublin General Plan that requires protection of Stream Corridors and Riparian Vegetation to minimize erosion into local creeks. The same Element includes Guiding and Implementing Policies to minimize erosion into local bodies of water and to undertake erosion control methods.

In addition, development projects, including the proposed park, are required to adhere to Best Management Practices (BMPs) as required by the Alameda County Clean Water program and enforced by the City of Dublin as part of normal and customary review of individual development projects. This will ensure insignificant impacts regarding substantial soil erosion or loss of topsoil. These BMPs typically include, but are not limited to, installation of silt fences, sandbags and similar measures to minimize substantial erosion and loss of topsoil. With adherence standard City requirements, this impact will be less-than-significant.

c-d) *Is the site located on soil that is unstable or expansive and that could result in potential lateral spreading, liquefaction, landslide or collapse?* LS/M. The site is located near local streamcourses, including Alamo Creek and South San Ramon Creek. Generally, alluvial soils can be subject to liquefaction in the event of a seismic event, which could lead to damage to any permanent buildings on the site and other improvements, including, but not limited to, water and sewer pipes, sidewalks, retaining walls and other improvements. These improvements could

be damaged in the event of loss of soil strength due to liquefaction or other soil hazards. Adherence to the following measure will reduce this impact to a less-than-significant level.

> **Mitigation Measure GEO-1**. A soils and geotechnical report shall be commissioned by the City to identify the presence of liquefaction, expansive soils, the potential for differential settlement and other potential soil hazards that could damage park improvements. If such soil characteristics are found on the site, the report shall include detailed recommendations on how to reduce the risk of soil hazards to a less-than-significant level. This would typically include recommendations for enhanced building foundations, removal of incompetent soils, and similar measures. The recommendations of the soils report shall be implemented in final park development and construction plans.

e) *Have soils incapable of supporting on-site septic tanks if sewers are not available*? NI. All new projects are required by the City of Dublin to connect to the local sewer system, maintained by the Dublin San Ramon Services District. No impacts would therefore result with regard to septic systems.

7. Greenhouse Gas Emissions

Project Impacts

a,b *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases*? NI. The proposed park would be a locally oriented park in the central area of Dublin, intended to serve the existing population in this portion of the community. Proposed uses would be largely passive and not intended to attract a large number of users. One small vehicle parking lot would be provided, however, it is anticipated that the majority of future users would access the park via bicycle or on foot. The amount of greenhouse gas emissions would be below the thresholds of significance published by the Bay Area Air Quality Management District, which is 600 acres for a city park (source: Table 3-1, BAAQMD GHG screening criteria, May 2010). Therefore, the project would have no impact with respect to generation of greenhouses gasses.

8. Hazards and Hazardous Materials

Project Impacts

a) *Create significant hazards to the public or the environment through the routine transport, use or disposal hazardous materials*? NI. City of Dublin crews would normally and customarily use fertilizers, herbicides and similar materials to maintain park landscaping. Similarly, there could also be limited quantities of building

maintenance materials stored on the site, such as paints, solvents and similar materials. This is typical of all City of Dublin parks. No hazardous materials would be disposed on the project site. Overall, there would be no impact with respect to the routine transport, use or disposal of hazardous material that would pose a significant hazard to the public or surrounding neighborhoods.

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?* LS/M. This portion of the Initial Study is based on an updated Phase I Environmental Site Assessment prepared on March 6, 2013 by the firm of Treadwell & Rollo ("Updated Phase I Environmental Site Assessment, County of Alameda and Union Pacific Right of Way, Dublin, California." This report is hereby incorporated by reference into this Initial Study. The Phase I Environmental Site Analysis is available for review at the Dublin Community Development Department during normal business hours. Based on the findings of the Phase I report, there is one potential hazard on or adjacent to the site that could cause a significant hazard to the public and the environment as a result of project construction. This condition is deposit of chemicals and contaminants into site soils and possibly groundwater as a result of previous land uses and activities on the site.

The Phase I Environmental Site Assessment identifies a history of previous deposits of pesticides, herbicides, diesel fuel, creosote and heavy metals on the site as a result of previous uses on the site, primarily railroad uses. The Phase I report also notes that there is a recorded history of hydrocarbon leaks into the soil and groundwater from a nearby Kinder Morgan large-diameter gasoline and petroleum transmission pipeline located approximately 40 feet to the east of the proposed park site and parallel to the site. Grading of the park site to install park improvements could result in a release of hazardous materials into the environment that would be a potentially significant impact. Adherence to the following measure will reduce this impact to a less-than-significant level.

> **Mitigation Measure HAZ-1.** Prior to park construction, additional soil sampling shall be conducted to determine if contaminants above Environmental Screening Levels are present in the soil. If found, a remediation plan shall be prepared and approved by appropriate regulatory agencies, which may include the Regional Water Quality Control Board or the Alameda County Environmental Health Services Department. Remediation of contaminated material could include removal of contaminated material to an approved off-site location or similar measure. Remediation shall be completed per the approved plan and carried out by licensed contractors. The remediation plan shall include safety plans for workers and users of the Iron Horse Trail, as may be required. Necessary clearances shall be secured from appropriate regulatory agencies prior to the issuance of a grading plan.

c) *Emit hazardous materials or handle hazardous materials or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?* NI. Although Dublin High School is located immediately west of the proposed park,

approval and implementation of the project would have no impact with regard to this topic, since the future park is not anticipated to handle, store or release significant quantities of hazardous materials.

d) *Be listed on a site that is included on a list of hazardous materials sites complied on the Cortese List and, as a result, would create a significant hazard to the public or environment*? NI. The California Department of Toxic Substances Control (DTSC) Cortese List of hazardous sites does not identify the proposed park site as contaminated as of July 3, 2013 (http://www.envirostor.dtsc.ca.gov/public/search). No impact is anticipated with respect to this topic.

e-f) *Is the site located within an airport land use plan of a public airport or private airstrip*? NI. The proposed park site is located well north of the Livermore Municipal Airport and is not within the Airport Influence Area (AIA) of this facility (see *Livermore Municipal Airport Land Use Compatibility Plan*, 8/12). No other public or private airports or airstrips are located near the site.

g) *Interference with an emergency evacuation plan*? NI. Development and operation of the proposed park will be required to be consistent with the City's Comprehensive Emergency Management Plan that also addresses emergency evacuation. The proposed park would include multiple access points to and from adjacent neighborhoods as well as Stagecoach Park and Dublin High School, to facilitate emergency evacuation. No impacts are anticipated with regard to this topic.

h) *Expose people and structures to a significant risk of loss, injury or death involving wildland fires or where residences are intermixed with wildlands*? NI. The site is located within a developed portion of Dublin and is not subject to wildland fires. No impacts are anticipated with respect to this topic.

9. Hydrology and Water Quality

Project Impacts

a) *Violate any water quality standards or waste discharge requirements*? NI. Construction and future operation of the proposed park would generate a small increase in wastewater from a small number of restroom facilities within the park. Wastewater collection, treatment and discharge of wastewater is provided by the Dublin San Ramon Services District (DSRSD). The District holds necessary waste discharge permits from the Regional Water Quality Control Board and other applicable agencies. Approval and implementation of the proposed park would not exceed waste discharge requirements imposed on DSRSD by the Regional Water Quality Control Board (source: Stan Kolodzie, DSRSD, 7/10/13). No impacts are expected with respect to this topic.

b) *Substantially deplete groundwater recharge areas or lowering of water table*? NI. The park site is currently undeveloped and allows for groundwater recharge. The

proposed park would not include a substantial amount of impervious surfaces, such as major buildings, parking lots or similar improvements, but would primarily remain as a passive, open space park. This would allow continued groundwater recharge on the site. Similarly, the proposed park would not generate a substantial demand for additional water sources that could deplete the local water table, since irrigation is proposed to be from recycled water not potable water. Therefore, the proposed project would not lower the local water table or substantially change the status of groundwater recharge areas and no impacts would occur.

c) *Substantially alter drainage patterns, including streambed courses such that substantial siltation or erosion would occur?* LS/M. The existing Zone 7 channel within the project area may be rerouted into a more curvilinear route from the current linear channel to improve the character of the proposed park. The channel relocation may change the flow rate, amount of sediment deposited in the creek bottom and/or incise adjacent banks. These could be significant impacts with respect to existing streambed courses such that substantial siltation could occur. This impact would be reduced to a less-than-significant level with adherence to the following measure:

> **Mitigation Measure HYD-1**: If the existing Zone 7 channel is to be changed from it's present course, the City of Dublin shall have a qualified hydrologist prepare a hydrology and hydraulic analysis of the proposed rerouting to analyze the potential for a changed flow rate, deposition of erosion or incising of adjacent creek banks. Specific methods to reduce such effects shall be included in the report. The findings of the report shall be approved by the Zone 7 District Engineer and the recommendation of the report shall be incorporated into final park design plans.

d,e) *Substantially alter drainage patterns or result in flooding, either on or off the project site, create stormwater runoff that would exceed the capacity of drainage systems or add substantial amounts of polluted runoff?* LS/M. Refer to item "c," above with respect to changes in stream course impacts. There would be no impact with respect to polluted runoff from the proposed park as noted in subsection "b."

f) *Substantially degrade water quality?* NI. The City of Dublin requires all individual development projects, including the proposed park, to meet Best Management Practices to ensure that water quality would be protected. Best Management Practices are described above in Section 8c of this Initial Study. No impact is anticipated with regard to this topic.

g-i) *Place housing within a 100-year flood hazard area as mapped by a Flood Insurance Rate Map, or impede or redirect flood flow, including dam failure?* NI. No housing is proposed as part of the project and no impacts would occur with respect to this topic.

j) *Result in inundation by seiche, tsunami or mudflows?* NI. There are expected to be no impacts with regard to seiche, tsunami or mudflows, since the project site is be located inland from major bodies of water, primarily San Francisco Bay, and no

major steeply sloping areas are found within or adjacent to the park. Therefore, no impacts would occur with respect to this topic.

10. Land Use and Planning

Project Impacts

a) *Physically divide an established community*? NI. The proposed park site is presently vacant and does present a barrier between neighborhood east and west of the site. The proposed park would include a number of pedestrian and bicycle linkages with surrounding neighborhoods, Dublin High School and Stagecoach Park. The proposed park would provide new linkages that would strengthen ties with established neighborhoods and no impacts are anticipated with respect to this topic.

b) *Conflict with any applicable land use plan, policy or regulation*? NI. Although a General Plan Amendment is being considered as part of the underlying project, the purpose of the Amendment is to designate the site as a public park in the absence of an existing General Plan land use designation. No other General Plan policies affecting environmental protections are proposed to be changed and no impacts would result with respect to this topic.

c) *Conflict with a habitat conservation plan or natural community conservation plan*? NI. See Checklist Item 4 f.

11. Mineral Resources

Project Impacts

a, b) *Result in the loss of availability of regionally or locally significant mineral resources*? NI. No impacts would occur to any mineral resources, since no such resources are identified in the Dublin General Plan for this site.

12. Noise

Project Impacts

a) *Would the project expose persons or generation of noise levels in excess of standards established by the General Plan or other applicable standard*: LS/M. Potential noise impacts of the proposed park has been analyzed in a report entitled "Environmental Noise Impact Report for the Iron Horse Linear Park, Dublin CS" dated July 11, 2013 prepared by Rosen, Goldberg, Der & Lewitz. This report is attached to the Initial Study as Attachment 3. Following is a summary of the findings of the RDGL report.

Existing Noise Conditions. The proposed park would extend along the Iron Horse Regional Trail and include the former Union Pacific Right of Way. Residences are located on both sides of the proposed park with backyards that abut the project

site. Along the western side of the site, backyards are approximately 100 feet from the Iron Horse Trail. On the eastern side, backyards are about 200 feet from the Iron Horse Trail.

To quantify the existing noise environment, long-term noise measurements were made by RGDL staff for seven consecutive days at two locations (A and B on Figure 1 of the attached acoustic report) and short term, 15-minute noise measurements were made at four locations (1 through 4 on Figure 1). The measurement locations were primarily chosen to represent the existing conditions at residences near the proposed project.

In general, average noise levels toward the north (location A) ranged from 45 to 55 dBA (L_{eq}) whereas noise levels on the southern end (location B), near Amador Valley Boulevard, were slightly higher and ranged from about 45 to 60 dBA.

Table 1 shows the results of the short term noise measurements.

Table 1. Summary of Short-Term, 15 Minute Noise Measurements

Location	Date / Time	A-weighted Sound Level, dBA				
		L_{eq}	L_{10}	L_{50}	L_{90}	CNEL*
1	1-May-13 11:34 a.m.	39	41	37	35	51
2	1-May-13 12:33 a.m.	47	49	44	38	52
3	8-May-13 2:17 p.m.	47	48	45	43	51
4	8-May-13 2:36 p.m.	53	54	52	51	57
5	8-May-13 3:17 p.m.	52	54	52	51	56

*CNEL calculated based on comparison with simultaneous measurement at 24-hour noise monitor location.
Source: RGDL, 2013

At location 3, adjacent to homes on the west side of the project site, a dog barking generated a maximum noise level of 51 dBA, whereas a voice on the Iron Horse Trail was 49 dBA. An airplane flyover generated a maximum noise level of 60 dBA. At location 4, a distant truck generated a noise level of 52 dBA whereas a motorcycle generated a maximum level of 58 dBA. At Location 4 the sound of kids in the nearby park were 56 to 58 dBA though they were somewhat masked by wind noise which was about 55 dBA. At location 5, near the southern end of the site, distant traffic had a maximum noise level of 52 dBA.

City Noise Standards. The Noise Element of the City's General Plan has policies regarding noise and land use compatibility. Table 2 provides guidelines for the compatibility of land uses with various noise exposures. The City uses the Community Noise Equivalent Level (CNEL) descriptor. A CNEL of 60 dBA or less is considered normally acceptable for residential land use. It should be noted that

the City's compatibility standards are normally intended to be used for traffic and transit noise.

Table 2. City of Dublin Land Use/Noise Compatibility Standards (decibels)

Land Use	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential	60 or less	60-70	70-75	75+
Lodging Facilities	60 or less	61-80	71-80	Over 80
Schools, churches, nursing homes	60 or less	61-70	71-80	Over 80
Neighborhood parks	60 or less	61-65	66-70	Over 70
Office/Retail	70 or less	71-75	76-80	Over 80
Industrial	70 or less	71-75	Over 75	--

Source: Dublin General Plan Noise Element, Table 9-1

Chapter 5.28 of the City of Dublin's Municipal Code prohibits "...loud, or disturbing, or unnecessary, or unusual or habitual noise or any 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." The noise ordinance states that it is appropriate to consider the level and character of the noise as well as the level and character of the background noise. Since the City's Noise Ordinance does not contain quantifiable noise level limits, it is not possible to apply the noise ordinance as a threshold for assessing project generated noise in the context of this noise study.

The California Environmental Quality Act (CEQA) Guidelines require a determination of whether a project will generate a substantial increase in noise levels in the project vicinity above levels existing without the project. CEQA does not specify a method for determining when a project would cause a significant increase in noise. Likewise, the City of Dublin does not have criteria for determining when a noise increase is significant.

A recent FAA Draft Policy discusses screening and impact thresholds for increases in aircraft noise. These FAA thresholds are consistent with the thresholds that were adopted in CEQA document for the Downtown Dublin Specific Plan. Therefore, these thresholds are used to assess the significance of noise increases due to the project as follows – an increase in CNEL is significant if it is:

- 5 dBA or greater and future CNEL is less than 60 dBA
- 3 dBA or greater and future CNEL is 60 dBA or greater and less than 65 dBA
- 1.5 dBA or greater and future CNEL is 65 dBA or greater.

Potential noise impacts. Noise sources associated with the proposed project would range from those that are typical for the existing trail such as people walking, jogging or biking to new uses such as children's play areas, outdoor

classrooms and outdoor picnic areas.

Typical maximum noise levels from trail users (joggers, bikers and people strolling) range from 43 to 60 dBA at a distance of 10 feet. With the proposed project, the trail would meander and be as close as 25 feet from existing homes. Table 2 shows the estimated noise levels from the trail use at backyards of existing residences.

Table 3. Estimated Noise Levels from Trail at the Nearest Backyards

Noise Source	L_{max} (dBA)
Bike*	44
Jogger*	44
Voice – normal**	40
Voice – raised**	47
Voice – shout**	70

* *Noise Study for Alamo Creek Bike Path, 30 June 2003*
** *"Handbook of Acoustical Measurements and Noise Control"*, 3rd Ed., Cyril Harris 1998.

Based on the noise measurements that were made for the Alamo Creek Bike Trail project, the L_{eq} due to the trail users would be 43 dBA at a distance of 10 feet from the center of the trail. This corresponds to an L_{eq} of 35 dBA at a distance of 25 feet. If this level of activity occurs from 7 AM to 9 PM, then the DNL would be 34 dBA at the nearest backyards, estimated to be about 25 feet from the trail.

For group activities, the level of noise would depend on the number of users and the proximity to homes. For example, a group activity, such as use of a play area where five children are playing continuously for 12 hours a day would generate an L_{eq} of 52 dBA at a distance of 100 feet. The corresponding CNEL would be 49 dBA.

The Noise Element of the City of Dublin's General Plan considers a CNEL of 60 dBA or less to be "normally acceptable" for neighborhood parks and residential development. The City's of Dublin's Noise Ordinance (Chapter 5.28) does not contain quantitative noise level limits.

Existing noise levels along the project site range from a CNEL of 51 to 57 dBA due to ambient noise and trail use. This is considered "normally acceptable" for both park and residential uses. In the future, the noise from the proposed project will vary, depending upon the specific use and ultimate location of that use with respect to existing residences.

For the purposes of this assessment, the uses are divided into two types: Trail use (biking, walking, jogging) and outdoor classrooms/play/picnic areas.

The use of the bike trail would be similar to current use though the distance of the main trail to homes would decrease since the trail would likely meander from east to west (as opposed to its current location about 100 to 200 feet from homes).

Under the scenario where a trail comes within about 25 feet from a residential backyard, the CNEL would be 34 dBA. A CNEL of 34 dBA is well within the City's "normally acceptable" level of 60 dBA for residential use and would not result in a significant noise impact.

The precise location of the outdoor classroom/play/picnic areas is not known at this time, but the concept site plan indicates that a likely distance would be about 100 feet from existing homes. An outdoor classroom, play or picnic areas with five children playing continuously, throughout the day, would generate a CNEL of 49 dBA at a distance of 100 feet. If the number of children increased to 10, the CNEL would increase to 52 dBA. Both these levels are considered "normally acceptable" for residential use according to the City's General Plan and would also not result in a significant noise impact.

In order to generate noise levels greater than those considered normally acceptable (e.g. greater than 60 dBA (CNEL)) there would need to be approximately 75 children using the outdoor area if it is located 100 feet from the homes or the play area would need to be closer than 37 feet from the homes if there were only 10 children playing. In these instances, noise from the outdoor classroom/play/picnic area would be considered a significant impact. Adherence to the following measure will reduce this impact to a less-than-significant level.

> **Mitigation Measure NOISE-1**. The final development plan for the park shall include a restriction of classrooms, play areas and picnic areas to a minimum distance of 37 feet from the rear yard of existing residences adjacent to the park.

Potential permanent noise increases are addressed in item "a." above. Construction of the proposed park could result in substantial temporary increases in noise as a result of site grading and construction of structures on the site. Temporary construction noise could be considered significant to existing trail users and due to the close proximity of residences along major portions of the park site. Adherence to the following measure will reduce this impact to a less-than-significant impact by limiting hours and days of construction to normal daytime periods.

b) *Exposure of people to excessive groundborne vibration or groundborne noise levels*? NI. The proposed park is anticipated to largely consist of natural uses rather than located in structures. Structures anticipated for the park will likely be small-scale, low-rise buildings that would not generate significant groundborne noise or vibration and no impacts would result.

c,d) *Substantial permanent or temporary increases in permanent in ambient noise levels*? LS/M. Potential permanent noise increases are addressed in item "a." above. Construction of the proposed park could result in substantial temporary increases in noise as a result of site grading and construction of structures on the site. Temporary construction noise could be considered significant due to the close proximity of residences along major portions of the park site. Adherence to the

following measure will reduce this impact to a less-than-significant impact by limiting hours and days of construction to normal daytime periods.

> **Mitigation Measure NOISE-2.** Construction activities shall be limited to the hours of 7:30 am to 6 p/m, Monday through Saturday, excluding state or federal holidays. Hours of construction shall include delivery of materials and tune up of equipment. Hours of operation shall be included on construction plan and specifications.

e,f) *Be located within an airport land use plan area, within two miles of a public or private airport or airstrip?* NI. The proposed park is not located within a 2-mile radius of any public or private airport or airstrip.

13. Population and Housing

Project Impacts

a) *Induce substantial population growth in an area, either directly or indirectly?* NI. The site is currently vacant and no housing units are proposed for site as part of the new park. No impacts are anticipated.

b,c) *Would the project displace substantial numbers of existing housing units or people requiring replacement housing?* NI. The site is vacant and no housing units or people would be displaced should the project be approved and constructed. No impacts are anticipated.

14. Public Services

Project Impacts

a) *Fire protection?* LS. The City of Dublin contracts with Alameda County Fire Department for fire suppression, emergency medical, rescue and fire inspection services. The closest fire station is located at 7494 Donohue Drive (Station #16), and this station would provide primary response to fire or rescue calls for service within the proposed park. Construction and operation of the proposed park would increase the calls for fire and emergency services to the Department, but not require any new fire stations or the expansion of an existing station (Bonnie Terra, ACFD, 7/3/13) so there would be a less-than-significant impact with respect to this topic.

b) *Police protection?* LS. There could be a small increase in the number of calls for service to the Dublin Police Services Department based on future use of the proposed park. However, based on a discussion with the Dublin Police Services Department, there would not be a need for new police facilities to serve the proposed park or a need to expand existing police facilities (Tom McCarthy, Dublin Police Services, 7/10/13). A less-than-significant impact is anticipated with respect to police service.

c) *Schools?* NI. No residences would be constructed as part of the proposed park project so that no school-aged children would be generated that would require new classroom space or other educational facilities. No impacts would result with respect to this topic.

d) *Maintenance of public facilities, including roads?* LS. The proposed park would be maintained by City of Dublin park maintenance crews. The park would be constructed to City engineering and construction standards to minimize the need for excessive maintenance so that a less than-significant impact would occur with respect to this topic.

e) *Solid waste generation?* LS. See item 17, below.

15. Recreation

Project Impacts

a) *Would the project increase the use of existing neighborhood or regional parks?* NI. The proposed project would consist of a new City park in an existing underserved portion of Dublin. The proposed park would increase the number and types of parks for Dublin residents and would therefore not increase the use of other existing neighborhood and regional parks. No impacts would occur with respect to this topic.

b) *Does the project include recreational facilities or require the construction of recreational facilities?* NI. The proposed project does include construction of recreation and park facilities; the potential physical impacts of the proposed facilities are addressed in the resource topics throughout this IS. No impacts beyond those addressed elsewhere in the Initial Study would occur with respect to this topic.

16. Transportation/Traffic

Project Impacts

a, b) *Cause an increase in traffic which is substantial relative to existing traffic load and street; or exceed LOS standards established by the County CMA for designated roads?* LS. Construction of the proposed park would result in increases in traffic on local roads, as Dublin residents travel to and from the park. Based on standard trip generation rates for parks published in the Institute of Transportation Engineers (ITE) (9th edition), the proposed park is anticipated to generate the following number of vehicle trips:

- Daily weekday trips: 28 trips
- Weekday morning peak trips: 0.25 trips
- Weekday evening peak trips: 1.1 trips
- Saturday daily trips: 147 trips
- Sunday daily trips: 50 trips

Based on a discussion with the City of Dublin traffic engineer, the addition of the above trips to the local roadway system, there would be a less-than-significant impact with respect to congestion on nearby local or regional roads or CMA-designated roadways (source: Obaid Khan, Dublin traffic engineer, 7/8/13). Since the proposed park would be located near the existing Iron Horse Trail, the number of vehicles accessing the proposed park could be less than anticipated using standardized rates, since a number of future users would be bicyclists or pedestrians. it is also anticipated that some park usage would come from nearby neighborhoods, whereby park users would walk or bicycle to the proposed park. This impact would therefore be less-than-significant.

c) *Result in a change of air traffic patterns*? NI. The proposed park would have no impact on air traffic patterns since it would not include any airport or other features that could change air traffic patterns.

d) *Substantially increase hazards due to a design feature or incompatible use*? LS/M. A finalized site plan for the proposed park has not been prepared. It is unknown if the park development plan could increase traffic hazards, result in an incompatible use or create potential conflicts with existing driveways or nearby intersections. Since this is not known, such conditions could be created which would result in a potentially significant impact. Adherence to the following measure will reduce this impact to a less-than-significant level.

> **Mitigation Measure TRANS-1.** The final park development plan shall be reviewed and approved by the City of Dublin Traffic Engineer to assure that no traffic design hazards are created and that circulation for bike, jogging, walking and other park uses are not incompatible.

e) *Result in inadequate emergency access*? NI. No impacts would occur with regard to emergency access. The preliminary description for the proposed park would include several pedestrian and bicycle connections with surrounding neighborhoods, Stagecoach Park and Dublin High School to ensure that adequate emergency access would be provided.

f) *Conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities*? NI. The proposed park is intended to be neighborhood oriented, with minimum off-street parking and maximum walkways and bicycle paths. Therefore, the proposed project would further City policies to promote non-automobile uses and no impacts would result with respect to this topic.

17. Utilities and Service Systems

Project Impacts

a) *Exceed wastewater treatment requirements of the RWQCB?* LS/M. The Dublin San Ramon Services District (DSRSD) bases existing and future wastewater flows on land uses included in the Dublin General Plan. Since the proposed park use

is not included in the General Plan Land Use Map, future wastewater flows are not currently included in the District's wastewater master planning. Based on a recent discussion with District staff (source: Stan Kolodzie, 7/10/13), the small incremental amount of wastewater generated from the park would likely not be considered significant that would exceed Regional Water Quality Control Board discharge standards; however, restroom facilities will need to include low-flow fixtures to limit the amount of future wastewater flow. This is included as a mitigation measure. With adherence to the following measure, this impact would be less-than-significant.

> **Mitigation Measure UTIL-1:** Future restrooms within the park shall be limited to "low flow" toilets. Water faucets shall be equipped with flow restrictors.

b) *Require new water or wastewater treatment facilities or expansion of existing facilities?* LS/M. Based on recent discussions with DSRSD staff (Stan Kolodzie, 7/10/13), the District can provide adequate water and wastewater service to the proposed park without the need for new or expanded facilities, with adherence to Mitigation Measure UTIL-1.

c) *Require new storm drainage facilities?* NI. Refer to Section 9c of this Initial Study.

d) *Are sufficient water supplies available?* NI. The Dougherty Pipeline crosses Alamo Canal just east of the project location, which is critical for providing potable water to DSRSD for use by Dublin residents. If any park-related work is to be performed along the pipeline right of way, an encroachment permit shall be obtained from the District. However, based on discussions with DSRSD staff, as noted above, the District has adequate water supplies to serve the proposed park and no impact would result with respect to this topic.

e) *Adequate wastewater capacity to serve the proposed project?* LS/M. See item "a," above.

f) *Solid waste disposal?* NI. Since the proposed park would include largely passive uses with minimal numbers of users, the amount of solid waste anticipated to be generated would be less-than-significant.

g) *Comply with federal, state and local statutes and regulations related to solid waste* NI. The existing service provider, Amador Valley Industries, will ensure adherence to federal, state and local solid waste regulations. No impact would result with respect to this topic.

18. Mandatory Findings of Significance

a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal*

community, reduce the number of or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No. The preceding analysis indicates that the proposed park would not have a significant adverse impact on cultural resources or have the potential to restrict the range of rare or endangered species, based on mitigation measures included in the Initial Study.

b) *Does the project have impacts that are individually limited, but cumulatively considerable?* ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects). No, cumulative impacts of the proposed park would be minimal, since future users of the park would largely be local residents and trips to the park is anticipated to be primarily by non-automotive modes of transportation. This would substantially limit impacts of the project on traffic, air quality, greenhouse gas emissions, noise generations and similar potential impacts.

c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* No. Based on the preceding Initial Study, no substantial effects to human beings, either directly or indirectly have been identified from the proposed project.

Initial Study Preparers

Jerry Haag, Urban Planner, project manager and principal author
Jane Maxwell, report graphics

Agencies and Organizations Consulted

The following agencies and organizations were contacted in the course of this Initial Study:

City of Dublin
Kristi Bascom, Principal Planner
Rosemary Alex, Parks and Facilities Development Coordinator
Obaid Khan, Senior Civil Engineer, Traffic
Bonnie Terra, Fire Marshal
Tom McCarthy, Police Chief
Kit Faubion, Assistant City Attorney

Dublin San Ramon Services District
Stan Kolozdie, Staff Engineer

Zone 7 Water Agency
Elke Rank, Water Resources Planner

References

California Department of Toxic Substances Control, website, July 2013

Final Urban Water Management Plan, 2010 Update, Dublin San Ramon Services District, June 2011

Dublin General Plan, City of Dublin, Updated through 3/13

Dublin Historic Resources Identification Project, Page & Turnbull, 2004

Livermore Municipal Airport, Airport Land Use Compatibility Plan, Alameda County Airport Land Use Commission, August 2012

Parks and Recreation Master Plan, City of Dublin, 2006 update

Sewer System Management Plan, Dublin San Ramon Services District, updated September 2005

Attachment 1-
Biological Reconnaissance Report

LSA

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BERKELEY
CARLSBAD
FORT COLLINS

FRESNO
IRVINE
PALM SPRINGS

RIVERSIDE
ROCKLIN
SAN LUIS OBISPO

Via Email

February 26, 2013

Robin Donoghue
Meyers Nave
401 Mendocino Avenue, #100
Santa Rosa, CA 95401

Subject: Results of Reconnaissance-level Biological Survey
Union Pacific Railroad Parcels, Dublin, Alameda County

Dear Mr. Donoghue:

LSA Associates, Inc. (LSA) has completed a reconnaissance-level biological survey of the two former Union Pacific Railroad (UPRR) right-of-way parcels in Dublin. LSA previously surveyed the northern parcel between Amador Valley Boulevard and the Alameda County line in October 2006 and presented the results in a letter report dated October 16, 2006. The purpose of the current survey was to confirm that habitat conditions on the northern parcel had not substantially changed since 2006 and to identify existing biological resources on the southern parcel between Interstate 580 (I-580) and Dublin Boulevard. Specifically, we evaluated both parcels' potential to support special-status plant and/or animal species and determined if any sensitive habitats such as wetlands or drainages are present.

This letter report includes the following: (1) a summary of relevant federal and State regulations pertaining to biological resources; (2) a description of the methods used to conduct the survey; (3) a discussion of biological resources and constraints on the northern parcel, and (4) a discussion of the same topics on the southern parcel. The biological resources discussion for each parcel is comprised of three components: (1) a description of the existing vegetation and wildlife, (2) a discussion of special-status plant and animal species known to occur in the area and their potential to occur on the parcel, and (3) a description of any jurisdictional waters and/or sensitive vegetation types observed on the parcel.

REGULATORY CONTEXT

The project site is located within the general geographical range of several sensitive plant communities and special-status plant and wildlife species. Biological resources on the project site may fall under the agency jurisdictions and regulations of the agencies listed below and described in more detail in Attachment A:

1. **The U.S. Fish and Wildlife Service (USFWS).** Species listed under the federal Endangered Species Act, migratory birds.
2. **California Department of Fish and Wildlife (CDFW).** Species listed under the California Endangered Species Act. California Species of Special Concern, Streambed Alteration Agreements, migratory birds.

3. **U.S. Army Corps of Engineers (Corps).** Fill of waters/wetlands subject to the jurisdiction of Section 404 of the Clean Water Act.
4. **Regional Water Quality Control Board, (RWQCB).** Water quality certification under Section 401 of the Clean Water Act.
5. **National Marine Fisheries Service (NMFS).** Marine and anadromous species listed under the federal Endangered Species Act.

METHODS

Prior to visiting the parcels, LSA searched the California Natural Diversity Database (CNDDB) for records of special-status species within the Dublin U.S. Geological Survey (USGS) 7.5-minute quadrangle and reviewed the previous report prepared for the northern parcel (LSA 2006). LSA biologist Matt Ricketts visited both parcels on January 24, 2013 to assess current habitat conditions and evaluate the parcels' potential to support special-status plant and/or animal species. For the purposes of this report, special-status species are defined as follows:

- Species that are listed, formally proposed, or designated as candidates for listing as threatened or endangered under the federal ESA
- Species that are listed, or designated as candidates for listing, as rare, threatened, or endangered under CESA
- Plant species assigned to California Rare Plant Ranks 1A, 1B, and 2
- Animal species designated as Species of Special Concern
- Species that meet the definition of rare, threatened, or endangered under Section 15380 of the CEQA guidelines
- Considered to be a taxon of special concern by local agencies

NORTHERN PARCEL

Existing Conditions

Most of the below information is adapted from our previous 2006 report since habitat conditions observed in January 2013 appeared relatively unchanged from our previous visit.

Vegetation. The dominant topographical feature on the northern parcel is an abandoned UPRR railroad grade topped with crushed gravel and cobble. Both embankments of the grade are covered in non-native annual grassland dominated by wild oat (*Avena fatua*), rye grass (*Festuca perennis*), and ripgut grass (*Bromus diandrus*). Beardless wild rye (*Elymus triticoides*), a native grass, is present in small amounts. Non-native ruderal forbs growing throughout the parcel include bristly ox-tongue (*Picris echioides*), prickly lettuce (*Lactuca serriola*), and mustard (*Brassica* sp.). Several linear depressions in the borrow ditches on both sides of the railroad grade were full of water during the January 2013 survey. The largest of these was an approximately 450-foot-long by 50-foot-wide pool in the eastern borrow ditch approximately 765 feet north of Amador Valley Boulevard (see attached photo). Seasonal wetland plant species observed growing in and around these depressions include spiny cocklebur (*Xanthium spinosum*), salt grass (*Distichlis spicata*), curly dock (*Rumex crispus*), fat-

hen (*Atriplex prostrata*), nutsedge (*Cyperus eragrostis*), and swamp prickle grass (*Crypsis schoenoides*).

A stand of woody vegetation dominated by arroyo willow (*Salix lasiolepis*) and sandbar willow (*Salix exigua*) is present on the western side of the railroad grade approximately 300 feet north of Amador Valley Boulevard. A few immature valley oaks (*Quercus lobata*) and coast live oaks (*Q. agrifolia*) grow along the top of the grade adjacent to the willow stand. Several oaks and willows are also present on the eastern side of the grade north of the larger stand of riparian woodland. A few small trees and shrubs of various native and non-native species grow along the western site boundary at the southern end of the parcel near Alamo Creek. Species observed in this area include walnut (*Juglans* sp.), Italian buckthorn (*Rhamnus alaternus*), coyote brush (*Baccharis pilularis*), silver wattle (*Acacia dealbata*), and coast live oak.

Wildlife. Most of the wildlife species observed on October 3, 2006 and/or January 24, 2013 were birds, with the following species observed within or flying over the parcel: ring-necked pheasant (*Phasianus colchicus*), great blue heron (*Ardea herodias*), turkey vulture (*Cathartes aura*), Cooper's hawk (*Accipiter cooperii*), red-shouldered hawk (*Buteo lineatus*), rock pigeon (*Columba livia*), mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), belted kingfisher (*Ceryle alcyon*), red-breasted sapsucker (*Sphyrapicus ruber*), northern flicker (*Colaptes auratus*), American kestrel (*Falco sparverius*), black phoebe (*Sayornis nigricans*), western scrub-jay (*Aphelocoma californica*), American crow (*Corvus brachyrhynchos*), ruby-crowned kinglet (*Regulus calendula*), hermit thrush (*Catharus guttatus*), American robin (*Turdus migratorius*), northern mockingbird (*Mimus polyglottos*), yellow-rumped warbler (*Setophaga coronata*), common yellowthroat (*Geothlypis trichas*), Lincoln's sparrow (*Melospiza lincolnii*), white-crowned sparrow (*Zonotrichia leucophrys*), golden-crowned sparrow (*Zonotrichia atricapilla*), red-winged blackbird (*Agelaius phoeniceus*), lesser goldfinch (*Spinus psaltria*), and house finch (*Haemorhous mexicanus*).

The dense grass and ruderal herbaceous cover of the abandoned right-of-way provides thermal and protective cover for a variety of native amphibians and reptiles. Although Sierran treefrog (*Pseudacris sierra*) and western fence lizard (*Sceloporus occidentalis*) were the only species detected during LSA's surveys, habitat is present for several other species that typically occur in or adjacent to residential neighborhoods, such as slender salamander (*Batrachoseps attenuatos*), western toad (*Bufo boreas*), southern alligator lizard (*Elgaria multicarinatus*), gopher snake (*Pituophis catenifer*), and common garter snake (*Thamnophis sirtalis*).

California ground squirrel (*Spermophilus beecheyi*) activity was observed at two locations during the January 2013 survey: a small burrow complex in the western embankment of the west borrow ditch approximately 2,500 feet southeast of the Alameda/Contra Costa county line, and a larger burrow complex in the western embankment of the west borrow ditch approximately 450 feet northwest of Amador Valley Boulevard and below the stand of oaks (see attached photo). Evidence (burrows or runways) of Botta's pocket gopher (*Thomomys bottae*) and California vole (*Microtus californica*) was also observed throughout the grassland. Other common mammal species expected to occur include house mouse (*Mus musculus*), fox squirrel (*Sciurus niger*), northern raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), and black-tailed deer (*Odocoileus hemionus*).

Special-status Species

Plants. Based on the results of the CNDDB search and observed habitat conditions in October 2006 and January 2013, LSA identified four special-status plant species as potentially occurring in the vicinity (see attached Table A). Two of these have been recorded in the general vicinity of the parcel: Diablo helianthella (*Helianthella castanea*) and Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*) (CDFW 2013). Diablo helianthella is not expected to occur due to the absence of chaparral and oak woodland. Congdon's tarplant (rare plant rank 1B) is known to occur within the Camp Parks Reserve Forces Training Area, less than 1 mile east of the parcel, and also along Dougherty Road, approximately 1 mile north-northeast of the parcel. This species typically occurs in annual grassland, but is also known to occur in ruderal vegetation adjacent to annual grassland or that were once annual grassland (Preston 1999, LSA obs.). Habitat for this species is present in the grassland along the railroad grade. Since the January 2013 survey was conducted outside the blooming period for the species (May to October), there is some potential for this species to occur on the parcel. Focused surveys during the blooming period are necessary to confirm the presence or absence of this species.

Animals. The CNDDB contains records for 9 special-status animal species in the vicinity of the parcel and habitat is present for another (loggerhead shrike [*Lanius ludovicianus*]) (Table A). Seven of these species are not expected to occur due to the lack of habitat and/or surrounding development. This group includes the following four listed species: California tiger salamander (*Ambystoma californiense*), California red-legged frog (*Rana draytonii*), Alameda whipsnake (*Masticophis lateralis euryxanthus*) and San Joaquin kit fox (*Vulpes macrotis mutica)*. California tiger salamander has been recorded at Camp Parks less than one mile east of the site. The seasonal pools adjacent to the railroad grade resemble moderate-quality breeding habitat for the species. However, historic and ongoing disturbance on the parcel (e.g., railroad maintenance, vegetation management, pedestrians and pets) its small size and the parcel's isolation from the more extensive grasslands east of Dougherty Road make it highly unlikely that the species is present. California red-legged frog has been recorded from the upper reaches of Alamo Creek in the San Ramon Valley, but has not been observed in the lower, urbanized reach west of Dougherty Road due to decreased habitat quality from surrounding urbanization. San Joaquin kit fox have not been found during several intensive surveys in the Dublin/San Ramon area, and are presumed absent from the area (Sproul and Flett 1993). The parcel is completely isolated from the closest occupied Alameda whipsnake habitat which is located over seven miles from the site.

Although not detected during either survey, loggerhead shrike (California Species of Special Concern) could potentially nest in the oaks and willows northwest of Amador Valley Boulevard and the grassland on either side of the railroad grade provides foraging habitat. The two California ground squirrel burrow complexes provide marginal habitat for burrowing owl (*Athene cunicularia*; California Species of Special Concern), although dense weed cover may limit their suitability for nesting. Both of these species are known to occur in the extensive grasslands east of Dougherty Road (i.e., Camp Parks) and in the Dougherty Valley (LSA obs.).

Other Sensitive Biological Resources

Jurisdictional Waters. Based on the presence of standing water and seasonal wetland plant species, several areas along the bottoms of the borrow ditches on either side of the railroad grade are likely subject to Corps jurisdiction under Section 404 of the Clean Water Act and RWQCB jurisdiction under the Porter-Cologne Water Quality Control Act as wetlands of the United States and/or State.

Other portions of the ditches that do not support wetland plants but show evidence of seasonal saturation may be considered other waters of the United States by these agencies.

Sensitive Natural Communities. The CDFG tracks the occurrences of plant communities that are either known or believed to be of high priority for inventory in the CNDDB. The CNDDB contains no records of sensitive natural communities in the vicinity of the parcel, nor did LSA identify any such communities during its 2006 and 2013 reconnaissance surveys.

Biological Constraints

Congdon's Tarplant. As mentioned above, the parcel contains habitat for Congdon's tarplant. To confirm the presence or absence of this species, a qualified botanist would need to conduct a focused botanical survey during its blooming period (May to October) in accordance with CDFW protocols (CDFG 2009). The results of the survey could facilitate the avoidance of any on-site occurrences during project design.

Burrowing Owl. Although habitat quality for burrowing owls on the parcel is marginal, its presence cannot entirely be ruled out without conducting additional surveys for this species in accordance with the recently revised *Staff Report on Burrowing Owl Mitigation* issued by the CDFW in March 2012 (CDFG 2012). If burrowing owls were found breeding and/or wintering on the parcel, loss of occupied burrows or suitable foraging habitat would likely be considered a significant impact under CEQA and mitigation (e.g., preservation of suitable on- or off-site habitat) may be warranted. In addition, any occupied burrows would have to be avoided through the establishment of exclusion zones during construction.

Loggerhead Shrike and Other Native Birds. Nests of all native bird species are protected under the federal MBTA and Section 3503 the California Fish and Game Code, which prohibits the take, possession, or needless destruction of the nest or eggs of any bird. The trees in the southern half of the parcel provide suitable nesting habitat for one special-status bird species (loggerhead shrike) as well as other native bird species such as white-tailed kite Anna's hummingbird, western scrub-jay, chestnut-backed chickadee, bushtit, American robin, California towhee, and house finch, among others. If conducted during the nesting season (typically defined by CDFW as February 15 to September 1), removal of the trees could directly impact nesting birds by destroying active nests. Prolonged loud construction noise could also disturb nesting birds, resulting in nest abandonment or failure. If future development plans include tree removals, such activities should be conducted during the non-nesting season (September 1 to January 31), if feasible. Depending on the nature and location of proposed work, pre-construction surveys may be necessary to avoid impacts to nesting birds. Such surveys should be conducted within 7 days prior to the start of work from February to May (since there is a higher potential for birds to initiate nesting during this period), and within 15 days prior to the start of work from June to August.

Jurisdictional Waters. As mentioned above, the numerous pools within the borrow ditches on either side of the railroad grade, and potentially other areas within the ditches, are likely under Corps and RWQCB jurisdiction. Any fill or modification of these areas would require a Clean Water Act Section 404 permit from the Corps and Section 401 water quality certification from the RWQCB. To clarify the extent of Corps jurisdiction and more accurately depict jurisdictional boundaries, a formal wetland delineation in accordance with Corps methodology (Environmental Laboratory 1987, Corps 2008) would need to be conducted before applying for permits or designing project features around

existing wetlands. Alternatively, if future development is limited to uplands (i.e., top of railroad grade), a formal delineation would not be required.

SOUTHERN PARCEL

Existing Conditions

The southern UPRR parcel is an approximately 1,700-foot-long by 40-foot-wide strip of ruderal grassland located between Dublin Boulevard and the Iron Horse Regional Trail trailhead. The majority of the property is a concave borrow ditch, likely created during construction of the former railroad grade to the northeast which runs the length of the entire parcel. The parcel is bordered to the northeast by the Iron Horse Regional Trail and to the southwest by industrial development.

Vegetation. The bottom of the ditch supports a mix of hydrophytic plant species typical of seasonal wetlands, annual grasses, and ruderal forbs. Seasonal wetland plants such as annual beard grass (*Polypogon monspeliensis*), spiny cocklebur, nutsedge, curly dock, salt grass, and fat-hen occur as dense patches in seasonally wet depressions and are also interspersed with ruderal plants and grasses in drier portions of the ditch. The banks of the ditch are dominated by wild oat and rye grass with scattered patches of prickly lettuce, a ruderal forb. Native vegetation on the parcel includes an approximately 100-foot-long by 30-foot-wide stand of beardless wild rye approximately 200 feet northwest of the southern end of the parcel and a small stand of willows (*Salix* sp.) next to a culvert in the central portion of the parcel.

Wildlife. Wildlife activity on the southern parcel is lower than on the northern parcel due to its smaller size and increased disturbance levels associated with adjacent development. Species observed during LSA's January 24, 2013 survey include Sierran treefrog (heard calling), black phoebe, western scrub-jay, northern mockingbird, savannah sparrow, white-crowned sparrow, and western meadowlark (*Sturnella neglecta*). Botta's pocket gopher burrows were observed on the embankment northeast of the ditch.

Special-status Species

Of the three special-status plant or animal species discussed above as potentially occurring on the northern parcel (Congdon's tarplant, burrowing owl, and loggerhead shrike), only Congdon's tarplant has any potential to occur on the southern parcel. The lack of California ground squirrels and their burrows precludes use of the southern parcel by burrowing owls, and the paucity of nest sites and open grassland for foraging reduces the likelihood of loggerhead shrike nesting. The narrow width of the parcel and consequent exposure to higher noise levels and disturbance from trail users also reduces habitat suitability for shrikes. None of the remaining special-status species in Table A are expected to occur due to the disturbed condition of the parcel and its proximity to regular human activity. As on the northern parcel, focused surveys during the Congdon's tarplant blooming period (May to October) would be needed to confirm its presence or absence.

Other Sensitive Biological Resources

Jurisdictional Waters. The ditch that runs the length of the parcel may be under Corps jurisdiction as an "other water" of the United States. At a minimum, the depressions dominated by seasonal wetland plant species are likely wetlands of the State.

Sensitive Natural Communities. Although the CNDDB contains no records of sensitive natural communities in the area, stands of beardless wild rye such as the one observed on the southern parcel are sometimes considered sensitive under CEQA. "Creeping rye grass[1] turfs" is recognized as a sensitive natural community in the list of vegetation alliances recognized by CDFW (CDFG 2010) and impacts to high-quality examples of this community could be considered significant under CEQA. For a stand to be included in this vegetation alliance, beardless wild rye must comprise greater than 50 percent relative cover in the herbaceous layer (Sawyer et al. 2009). The stand on the southern UPRR parcel is comprised of only about 20 percent relative cover of beardless wild rye, with the remaining portions comprised of rye grass, salt grass, and other annual grasses. Given the relatively low cover of beardless wild rye and the generally disturbed condition of the stand, it is unlikely to qualify as a sensitive natural community under CEQA.

Biological Constraints

The primary biological constraints to development of the southern parcel include Congdon's tarplant, nesting birds (protected under Migratory Bird Treaty Act and California Fish and Game Code), and jurisdictional wetlands and/or other waters of the United States. Focused botanical surveys to determine presence/absence of Congdon's tarplant would need to be conducted between May and October. A formal wetland delineation could be conducted to clarify the extent of Corps and RWQCB jurisdiction on the parcel at any time. A nesting bird survey would only need to be conducted if construction activities occurred during the nesting season (February 1 to August 31).

We hope the above information will be useful in evaluating the land use potential of the two parcels. Please contact me or Malcolm Sproul, Principal-in-Charge, if you have any questions or require further information.

Sincerely,

LSA ASSOCIATES, INC.

Matthe S. Ricketts

Matt Ricketts
Senior Wildlife Biologist

Attachments: Table A – Special-status Species
Attachment A – Regulatory Context
Site Photographs

[1] The common and scientific name of this species was recently changed from creeping rye grass (*Leymus triticoides*) to beardless wild rye (*Elymus triticoides*), as per Baldwin et al. (2012).

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Table A: Special-status Species Evaluated for the Union Pacific Railroad Parcels, Dublin, Alameda County, California

Species	Status* (Federal/State/ Other)	Habitat/Blooming Period	Discussion
Plants			
Congdon's tarplant *Centromadia parryi* ssp. *congdonii*	–/–/1B	Alkaline soils in valley and foothill grassland. Also known to occur in ruderal habitats. Elevation: 1-230 m. Blooms May to October.	**May occur.** Annual grassland provides habitat. Known to occur at Camp Parks less than 1 mile east of northern parcel.
Diablo helianthella *Helianthella castanea*	–/–/1B	Rocky soils in chaparral/oak woodland interface. Elevation 60-1,300 m. Blooms March to June.	Not expected to occur due to lack of rocky soils and chaparral.
Hairless popcorn-flower *Plagiobothrys glaber*	–/–/1A	Coastal salt marshes and alkaline meadows. Elevation: 5-180 m. Blooms Marcy to May.	Not expected to occur due to lack of salt marsh and/or alkaline meadows. Likely extirpated in California.
Oregon polemonium *Polemonium carneum*	–/–/2	Coastal prairie, coastal scrub, and lower montane coniferous forest. Elevation: 0-1,830 m. Blooms April to September.	Not expected to occur due to lack of habitat.
Amphibians and Reptiles			
California tiger salamander *Ambystoma californiense*	FT/ST/CSC	Grasslands and foothills that contain small mammal burrows (for dry-season retreats) and seasonal ponds and pools (for breeding during the rainy season).	Not expected to occur due to history of disturbance and isolation from large blocks of undisturbed grassland (e.g., Camp Parks).
California red-legged frog *Rana draytonii*	FT/–/CSC	Ponds, streams, drainages and associated uplands; requires areas of deep, still, and/or slow-moving water for breeding	Not expected to occur due to lack of aquatic habitat. Reach of Alamo Creek at southern end of northern parcel too disturbed.
Western pond turtle *Actinemys marmorata*	–/–/CSC	Ponds, streams, drainages, and associated uplands.	Unlikely to occur due to lack of aquatic habitat. Reach of Alamo Creek at southern end of northern parcel too disturbed.
Alameda whipsnake *Masticophis lateralis euryxanthus*	FT/ST/–	Chaparral and sage scrub with rock outcrops and an abundance of prey species such as western fence lizard (*Sceloporus occidentalis*).	Not expected to occur due to lack of chaparral.

Species	Status* (Federal/State/ Other)	Habitat/Blooming Period	Discussion
Birds			
Burrowing owl *Athene cunicularia*	–/–/CSC	Open habitats (e.g., grasslands, agricultural areas) with mammal burrows or other features (e.g., culverts, pipes, debris piles) suitable for nesting and roosting.	**May occur in northern parcel.** Burrows and foraging habitat present.
Loggerhead shrike *Lanius ludovicianus*	–/–/CSC	Open grasslands and woodlands with scattered shrubs, fence posts, utility lines, or other perches. Nests in dense shrubs and lower branches of trees.	**May occur in northern parcel.** Willows and oaks provide nest sites and grassland along railroad grade suitable for foraging.
Tricolored blackbird *Agelaius tricolor*	–/–/CSC	Nests in dense vegetation near open water, forages in grasslands and agricultural fields.	Not expected to occur due to lack of dense emergent marsh or other vegetation suitable for nesting.
Mammals			
Pallid bat *Antrozous pallidus*	–/–/CSC	Roosts in caves, tunnels, buildings, under bridges, and in tree hollows; forages over variety of habitats.	Not expected to occur due to lack of roosting habitat.
San Joaquin kit fox *Vulpes macrotis mutica*	FE/ST/–	Annual grasslands with scattered shrubby vegetation. Loose-textured soils required for digging burrows.	Not expected to occur due to history of disturbance and species' absence from Dublin/San Ramon area.
American badger *Taxidea taxus*	–/–/CSC	Open, dry habitats (e.g., grasslands) with friable soils.	Not expected to occur due to surrounding disturbance lack of connectivity to grassland habitat. No burrows observed during 2006 or 2013 surveys.

*Status Codes
FE = federally endangered
FT = federally threatened
ST = State threatened
1A = California Rare Plant Rank 1A
1B = California Rare Plant Rank 1B
2 = California Rare Plant Rank 2
CSC = California Species of Special Concern

ATTACHMENT A: REGULATORY CONTEXT

Federal Endangered Species Act

The U.S. Fish and Wildlife Service (USFWS) has jurisdiction over federally listed threatened and endangered plant and animal species. The federal Endangered Species Act (ESA) protects listed species from harm or "take," broadly defined as to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." An activity can be defined as a "take" even if it is unintentional or accidental. The USFWS has jurisdiction over federally listed plant and animal species with the exception of migratory fish which are under the jurisdiction of the National Marine Fisheries Service (NMFS) (formerly known as NOAA Fisheries).

An endangered species is one that is considered in danger of becoming extinct throughout all or a significant portion of its range. A threatened species is one that is likely to become endangered in the foreseeable future. Any activity that could result in the take of a federally listed species requires an ESA Section 10 take permit from the USFWS, or an ESA Section 7 consultation with the USFWS in conjunction with a federal permit process. Section 7 of the ESA requires other federal agencies involved in permitting projects that may result in take of federally listed species (e.g., U.S. Army Corps of Engineers) to consult with the USFWS prior to allowing any activities that may result in take.

Clean Water Act

The U.S. Army Corps of Engineers (Corps) is responsible under Section 404 of the Clean Water Act to regulate the discharge of fill material into waters of the United States. Waters of the United States and their lateral limits are defined in 33 CFR Part 328.3(a) and include streams that are tributaries to navigable waters and their adjacent wetlands. The lateral limits of jurisdiction for a non-tidal stream are measured at the line of the ordinary high water mark (33 CFR 328.3[e]) or the limit of adjacent wetlands (33 CFR 328.3[b]).

Waters of the United States fall into two broad categories: wetlands and other waters. Wetlands include marshes, wet meadows, seeps, floodplains, basins, and other areas experiencing extended seasonal soil saturation. Seasonally or intermittently inundated features, such as seasonal ponds, ephemeral streams, and tidal marshes, are categorized as wetlands if they have hydric soils and support wetland plant communities. Other waters include waterbodies and watercourses such as rivers, streams, lakes, springs, ponds, coastal waters, and estuaries. Seasonally inundated waterbodies or watercourses that do not exhibit wetland characteristics are classified as other waters of the United States.

In general, a project proponent must obtain a Section 404 permit from the Corps before placing fill or grading in wetlands or other waters of the United States. Prior to issuing the permit, the Corps is required to consult with the USFWS under Section 7 of the ESA if the project may result in the take of federally listed species.

All Corps permits require water quality certification under Section 401 of the Clean Water Act. In the San Francisco Bay Area, this regulatory program is administered by the San Francisco Bay Regional Water Quality Control Board (RWQCB). Project proponents who propose to fill wetlands or other waters of the United States must apply for water quality certification from the RWQCB. The

RWQCB has adopted a policy requiring mitigation for any loss of wetland, streambed, or other jurisdictional area.

Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act (MBTA), which is enforced by the USFWS, prohibits the taking, hunting, killing, selling, purchasing, etc. of migratory birds, parts of migratory birds, or their eggs and nests. As used in the MBTA, the term "take" is defined as "to pursue, hunt, shoot, capture, collect, kill, or attempt to pursue, hunt, shoot, capture, collect, or kill, unless the context otherwise requires." Most bird species native to North America are covered by this act.

California Endangered Species Act

The California Department of Fish and Wildlife[1] (CDFW) has jurisdiction over State-listed endangered, threatened, and rare plant and animal species under the California Endangered Species Act (CESA). CESA is similar to the federal ESA both in process and substance; it is intended to provide additional protection to threatened and endangered species in California. Species may be listed as threatened or endangered under both acts (in which case the provisions of both State and federal laws apply) or under only one act. A candidate species is one that the Fish and Wildlife Commission has formally noticed as being under review by CDFW for addition to the State list. Candidate species are protected by the provisions of CESA.

Porter-Cologne Water Quality Control Act

Under this Act (California Water Code Sections 13000–14920), the RWQCB is authorized to regulate the discharge of waste that could affect the quality of the State's waters. The RWQCB asserts jurisdiction over isolated waters and wetlands, as well as waters and wetlands that are regulated by the Corps. Therefore, even if a project does not require a federal permit, it may still require review and approval by the RWQCB if isolated waters or wetlands are present. When reviewing applications, the RWQCB focuses on ensuring that projects do not adversely affect the "beneficial uses" associated with waters of the State. In most cases, the RWQCB seeks to protect these beneficial uses by requiring the integration of waste discharge requirements (WDRs) into projects that will require discharge into waters of the State. For most construction projects, the RWQCB requires the use of construction and post-construction best management practices (BMPs).

California Environmental Quality Act

The California Environmental Quality Act (CEQA) applies to "projects" proposed to be undertaken or requiring approval by State and local government agencies. Projects are defined as having the potential to have physical impact on the environment. Under Section 15380 of CEQA, a species not included on any formal list "shall nevertheless be considered threatened or endangered if the species can be shown by a local agency to meet the criteria" for listing. With sufficient documentation, a species could be shown to meet the definition of threatened or endangered under CEQA and be considered a "de facto" threatened or endangered species.

California Fish and Game Code

The CDFW is also responsible for enforcing the California Fish and Game Code, which contains several provisions potentially relevant to construction projects. For example, Section 1602 of the Fish and Game Code governs the issuance of Lake or Streambed Alteration Agreements by CDFW. Lake

[1] Prior to January 1, 2013, the CDFW was known as the California Department of Fish and Game (CDFG). For the purposes of this report, the "CDFG" abbreviation is only used to reference documents issued by the agency prior to 2012.

or Streambed Alteration Agreements are required whenever project activities substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated as such by CDFW.

The Fish and Game Code also designates animal species as Fully Protected or Protected. Fully Protected animals and Protected animals may not be taken or possessed at any time. CDFW does not issue licenses or permits for take of these species except for necessary scientific research or live capture and relocation pursuant to a permit for the protection of livestock. Fully Protected species are listed in Sections 3511 (birds), 4700 (mammals), 5050 (reptiles and amphibians), and 5515 (fish) of the Fish and Game Code, while Protected amphibians and reptiles are listed in Chapter 5, Sections 41 and 42.

Section 3503 of the Fish and Game Code prohibits the take, possession, or needless destruction of the nest or eggs of any bird. Subsection 3503.5 specifically prohibits the take, possession, or destruction of any birds in the orders Falconiformes (hawks and eagles) or Strigiformes (owls) and their nests. These provisions, along with the federal MBTA, essentially serve to protect nesting native birds. Non-native species, including European starling, house sparrow, and rock pigeon, are not afforded any protection under the MBTA or California Fish and Game Code.

California Species of Special Concern

The CDFW maintains an administrative list of Species of Special Concern, defined as a "species, subspecies, or distinct population of an animal native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria:

- is extirpated from the State, or, in the case of birds, in its primary seasonal or breeding role;
- is listed as federally, but not State-, threatened or endangered;
- meets the State definition of threatened or endangered but has not formally been listed;
- is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status;
- has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for State threatened or endangered status."

Species of Special Concern are generally included in a CEQA document analysis of project impacts. In contrast to species listed under the federal ESA or CESA Species of Special Concern have no formal legal status.

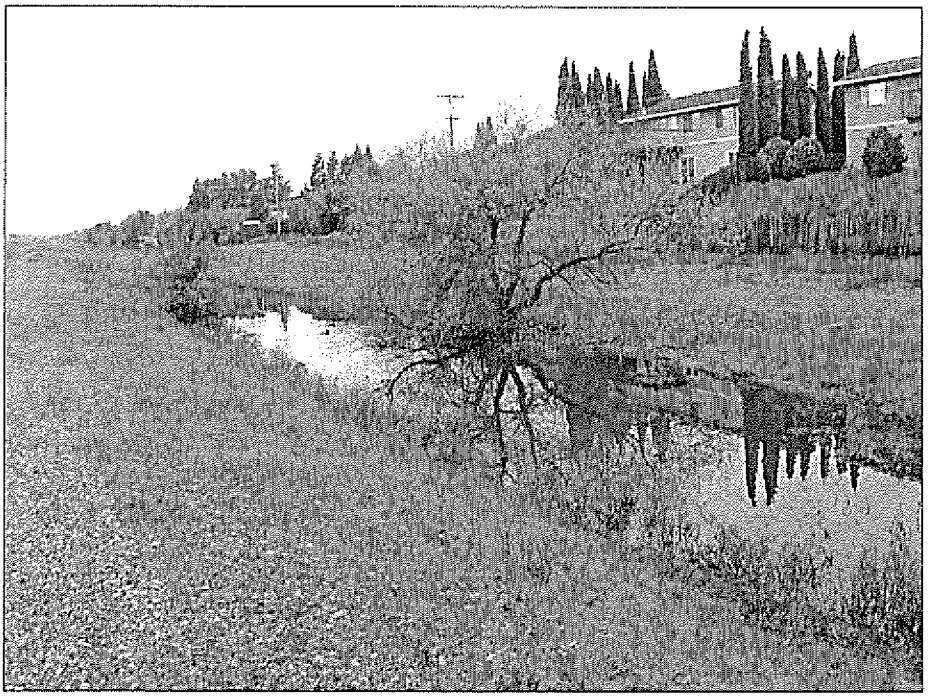
California Rare Plant Ranks

Special-status plants in California are assigned to one of five "California Rare Plant Ranks" by a collaborative group of over 300 botanists in government, academia, non-governmental organizations, and the private sector. This effort is jointly managed by the CDFW and the non-profit California Native Plant Society (CNPS). The five California Rare Plant Ranks currently recognized by the CNPS include the following:

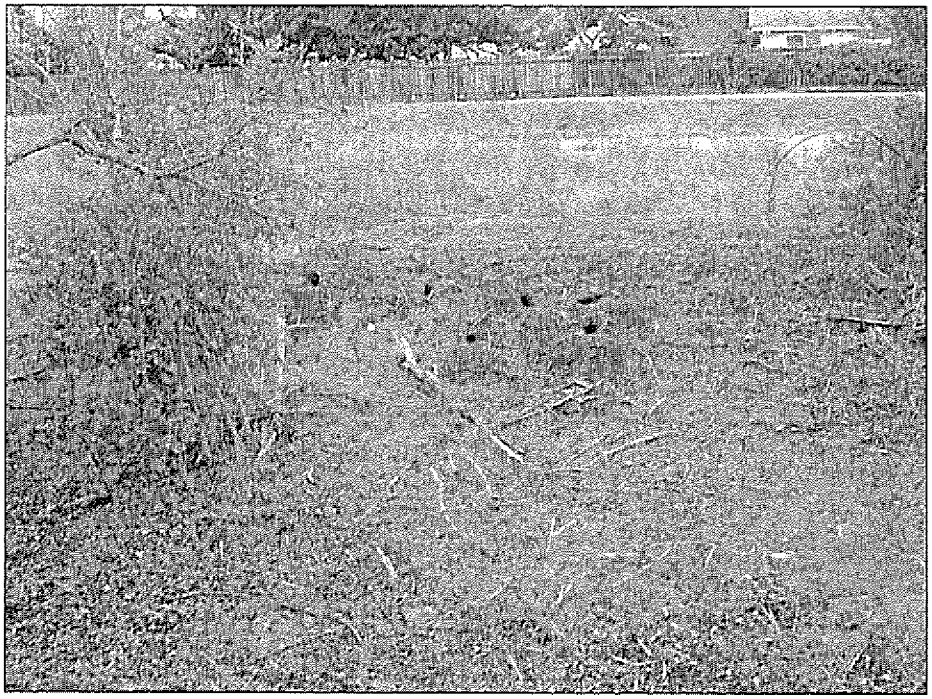
- Rare Plant Rank 1A – presumed extinct in California.
- Rare Plant Rank 1B – rare, threatened, or endangered in California and elsewhere.
- Rare Plant Rank 2 – rare, threatened, or endangered in California but more common elsewhere.

- Rare Plant Rank 3 – a review list of plants about which more information is needed.
- Rare Plant Rank 4 – a watch list of plants of limited distribution.

Substantial impacts to plants ranked 1A, 1B, and 2 are typically considered significant based on Section 15380 of the CEQA Guidelines depending on the policy of the lead agency. Plants ranked 3 and 4 may be evaluated by the lead agency on a case-by-case basis to determine significance thresholds under CEQA.



Large seasonal pool on northern parcel, approximately 765 feet north of Amador Valley Boulevard.



California ground squirrel burrow complex on northern parcel, approximately 450 feet north of Amador Valley Boulevard.

LSA

Dublin UPRR Parcels
Site Photographs

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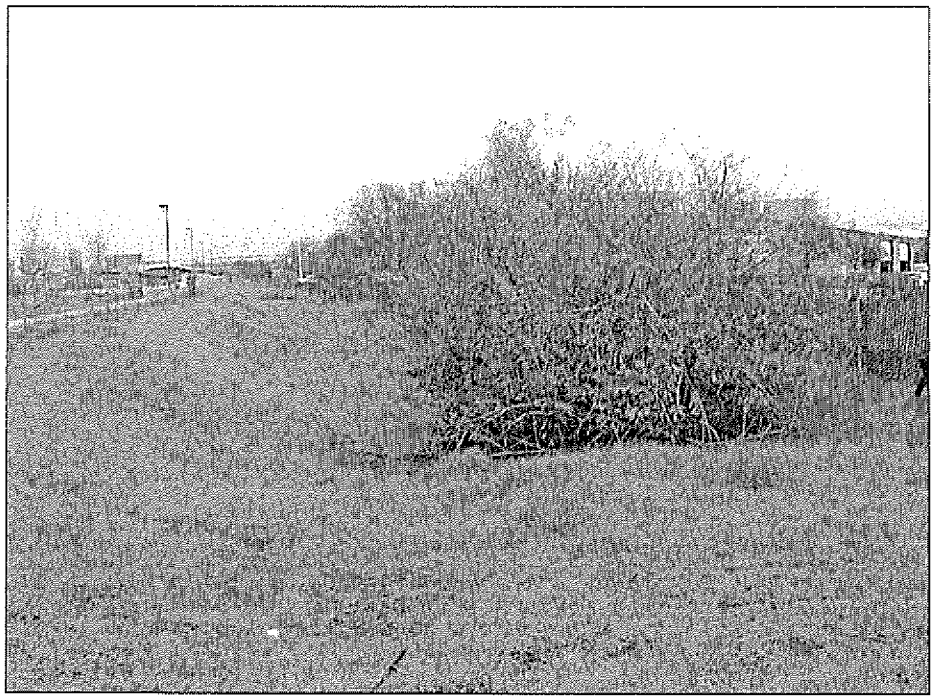
Seasonal wetland vegetation in central portion of southern parcel.



Willows in central portion of southern parcel.

LSA

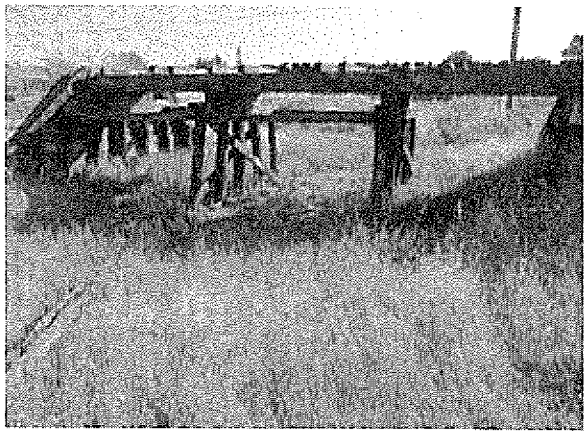
Dublin UPRR Parcels
Site Photographs

P:\MEY1301\g\Site Photographs.cdr (02/21/2013)

Attachment 2-
Preliminary Wetland Delineation

Preliminary Section 404 Determination

DUBLIN IRON HORSE TRAIL
DUBLIN, ALAMEDA COUNTY, CALIFORNIA



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1.0 INTRODUCTION

1.1 Study Background

The Dublin Iron Horse Trail site (Study Area) consists of 27.47 acres in Alameda County, California (Appendix A, Figure 1). The Study Area is bounded on the north by the City of Dublin/City of San Ramon City Limit Line, and on the south by Alamo Creek. Amador Valley Boulevard divides the Study Area into two parts, a northern and a southern parcel.

The property is owned by the City of Dublin, is comprised of two former Union Pacific Railroad (UPRR) right-of-way parcels, and now serves as the popular Ironhorse Trail corridor connecting Dublin with neighboring areas to the north. The paved multi-use trail and abandoned railroad bed, as well as aerial and underground utility lines, run adjacent to the relatively narrow Study Area.

The City of Dublin is considering to expand park resources within the Study Area. WRA, Inc. was hired to conduct a routine wetland delineation within the Study Area as part of the City's due diligence process. On May 17, 2013, WRA conducted a routine wetland delineation in the Study Area to determine the presence of potential wetlands and waters subject to federal jurisdiction under Section 404 of the Clean Water Act. This report presents the results of this delineation.

1.2 Regulatory Background

Section 404 of the Clean Water Act

Section 404 of the Clean Water Act gives the U.S. Environmental Protection Agency (EPA) and the U.S. Army Corps of Engineers (Corps) regulatory and permitting authority regarding discharge of dredged or fill material into "navigable waters of the United States". Section 502(7) of the Clean Water Act defines navigable waters as "waters of the United States, including territorial seas." Section 328 of Chapter 33 in the Code of Federal Regulations defines the term "waters of the United States" as it applies to the jurisdictional limits of the authority of the Corps under the Clean Water Act. A summary of this definition of "waters of the U.S." in 33 CFR 328.3 includes (1) waters used for commerce; (2) interstate waters and wetlands; (3) "other waters" such as intrastate lakes, rivers, streams, and wetlands; (4) impoundments of waters; (5) tributaries to the above waters; (6) territorial seas; and (7) wetlands adjacent to waters. Therefore, for purposes of the determining Corps jurisdiction under the Clean Water Act, "navigable waters" as defined in the Clean Water Act are the same as "waters of the U.S." defined in the Code of Federal Regulations above.

The limits of Corps jurisdiction under Section 404 as given in 33 CFR Section 328.4 are as follows: (a) *Territorial seas:* three nautical miles in a seaward direction from the baseline; (b) *Tidal waters of the U.S.:* high tide line or to the limit of adjacent non-tidal waters; (c) *Non-tidal waters of the U.S.:* ordinary high water mark or to the limit of adjacent wetlands; (d) *Wetlands:* to the limit of the wetland.

2.0 SUMMARY OF POTENTIAL JURISDICTIONAL AREAS

Appendix A depicts the extent of Corps jurisdiction within the Study Area based on a wetland delineation conducted by WRA on May 17, 2013. The acreage of potential Section 404 jurisdictional areas is summarized in Table 1 below.

Table 1. Summary of Potential Section 404 Jurisdictional Areas Within the Study Area

Habitat Type	Size (acres)	"Potentially Isolated" Areas (acres)	**Potential Jurisdictional Waters of the U.S. (acres)**
Wetlands:			
Seasonal Wetlands (PEMS)	0.51	N/A	0.51
TOTAL	0.51	N/A	0.51

3.0 METHODS

Prior to conducting field surveys, reference materials were reviewed, including the Soil Survey of Alameda County (USDA 2013), the Alameda USGS 7.5' quadrangle, and aerial photographs of the site.

A focused evaluation of indicators of wetlands and waters was performed in the Study Area on May 17, 2013. The methods used in this study to delineate jurisdictional wetlands and waters are based on the *U.S. Army Corps of Engineers Wetlands Delineation Manual* ("Corps Manual"; Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* ("Arid West Supplement"; Corps 2008). The routine method for wetland delineation described in the Corps Manual was used to identify areas potentially subject to Corps Section 404 jurisdiction within the Study Area. A general description of the Study Area, including plant communities present, topography, and land use was also generated during the delineation visits. The methods for evaluating the presence of wetlands and other "waters of the U.S." employed during the site visit are described in detail below.

3.1 Potential Section 404 Waters of the U.S.

3.1.1 Wetlands

The Study Area was evaluated for the presence or absence of indicators of the three wetland parameters described in the Corps Manual (Environmental Laboratory 1987) and Arid West Supplement (Corps 2008).

Section 328.3 of the Federal Code of Regulations defines wetlands as:

> *"Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal*

circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

EPA, 40 CFR 230.3 and CE, 33 CFR 328.3 (b)

The three parameters used to delineate wetlands are the presence of: (1) hydrophytic vegetation, (2) wetland hydrology, and (3) hydric soils. According to the Corps Manual, for areas not considered "problem areas" or "atypical situations":

"....[E]vidence of a minimum of one positive wetland indicator from each parameter (hydrology, soil, and vegetation) must be found in order to make a positive wetland determination."

Data on vegetation, hydrology, and soils collected at sample points during the delineation site visit was reported on Arid West Supplement data forms. Once an area was determined to be a potential jurisdictional wetland, its boundaries were delineated using GPS equipment and mapped on a topographic map. The areas of potential jurisdictional wetlands were measured digitally using ArcGIS software. Indicators described in the Arid West Supplement were used to make wetland determinations at each sample point in the Study Area and are summarized below.

Vegetation

Plant species observed in the Study Area were identified using Baldwin et al. (2012). Plants were assigned a wetland indicator status according to the U.S. Army Corps of Engineers list of plant species that occur in wetlands (Lichvar 2012). Where differences in nomenclature occur between Baldwin et al. (2012) and Lichvar (2012), the species name as it occurred in Lichvar (2012) is listed in brackets. Wetland indicator statuses are based on the expected frequency of occurrence in wetlands as follows:

OBL	Always found in wetlands	>99% frequency
FACW(±)	Usually found in wetlands	67-99%
FAC	Equal in wetland or non-wetlands	34-66%
FACU	Usually found in non-wetlands	1-33%
UPL/NL	Upland/Not listed (upland)	<1%

The presence of hydrophytic vegetation was then determined based on indicator tests described in the Arid West Supplement. The Arid West Supplement requires that a three-step process be conducted to determine if hydrophytic vegetation is present. The procedure first requires the delineator to apply the "50/20 rule" (Indicator 1; Dominance Test) described in the manual. To apply the "50/20 rule", dominant species are chosen independently from each stratum of the community. Dominant species are determined for each vegetation stratum from a sampling plot of an appropriate size surrounding the sample point. Dominants are the most abundant species that individually or collectively account for more than 50 percent of the total vegetative cover in the stratum, plus any other species that, by itself, accounts for at least 20 percent of the total vegetative cover. If greater than 50 percent of the dominant species has an OBL, FACW, or FAC status, ignoring + and - qualifiers, the sample point meets the hydrophytic vegetation criterion.

If the sample point fails Indicator 1 and both hydric soils and wetland hydrology are not present, then the sample point does not meet the hydrophytic vegetation criterion, unless the site is a problematic wetland situation. However, if the sample point fails Indicator 1 but hydric soils and wetland hydrology are both present, the delineator must apply Indicator 2.

Indicator 2 is known as the Prevalence Index. The prevalence index is a weighted average of the wetland indicator status for all plant species within the sampling plot. Each indicator status is given a numeric code (OBL = 1, FACW = 2, FAC = 3, FACU = 4, and UPL = 5). Indicator 2 requires the delineator to estimate the percent cover of each species in every stratum of the community and sum the cover estimates for any species that is present in more than one stratum. The delineator must then organize all species into groups according to their wetland indicator status and calculate the Prevalence Index using the following formula, where A equals total percent cover:

$$PI = \frac{A_{OBL} + 2A_{FACW} + 3A_{FAC} + 4A_{FACU} + 5A_{UPL}}{A_{OBL} + A_{FACW} + A_{FAC} + A_{FACU} + A_{UPL}}$$

The Prevalence Index will yield a number between 1 and 5. If the Prevalence Index is equal to or less than 3, the sample point meets the hydrophytic vegetation criterion. However, if the community fails Indicator 2, the delineator must proceed to Indicator 3.

Indicator 3 is known as Morphological Adaptations. If more than 50 percent of the individuals of a FACU species have morphological adaptations for life in wetlands, that species is considered to be a hydrophyte and its indicator status should be reassigned to FAC. If such observations are made, the delineator must recalculate Indicators 1 and 2 using a FAC indicator status for this species. The sample point meets the hydrophytic vegetation criterion if either test is satisfied.

Hydrology

The Corps jurisdictional wetland hydrology criterion is satisfied if an area is inundated or saturated for a period sufficient to create anoxic soil conditions during the growing season (a minimum of 14 consecutive days in the Arid West region). Evidence of wetland hydrology can include primary indicators, such as visible inundation or saturation, drift deposits, oxidized root channels, and salt crusts, or secondary indicators such as the FAC-neutral test, presence of a shallow aquitard, or crayfish burrows. The Arid West Supplement contains 16 primary hydrology indicators and 10 secondary hydrology indicators. Only one primary indicator is required to meet the wetland hydrology criterion; however, if secondary indicators are used, at least two secondary indicators must be present to conclude that an area has wetland hydrology.

The presence or absence of the primary or secondary indicators described in the Arid West Supplement was utilized to determine if sample points within the Study Area met the wetland hydrology criterion.

Soils

The Natural Resource Conservation Service (NRCS) defines a hydric soil as follows:

> *"A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part."*
>
> Federal Register July 13, 1994,
> U.S. Department of Agriculture, NRCS

Soils formed over long periods of time under wetland (anaerobic) conditions often possess characteristics that indicate they meet the definition of hydric soils. Hydric soils can have a hydrogen sulfide (rotten egg) odor, low chroma matrix color, generally designated 0, 1, or 2, used to identify them as hydric, presence of redox concentrations, gleyed or depleted matrix, or high organic matter content.

Specific indicators that can be used to determine whether a soil is hydric for the purposes of wetland delineation are provided in the NRCS *Field Indicators of Hydric Soils in the U.S.* (USDA 2010). The Arid West Supplement provides a list of 23 of these hydric soil indicators which are known to occur in the Arid West region. Soil samples were collected and described according to the methodology provided in the Arid West Supplement. Soil chroma and values were determined by utilizing a standard Munsell soil color chart (Gretag Macbeth 2000).

Hydric soils were determined to be present if any of the soil samples met one or more of the 23 hydric soil indicators described in the Arid West Supplement.

3.1.2 Other Waters of the U.S.

This study also evaluated the presence of "waters of the U.S." other than wetlands potentially subject to U.S. Army Corps of Engineers jurisdiction under Section 404 of the Clean Water Act. Other areas, besides wetlands, subject to Corps jurisdiction include lakes, rivers and streams (including intermittent streams) in addition to all areas below the HTL in areas subject to tidal influence. Jurisdiction in non-tidal areas extends to the ordinary high water mark (OHW) defined as:

> *"...that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impresses on the bank, shelving, changes in the characteristics of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas."*
>
> Federal Register Vol. 51, No. 219,
> Part 328.3 (e). November 13, 1986

Identification of the ordinary high water mark followed the Corps Regulatory Guidance Letter No. 05-05, *Ordinary High Water Mark Identification* (Corps 2005).

3.2 Difficult Wetland Situations in the Arid West

The Arid West Supplement (Corps 2008) includes procedures for identifying wetlands that may lack indicators due to natural processes (problem areas) or recent disturbances (atypical situations). "Problem area" wetlands are defined as naturally occurring wetland types that periodically lack indicators of hydrophytic vegetation, hydric soil, or wetland hydrology due to normal seasonal or annual variability. Some problem area wetlands may permanently lack certain indicators due to the nature of the soils or plant species on the site. "Atypical situations" are defined as wetlands in which vegetation, soil, or hydrology indicators are absent due to recent human activities or natural events.

The list of difficult wetland situations provided in the Arid West Supplement includes wetlands with problematic hydrophytic vegetation, problematic hydric soils, and wetlands that periodically lack indicators of wetland hydrology. In addition, the problem area and atypical situation sections of the Corps Manual (Environmental Laboratory 1987) were utilized to determine if any sample points taken within the Study Area met the criteria for a problem area or atypical situation. If any determination was based on less than three parameters, the rationale for the wetland determination was explained on the data sheets included in Appendix B. Although the Corps Manual and Arid West Supplement were utilized in the wetland determination, they do not provide exhaustive lists of the difficult situations that can arise during delineations in the Arid West. As a result, WRA interpreted the gathered data using best professional judgment and our knowledge of the ecology of the wetlands in the region.

3.3 Areas Exempt from Section 404 Jurisdiction

Some areas that meet the technical criteria for wetlands or waters may not be jurisdictional under the Clean Water Act. Included in this category are some man-induced wetlands, which are areas that have developed at least some characteristics of naturally occurring wetlands due to either intentional or incidental human activities. Examples of man-induced wetlands may include, but are not limited to, irrigated wetlands, impoundments, or drainage ditches excavated in uplands, dredged material disposal areas, and depressions within construction areas.

In addition, some isolated wetlands and waters may also be considered outside of Corps jurisdiction as a result of the Supreme Court's decision in *Solid Waste Agency of Northern Cook County (SWANCC) v. United States Army Corps of Engineers* (531 U.S. 159 (2001)). Isolated wetlands and waters are those areas that do not have a surface or groundwater connection to, and are not adjacent to a "navigable waters of the U.S.", and do not otherwise exhibit an interstate commerce connection.

4.0 STUDY AREA DESCRIPTION

The Study Area is approximately 27.47 acres, located in Alameda County, California (Appendix A, Figure 1). Elevations range from approximately 330 to 350 feet NGVD. The property is approximately 6,000 feet north of the intersection of Interstates 580 and 680. The Study Area is relatively flat and narrow, approximately 5,800 linear feet in length and 150 linear feet to 200 linear feet in width. It is bounded by Alamo Creek to the south, and the City of Dublin/City of

San Ramon City Limit Line to the north. While outside of the Study Area, the Iron Horse Trail forms the boundary of the Study Area's western edge, and fencelines associated with residential housing developments form the eastern edge. The Alameda County Flood and Water Conservation District (ACFWD) Zone 7 Drainage Channel is located immediately west of Iron Horse Trail and is also outside of the Study Area.

The entire Study Area consists predominantly of ruderal herbaceous vegetation typically associated with disturbed areas. Land use adjacent to the Study Area consists mostly of single-family and multi-family residential housing, and associated infrastructure. Dublin High School is located generally west of the Study Area, opposite the ACFWCD Zone 7 Drainage Channel, and several small parks are located in close proximity to the trail corridor marking the Study Area's western edge. Rolling hills associated with the Dougherty Valley are located generally east of the Study Area.

An elevated earthen berm topped with gravel and debris runs along the center of the Study Area. This berm was constructed to support the UPRR railroad bed. A trestle crossing, approximately 50 feet in length, is located approximately 1,400 linear feet north of Amador Valley Boulevard. A linear borrow ditch is located immediately west of the former railroad bed. This feature contains several small linear depressions that may pond water during winter. A similar linear depression, also possibly a former borrow ditch, is located east of the abandoned railroad in the southernmost portion of the parcel located north of Amador Valley Boulevard.

There are a number of underground and overhead utilities within the Study Area. An underground petroleum pipeline just east of the former UPRR railroad bed and extends along the entire length of the Study Area. An underground fiber-optic cable line is located immediately west of the railroad bed in the linear borrow ditch. An overhead power line also runs the length of the Study Area, just east of the Iron Horse Trail on a second, slightly elevated berm. Several storm drain lines cross the Study Area and discharge directly to the ACFWD Zone 7 Drainage Channel. Adjacent residential properties and Stagecoach Park, located immediately east of the Study Area, also have storm drainage lines that discharge directly onto the ground surface of the Study Area.

Vegetation

Vegetation within the Study Area consisted primarily of non-native annual grassland. Dominant vegetation in areas determined to be uplands include wild oat (*Avena fatua*, NL), rye grass (*Festuca perennis*, FAC), ripgut brome (*Bromus diandrus*, NL), bristly ox-tongue (*Helminthotheca echioides*, FACU), prickly lettuce (*Lactuca serriola*, FACU), common mustard (*Brassica nigra*, NL), wild radish (*Raphanus sativa*, NL), Italian thistle (*Carduus pycnocephalus*, NL), and fennel (*Foeniculum vulgare*, FACU).

Potential seasonal wetlands growing in the linear depressions within the borrow ditch were dominated by hydrophytic plants, including nutsedge (*Cyperus eragrostis*, FACW), swamp prickle grass (*Crypsis shoenoides*, OBL), rough cocklebur (*Xanthium strumarium*, FAC), salt grass (*Distichlis spicata*, FAC), curly dock (*Rumex crispus*, FAC), fat hen (*Atriplex prostrate*, FACW), and rabbitsfoot grass (*Polypogon monspeliensis*, FACW).

Hydrology

Natural hydrological sources for the Study Area include precipitation and surface run-off from adjacent single-family and multi-family residential housing areas to the east. Several large hills

located east of the Study Area contribute drainage to these neighborhood areas, which is then conveyed across the Study Area mostly as sheet flow toward the ACFWCD Zone 7 Drainage Channel. Two culverts were observed along the eastern edge of the Study Area near the Stagecoach Park. These culverts connect directly to a drainage feature that crosses the abandoned railroad grade under a remnant trestle and discharges into the ACFWCD Zone 7 Drainage Channel through another culvert under the Iron Horse Trail. However, these culverts appeared to be partially blocked with sediment. A small, concrete-lined drainage ditch runs the length of Iron Horse Trail and discharges to the ACFWCD Zone 7 Drainage Channel.

Soils

The Alameda County Soil Survey (USDA 2013) indicates that the Study Area has four native soil types: Clear Lake clay, drained, 0 to 3 percent slopes; Sunnyvale clay loam over clay; Linne clay loam, 15 to 30 percent slopes; and Diablo clay, 7 to 15 percent slopes. These soil types are described in detail below and are shown in Appendix A, Figure 3:

Clear Lake. The Clear Lake series consists of very deep, poorly drained soils that formed in fine textured alluvium derived from sandstone and shale. These soils occur in basins and in swales of drainageways. Permeability is slow to very slow and runoff is negligible to high. Depth to water table can vary greatly in these soils.

A representative profile for this series consists of a dark gray (N 4/0)) clay surface layer 19-45 inches thick. This layer is underlain by grayish-brown clay that extends to a depth of 72 inches. These soils are listed as partially hydric on the US national hydric soils list (USDA 2005).

Sunnyvale Clay Loam Over Clay. The Sunnyvale series consists of poorly drained soils on nearly level flood plains and basins. These soils formed in alluvium from mixed, but dominantly sedimentary rocks. Permeability and runoff are slow, though pumping has lowered water table in most areas so that now soil management is similar to somewhat poorly or moderately well drained soils.

A representative profile for this series consists of dark gray (N/4) silty clay to 34 inches. This is underlain by gray (5Y 5/1) silty clay with yellowish brown (2.5 Y 6/4) mottles to 60 inches. These soils are listed as hydric on the US national hydric soils list (USDA 2005).

Linne Clay Loam. The Linne series occur extensively and consists of moderately deep, well drained soils that formed in material weathered from fairly soft shale and sandstone. These soils are on mountainous uplands and foothills, and have slopes of five to 75 percent. Permeability is moderately slow and runoff is very rapid.

A representative profile for this series consists of very dark grayish-brown (2.5Y 3/2) silty clay to eight inches. This is underlain by very dark gray (10YR 5/1) clay with dark grayish brown (10YR 4/2) mottles to 19 inches. These soils are listed as partially hydric on the US national hydric soils list (USDA 2005).

Diablo. The Diablo series consists of well drained soils on complex undulating, rolling to steep uplands with slopes of five to 50 percent. These soils formed in residuum weathered from shale, sandstone, and consolidated sediments. Permeability is slow and water runoff is slow when the soil is dry, medium to rapid when soils are moist.

A representative profile for this series consists of dark gray (5Y 4/1) silty clay to 15 inches. This is underlain by finely mixed gray (5Y 5/1) and olive gray (5Y 5/2) silty clay to 32 inches. These soils are listed as partially hydric on the US national hydric soils list (USDA 2005).

5.0 RESULTS

Vegetation, soils and hydrology data collected during delineation site visits are reported on standard Corps Arid West Region data forms in Appendix B. Potential Section 404 jurisdictional areas are described in the following sections and depicted in Appendix A, Figure 4. Photographs of representative portions of the Study Area and sample points are shown in Appendix C. A list of plant species observed during the site visits is included in Appendix D.

5.1 Potential Section 404 Waters of the U.S.

5.1.1 Wetlands

Seasonal wetlands (NWI classification = PEMC, palustrine emergent wetland, seasonally flooded) identified as potentially jurisdictional wetlands were present within linear depressional areas in the borrow ditches. Seasonal wetlands within the Study Area were dominated by facultative to obligate wetland species including nutsedge , swamp prickle grass, rough cocklebur, salt grass, curly dock, fat hen, and rabbitsfoot grass. Soils in areas identified as seasonal wetlands generally consisted of clay to clay loam textures. Redoximorphic features were few, faint to distinct sometimes within the upper 6 inches. Oxidized root channels were found along living roots in the deeper depressions, particularly located near the trestle drainage feature just east of Stagecoach Park (W-4; Appendix A, Figure 4). Sediment deposits and biotic crust were observed in areas prone to ponding, such as in the location of the trestle drainage feature. Surface soil cracks were also observed in the trestle bridge crossing area and linear depressions within the borrow ditch, however, these soil cracks were also observed in upland areas atop the elevated berm, within the petroleum line utility easement east of the elevated berm, and in disturbed areas adjacent residential housing along the eastern edge of the Study Area. Vegetation in seasonal wetlands also passed the FAC-neutral test.

The border between seasonal wetland and upland communities was determined primarily by vegetation and hydric soil field indicators: areas dominated by upland vegetation species, and lacking sufficient redoximorphic features to meet hydric soil indicators were not included in the areas identified as potentially jurisdictional wetlands. Soils in the areas identified as uplands lacked facultative wetland and obligate plants as well as hydric soil indicators. These upland areas also lacked strong indicators of wetland hydrology.

All wetlands mapped and presented in this report are likely to be considered jurisdictional by the Corps as they are directly connected to a "navigable waters of the U.S.". Study Area waters flow ultimately into Arroyo de la Leguna.

5.1.2 Other Waters of the U.S.

No features identified as other waters of the U.S. were observed within the Study Area. Potential wetland features in deeper depressions and within the trestle drainage area were characterized as having ponded conditions for a significant duration due to presence of sediment deposits and areas comprised of bare ground. However, these wetland features exhibited vegetation coverage greater than five percent, and are therefore not considered other waters of the U.S.

5.2 Areas Exempt from Section 404 Jurisdiction

There are no isolated wetlands or man-induced wetlands within the Study Area. All wetlands mapped and presented in this report are likely to be considered jurisdictional by the Corps as they were not created by human activities and are directly connected to a "navigable waters of the U.S." (Arroyo de la Laguna).

6.0 POTENTIAL CORPS OF ENGINEERS JURISDICTION

The 27.47 acre Study Area has 0.51 acre of seasonal wetlands that may be considered jurisdictional under Section 404 of the Clean Water Act. The potential seasonal wetlands dominated by hydrophytic vegetation with FAC, FACW and OBL classified plants and contained hydric soil and wetland hydrology indicators. In addition, these areas are tributary to a "navigable waters of the U.S." and therefore meet the definition of jurisdictional wetlands for Section 404 of the Clean Water Act.

The conclusion of this delineation is based on conditions observed at the time of the field surveys conducted on May 17, 2013.

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Appendix A - Figures

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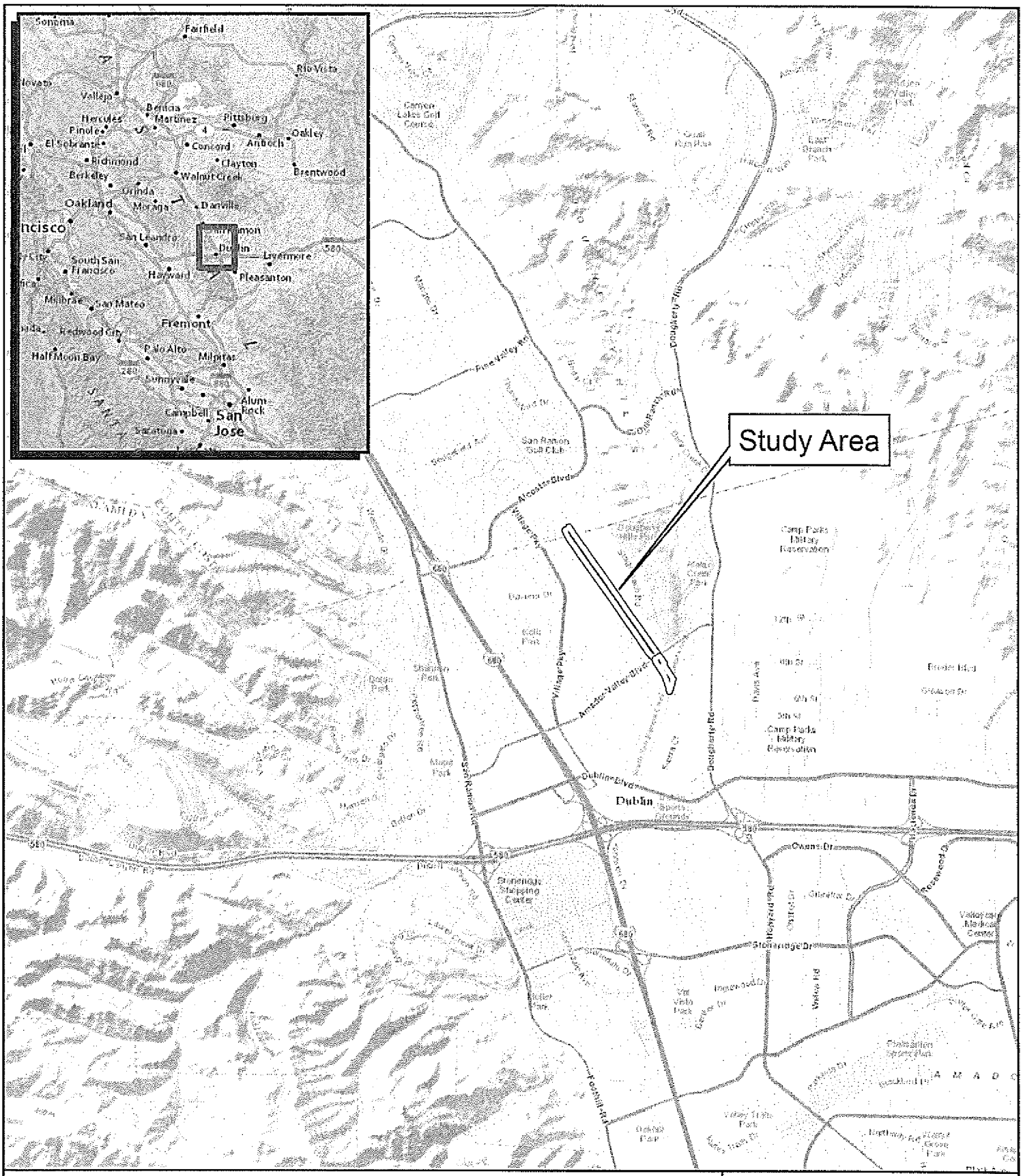


Figure 1. Location Map of Study Area

N
W E
S

0 0.75 1.5
Miles

wra
ENVIRONMENTAL CONSULTANTS

Dublin Ironhorse Trail
Alameda County, California

Map Date: May 2013
Map By: Chris Zumwalt
Base Source: ESRI World Topo

Path: L:\Acad 2000 Files\23000\23101\GIS\ArcMap\Fig 1 Location.mxd

wra
ENVIRONMENTAL CONSULTANTS

Dublin Ironhorse Trail
Alameda County,
California

Figure 2.

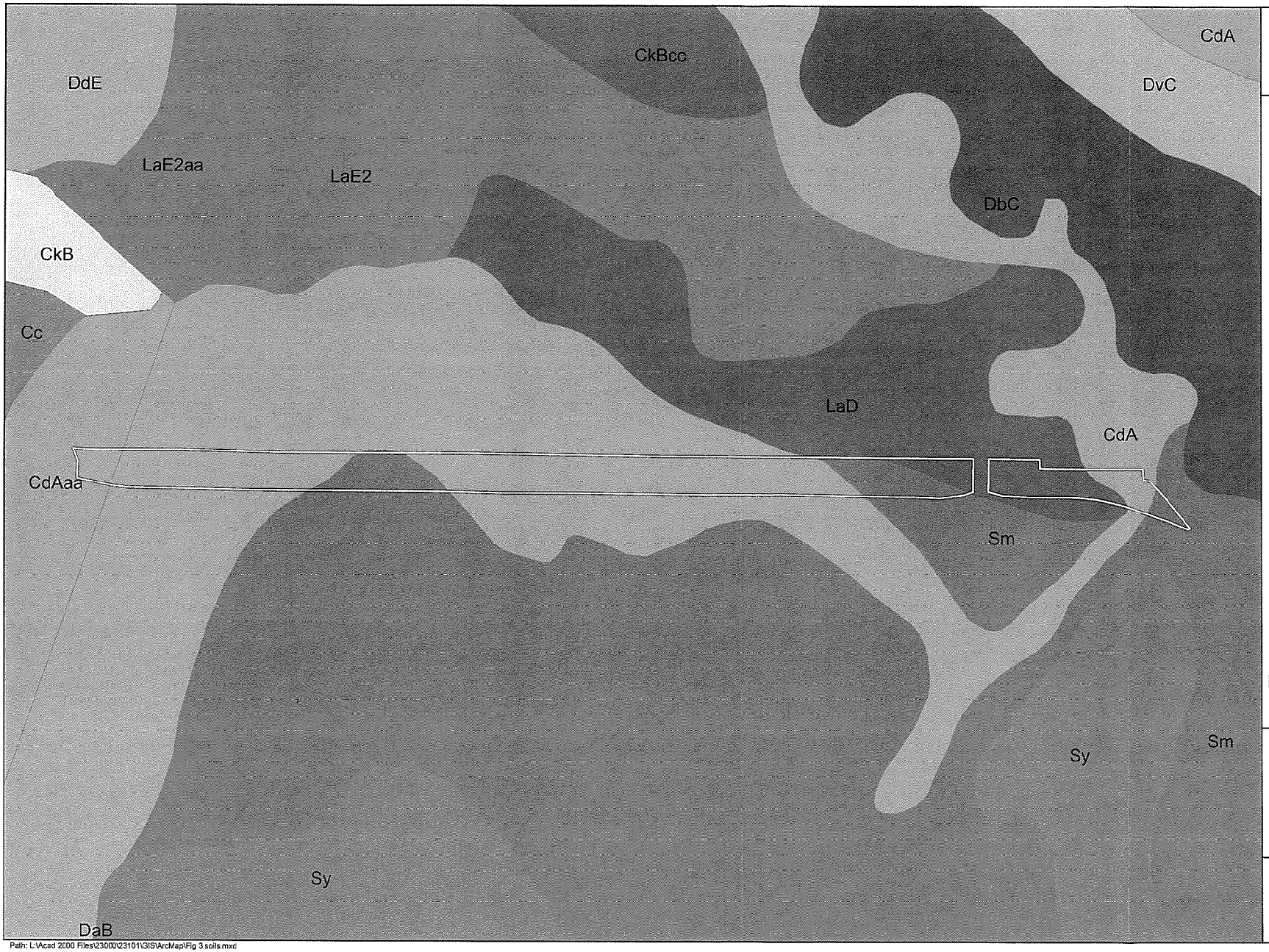
Aerial Photo of
Study Area

Study Area = 27.47 acres

0 500 1,000
Feet

Map Date: May 2013
Map By: Chris Zumwalt
Base Source: ESRI Streaming 11/02/2010

Path: L:\Acad 2000 Files\23000\23101\GIS\ArcMap\Fig 2 Study Area.mxd



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ENVIRONMENTAL CONSULTANTS

Dublin Ironhorse Trail
Alameda County,
California

Figure 3.

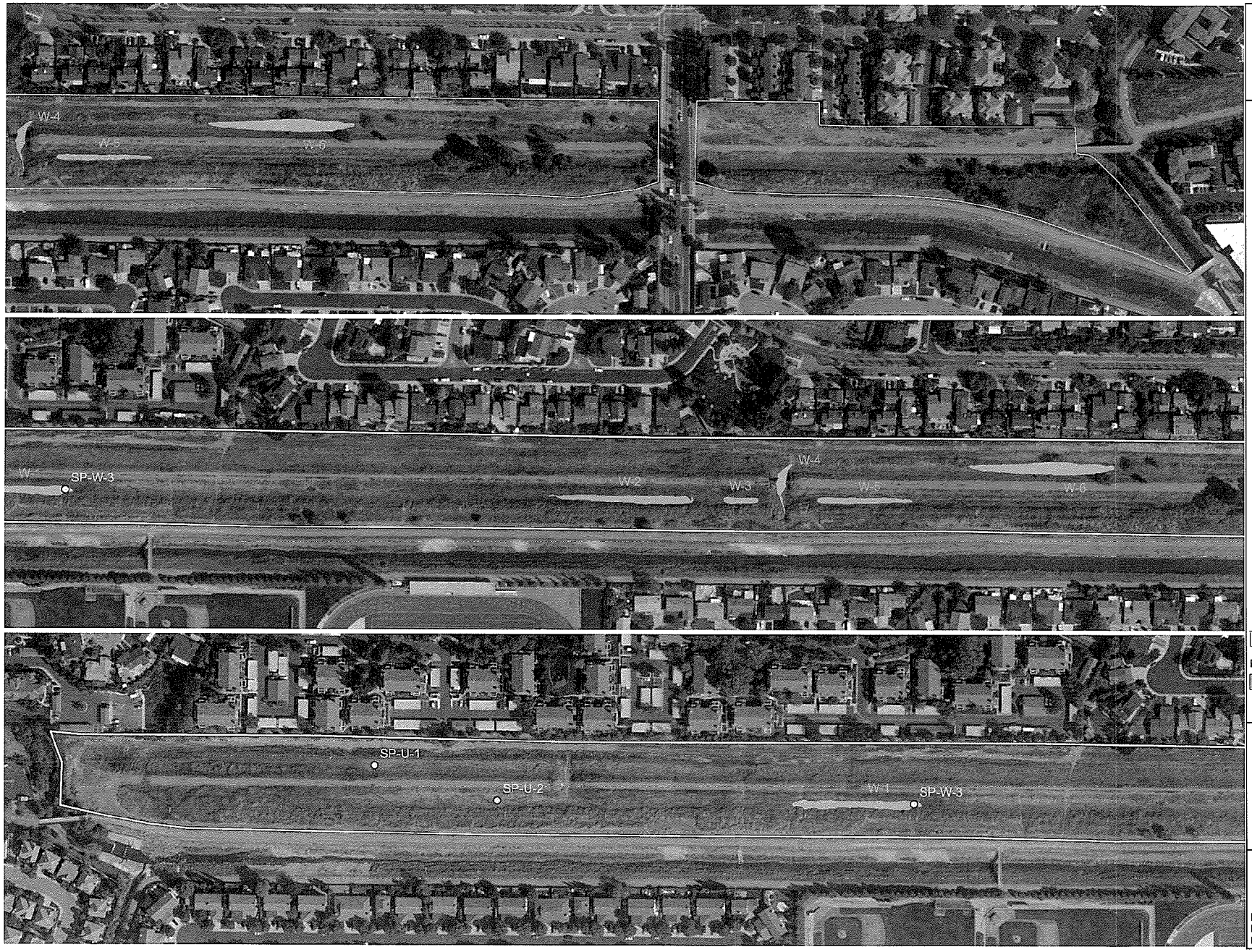
Soils Map

Study Area

0 500 1,000
Feet

Map Date: May 2013
Map By: Chris Zumwalt
Base Source: ESRI Streaming 11/02/2010

Path: L:\Acad 2000 Files\23000\23101\GIS\ArcMap\Fig 3 soils.mxd



wra
ENVIRONMENTAL CONSULTANTS

Dublin Ironhorse Trail
Alameda County,
California

Figure 4.

Preliminary Delineation
of Waters of the U.S.

Study Area

Potential Corps Jurisdictional Features

Seasonal Wetlands = .51 acre

Sample Point

0 200 400
Feet

Map Date: May 2013
Map By: Chris Zumwalt
Base Source: ESRI Streaming 11/02/2010

wra
ENVIRONMENTAL CONSULTANTS

Dublin Ironhorse Trail
Alameda County,
California

Figure 2.

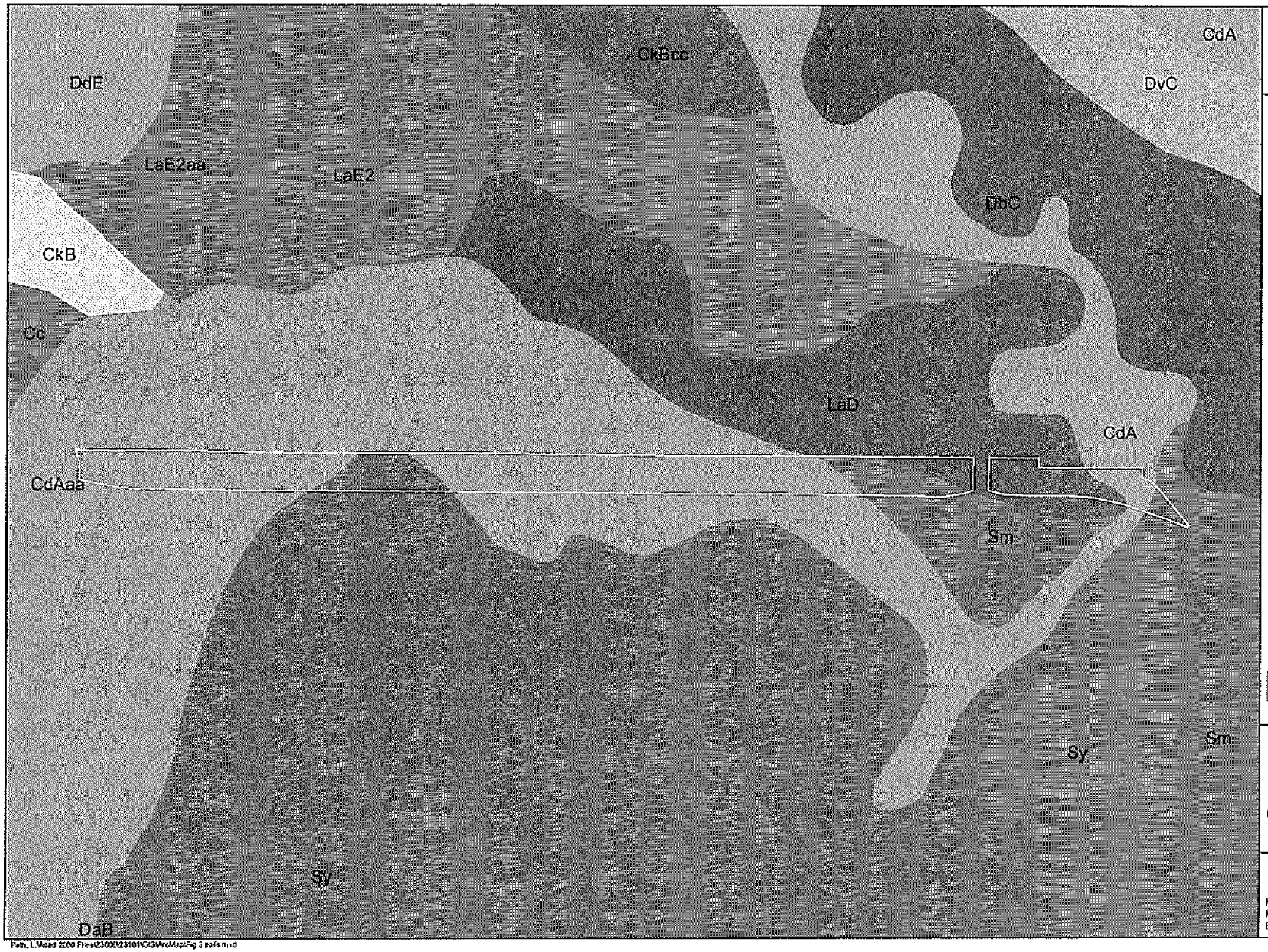
Aerial Photo of
Study Area

Study Area = 27.47 acres

0 500 1,000
Feet

Map Date: May 2013
Map By: Chris Zumwalt
Base Source: ESRI Streaming 11/02/2010

Path: L:\Acad 2000 Files\23090\23101\GIS\WrdMap\Fig 2 Study Area.mxd



wra
ENVIRONMENTAL CONSULTANTS

Dublin Ironhorse Trail
Alameda County,
California

Figure 3.

Soils Map

Study Area

0 500 1,000
Feet

Map Date: May 2013
Map By: Chris Zumwalt
Base Source: ESRI Streaming 11/02/2010

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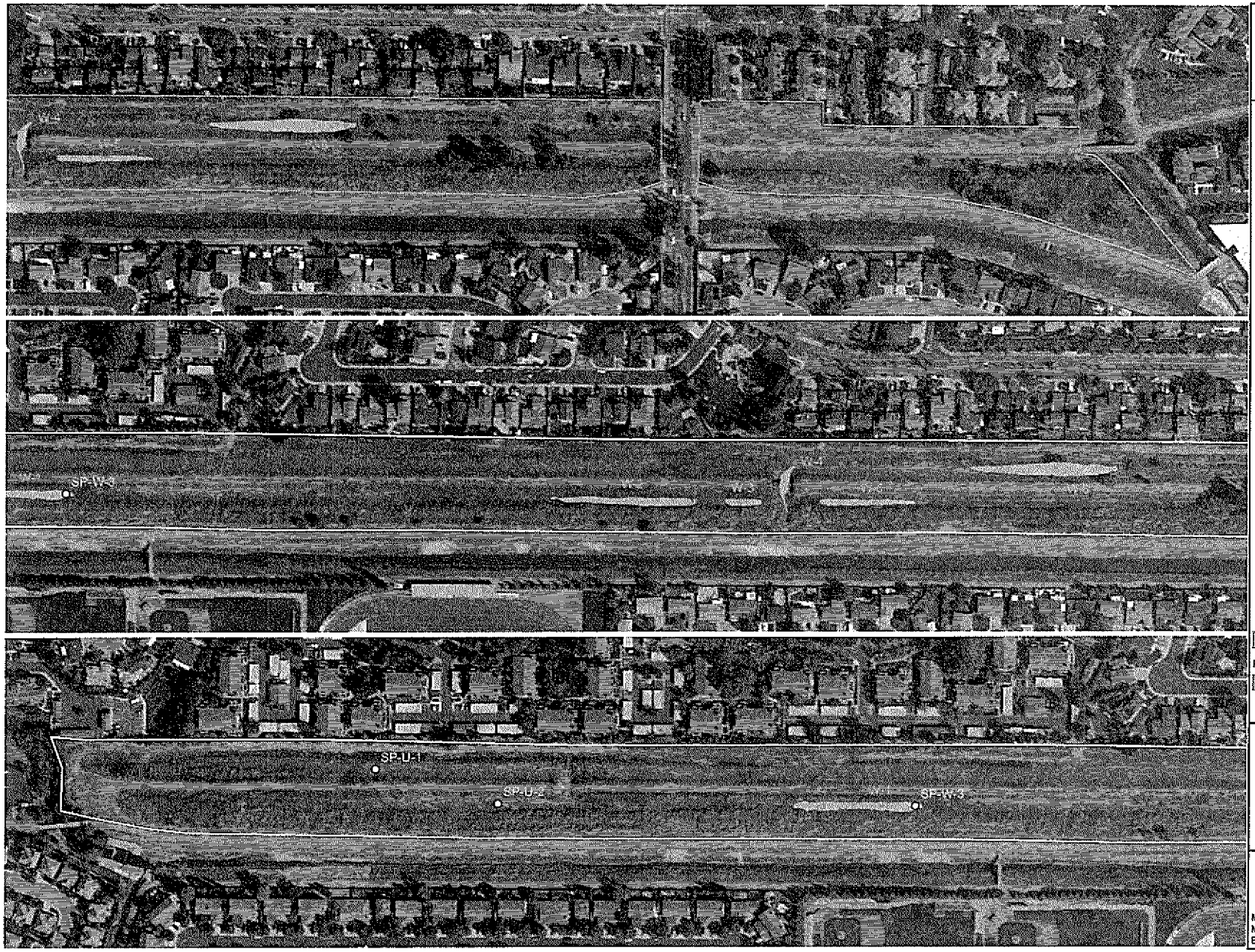

wra
ENVIRONMENTAL CONSULTANTS

Dublin Ironhorse Trail
Alameda County,
California

Figure 4.

Preliminary Delineation
of Waters of the U.S.

Study Area
Potential Corps Jurisdictional Features
Seasonal Wetlands = .51 acre
Sample Point

0 200 400
Feet

Map Date: May 2013
Map By: Chris Zumwalt
Base Source: ESRI Streaming 11/02/2010

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Wetland Determination Data Form - Arid West Region

Project/Site Dublin Iron Horse Trail City Dublin County Alameda Sampling Date 5/17/2013

Applicant/Owner City of Dublin (former UPRR parcels) State CA Sampling Point SP-U-1

Investigator(s) Mark Kalnins Section,Township,Range

Landform (hillslope, terrace, etc.) terrace Local Relief (concave, convex, none) flat Slope(%) 0 to 3

Subregion(LRR) LRR C (Medit. CA) Lat: 37.724852 Long: -121.924366 Datum: NAD83

Soil Map Unit Name Clear Lake Clay NWI classification N/A

Are climatic/hydrologic conditions on-site typical for this time of year? ☒ Yes ☐ No (If no, explain in remarks)

Are any of the following significantly disturbed? ☐ Vegetation ☐ Soil ☐ Hydrology Are "Normal Circumstances" present? ☒ Yes ☐ No

Are any of the following naturally problematic? ☐ Vegetation ☐ Soil ☐ Hydrology (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS - Attach site map showing sample point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	☐ Yes ☒ No	**Is the Sampled Area within a Wetland?** ☐ Yes ☒ No
Hydric Soil Present?	☐ Yes ☒ No	
Wetland Hydrology Present?	☐ Yes ☒ No	

Remarks: Photos 9359-9362MK. The sample point is located in alignment with underground oil pipeline, with evidence of compacted, variable soils. UPRR abandoned railroad is located immediately west, residential housing is located immediately east. GPS Point SP-U-1. The sample point is located in uplands.

VEGETATION (use scientific names)

TREE STRATUM Plot Size:	Absolute % cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Tree Stratum Total Cover:			

SAPLING/SHRUB STRATUM Plot Size:			
1.			
2.			
3.			
4.			
Sapling/Shrub Stratum Total Cover:			

HERB STRATUM Plot Size:			
1. *Festuca perennis*	60	Y	FAC
2. *Helminthotheca echioides*	20	Y	FACU
3. *Distichlis spicata*	10	N	FAC
4.			
5.			
6.			
7.			
8.			
Herb Stratum Total Cover:	90		

WOODY VINE STRATUM Plot Size:			
1.			
2.			
Woody Vines Total Cover:			

% Bare ground in herb stratum 10 % cover of biotic crust

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC?	1	(A)
Total number of dominant species across all strata?	2	(B)
% of dominant species that are OBL, FACW, or FAC?	50	(A/B)

Prevalence Index Worksheet

Total % cover of:		Multiply by:	
OBL species		x1	
FACW species		x2	
FAC species		x3	
FACU species		x4	
UPL species		x5	
Column Totals	(A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators

- ☐ Dominance Test is >50%
- ☐ Prevalence Index is </= 3.0[1]
- ☐ Morphological adaptations (provide supporting data in remarks)
- ☐ Problematic hydrophytic vegetation[1] (explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present ? ☐ Yes ☒ No

Remarks: Distichlis under Festuca. Festuca has 100% coverage immediately upslope of this sample point location on sideslope of earthen berm. The sample point does not contain a predominance of hydrophytic vegetation.

SOIL

Sampling Point SP-U-1

Profile description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[1]	Texture	Remarks
0-8	10YR 3/1	100					Clay loam	no redoximorphic features
8-14	10YR 3/1	100					Clay loam	no redoximorphic features observed

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)(LRR C)
- ☐ 1cm Muck (A9)(LRR D)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ☐ 1cm Muck (A9) (LRR C)
- ☐ 2cm Muck (A10)(LRR B)
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☐ Other (explain in remarks)

[3]Indicators of hydric vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present ? ☐ Yes ☒ No

Remarks: No redoximorphic features were observed in the soil pit. No hydric soild field indicators are present at this sample point location.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)(Nonriverine)
- ☐ Sediment Deposits (B2)(Nonriverine)
- ☐ Drift Deposits (B3)(Nonriverine)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
- ☐ Biotic Crust (B12)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in PLowed Soils (C6)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water Marks (B1)(Riverine)
- ☐ Sediment Deposits (B2)(Riverine)
- ☐ Drift Deposits (B3)(Riverine)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Thin Muck Surface (C7)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface water present? ☐ Yes ☒ No Depth (inches): _____

Water table present? ☐ Yes ☒ No Depth (inches): _____

Saturation Present? (includes capillary fringe) ☐ Yes ☒ No Depth (inches): _____

Wetland Hydrology Present ? ☐ Yes ☒ No

Describe recorded data (stream guage, monitoring well, aerial photos, etc.) if available.

Remarks: No hydrology indicators are present at this sample point location. Soils surface cracks were observed, however, these soil cracks occur also on sideslopes of the adjacent earthen berm, and within disturbed portions of the buried utility line.

Wetland Determination Data Form - Arid West Region

Project/Site Dublin Iron Horse Trail City Dublin County Alameda Sampling Date 5/17/2013

Applicant/Owner City of Dublin (former UPRR parcels) State CA Sampling Point SP-U-2

Investigator(s) Mark Kalnins Section,Township,Range

Landform (hillslope, terrace, etc.) terrace Local Relief (concave, convex, none) flat Slope(%) 0 to 3

Subregion(LRR) LRR C (Medit. CA) Lat: 37.724852 Long: -121.924366 Datum: NAD83

Soil Map Unit Name Clear Lake Clay NWI classification N/A

Are climatic/hydrologic conditions on-site typical for this time of year? ☒ Yes ☐ No (If no, explain in remarks)

Are any of the following significantly disturbed? ☐ Vegetation ☐ Soil ☐ Hydrology Are "Normal Circumstances" present? ☒ Yes ☐ No

Are any of the following naturally problematic? ☐ Vegetation ☐ Soil ☐ Hydrology (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS - Attach site map showing sample point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	☐ Yes ☒ No	**Is the Sampled Area within a Wetland?** ☐ Yes ☒ No
Hydric Soil Present?	☐ Yes ☒ No	
Wetland Hydrology Present?	☐ Yes ☒ No	

Remarks: Photos 9366-9369MK. The sample point is located in alignment with underground cable, with evidence of nearby disturbance in recent aerial imagery. UPRR abandoned railroad is located immediately east, Iron Horse Trail is located immediately west. GPS Point SP-U-2. The sample point is located in uplands.

VEGETATION (use scientific names)

TREE STRATUM Plot Size:	Absolute % cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Tree Stratum Total Cover:			

SAPLING/SHRUB STRATUM Plot Size:			
1.			
2.			
3.			
4.			
Sapling/Shrub Stratum Total Cover:			

HERB STRATUM Plot Size:			
1. *Festuca perennis*	50	Y	FAC
2. *Lactuca serriola*	20	Y	FACU
3. *Distichlis spicata*	15	N	FAC
4. *Mellilotus indicus*	5	N	FACU
5.			
6.			
7.			
8.			
Herb Stratum Total Cover:	90		

WOODY VINE STRATUM Plot Size:			
1.			
2.			
Woody Vines Total Cover:			

% Bare ground in herb stratum 10 % cover of biotic crust

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC?	1	(A)
Total number of dominant species across all strata?	2	(B)
% of dominant species that are OBL, FACW, or FAC?	50	(A/B)

Prevalence Index Worksheet

Total % cover of:		Multiply by:	
OBL species		x1	
FACW species		x2	
FAC species		x3	
FACU species		x4	
UPL species		x5	
Column Totals	(A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators

- ☐ Dominance Test is >50%
- ☐ Prevalence Index is </= 3.0[1]
- ☐ Morphological adaptations (provide supporting data in remarks)
- ☐ Problematic hydrophytic vegetation[1] (explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present ? ☐ Yes ☒ No

Remarks: *Avena fatua* has 100% coverage immediately upslope of this sample point location on sideslopes of earthen berm. The sample point does not contain a predominance of hydrophytic vegetation.

SOIL

Sampling Point SP-U-2

Profile description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[1]	Texture	Remarks
0-14	10YR 3/1	100					Clay loam	no redoximorphic features

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)(LRR C)
- ☐ 1cm Muck (A9)(LRR D)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ☐ 1cm Muck (A9) (LRR C)
- ☐ 2cm Muck (A10)(LRR B)
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☐ Other (explain in remarks)

[3]Indicators of hydric vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present ? ☐ Yes ☒ No

Remarks: No redoximorphic features were observed in the soil pit. No hydric soild field indicators are present at this sample point location.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)(Nonriverine)
- ☐ Sediment Deposits (B2)(Nonriverine)
- ☐ Drift Deposits (B3)(Nonriverine)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
- ☐ Biotic Crust (B12)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in PLowed Soils (C6)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water Marks (B1)(Riverine)
- ☐ Sediment Deposits (B2)(Riverine)
- ☐ Drift Deposits (B3)(Riverine)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Thin Muck Surface (C7)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface water present? ☐ Yes ☒ No Depth (inches): _____

Water table present? ☐ Yes ☒ No Depth (inches): _____

Saturation Present? (includes capillary fringe) ☐ Yes ☒ No Depth (inches): _____

Wetland Hydrology Present ? ☐ Yes ☒ No

Describe recorded data (stream guage, monitoring well, aerial photos, etc.) if available.

Remarks: No hydrology indicators are present at this sample point location.

Wetland Determination Data Form - Arid West Region

Project/Site Dublin Iron Horse Trail City Dublin County Alameda Sampling Date 5/17/2013

Applicant/Owner City of Dublin (former UPRR parcels) State CA Sampling Point SP-W-3

Investigator(s) Mark Kainins Section,Township,Range

Landform (hillslope, terrace, etc.) terrace Local Relief (concave, convex, none) flat Slope(%) 0 to 3

Subregion(LRR) LRR C (Medit. CA) Lat: 37.722460 Long: -121.922256 Datum: NAD83

Soil Map Unit Name Clear Lake Clay NWI classification N/A

Are climatic/hydrologic conditions on-site typical for this time of year? ☒ Yes ☐ No (If no, explain in remarks)

Are any of the following significantly disturbed? ☐ Vegetation ☐ Soil ☐ Hydrology Are "Normal Circumstances" present? ☒ Yes ☐ No

Are any of the following naturally problematic? ☐ Vegetation ☐ Soil ☐ Hydrology (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS - Attach site map showing sample point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	☒ Yes ☐ No	**Is the Sampled Area within a Wetland?** ☒ Yes ☐ No
Hydric Soil Present?	☒ Yes ☐ No	
Wetland Hydrology Present?	☒ Yes ☐ No	

Remarks: Photos 9371-9375MK. The sample point is located in alignment with underground cable, with evidence of nearby disturbance in recent aerial imagery. UPRR abandoned railroad is located immediately east, Iron Horse Trail is located immediately west. GPS Point SP-W-2. The sample point is located in wetlands.

VEGETATION (use scientific names)

TREE STRATUM Plot Size:	Absolute % cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Tree Stratum Total Cover:			

SAPLING/SHRUB STRATUM Plot Size:			
1.			
2.			
3.			
4.			
Sapling/Shrub Stratum Total Cover:			

HERB STRATUM Plot Size:			
1. *Polypogon monspeliensis*	30	Y	FAC
2. *Festuca perennis*	20	Y	FACW
3. *Leymus triticoides*	20	Y	FAC
4. *Avena fatua*	10	N	NL
5. *Melilotus indicus*	10	N	FACU
6. *Rumex crispus*	5	N	FAC
7.			
8.			
Herb Stratum Total Cover:	95		

WOODY VINE STRATUM Plot Size:			
1.			
2.			
Woody Vines Total Cover:			

% Bare ground in herb stratum 0 % cover of biotic crust

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC?	3	(A)
Total number of dominant species across all strata?	3	(B)
% of dominant species that are OBL, FACW, or FAC?	100	(A/B)

Prevalence Index Worksheet

Total % cover of:		Multiply by:	
OBL species		x1	
FACW species		x2	
FAC species		x3	
FACU species		x4	
UPL species		x5	
Column Totals	(A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators

- ☒ Dominance Test is >50%
- ☐ Prevalence Index is </= 3.0[1]
- ☐ Morphological adaptations (provide supporting data in remarks)
- ☐ Problematic hydrophytic vegetation[1] (explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present ? ☐ Yes ☒ No

Remarks: The sample point contains a predominance of hydrophytic vegetation.

SOIL

Sampling Point SP-W-3

Profile description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[1]	Texture	Remarks
0-7	10YR 4/1	70	7.5YR 4/6	30	C	M	Loam	ORs on live roots
7-14	10YR 3/1	100					Clay loam	no redoximorphic features observed

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)(LRR C)
- ☐ 1cm Muck (A9)(LRR D)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☒ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ☐ 1cm Muck (A9) (LRR C)
- ☐ 2cm Muck (A10)(LRR B)
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☐ Other (explain in remarks)

[3]Indicators of hydric vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present ? ☐ Yes ☒ No

Remarks: Redoximorphic features were observed in the upper part of the soil pit. The sample point met the F3 Depleted Matrix hydric soild field indicators.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)(Nonriverine)
- ☐ Sediment Deposits (B2)(Nonriverine)
- ☐ Drift Deposits (B3)(Nonriverine)
- ☒ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
- ☐ Biotic Crust (B12)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☒ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in PLowed Soils (C6)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water Marks (B1)(Riverine)
- ☐ Sediment Deposits (B2)(Riverine)
- ☐ Drift Deposits (B3)(Riverine)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Thin Muck Surface (C7)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface water present? ☐ Yes ☒ No Depth (inches): _____

Water table present? ☐ Yes ☒ No Depth (inches): _____

Saturation Present? (includes capillary fringe) ☐ Yes ☒ No Depth (inches): _____

Wetland Hydrology Present ? ☒ Yes ☐ No

Describe recorded data (stream guage, monitoring well, aerial photos, etc.) if available.

Remarks: Hydrology indicators B6 Surface Soil Cracks, and C3 Oxidized Rhizospheres Along Living Roots were met.

Appendix C - Representative Photographs of the Study Area

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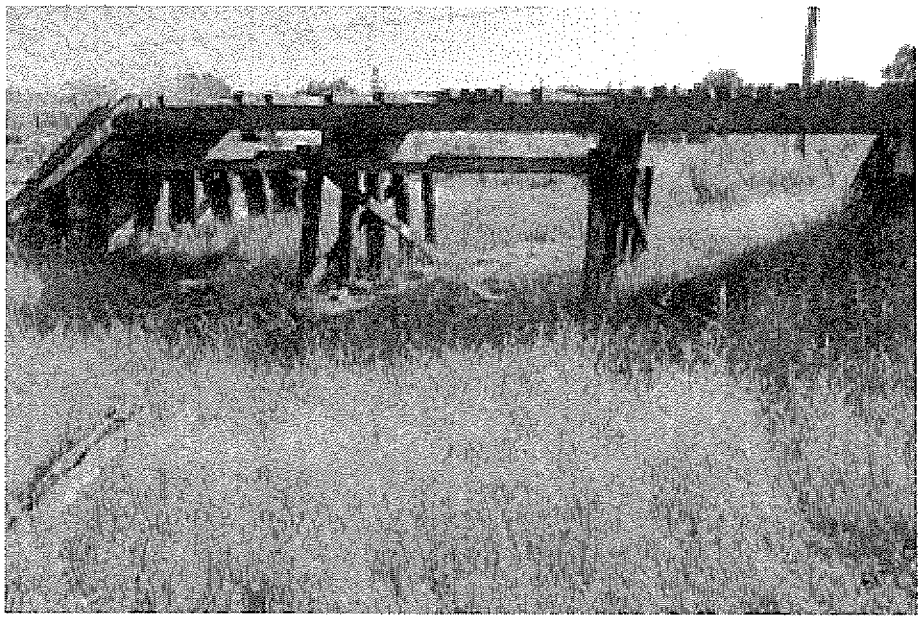
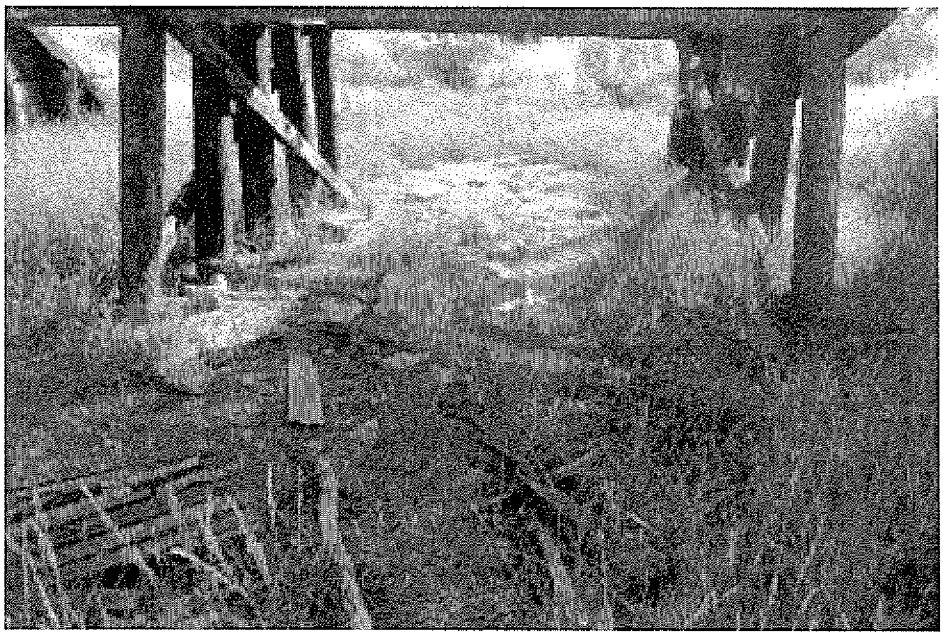


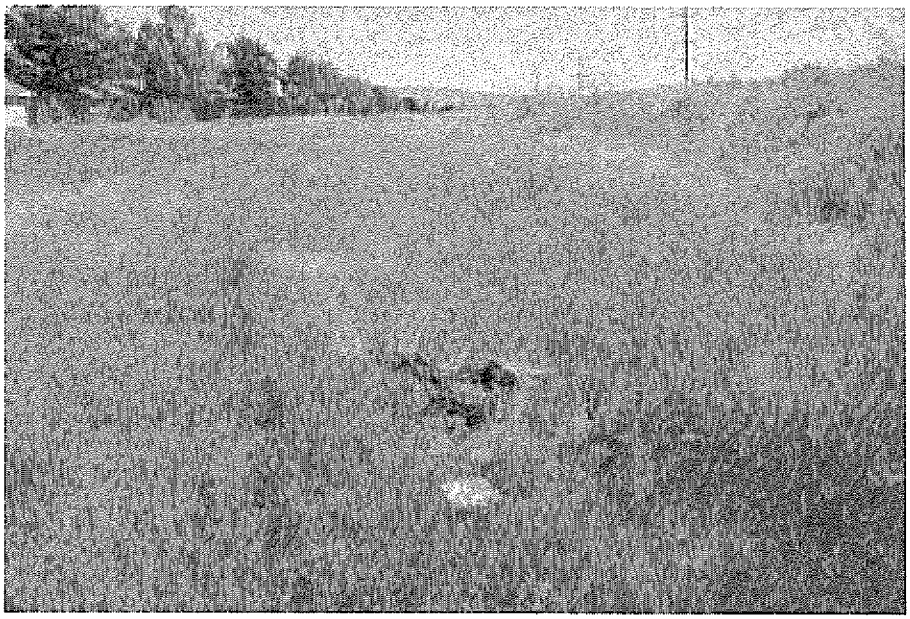


Above: Photo shows railroad trestle crossing drainage feature, looking west.

Below Photo shows evidence of ponding under railroad trestle crossing.

Photographs taken May 17, 2013

wra
ENVIRONMENTAL CONSULTANTS

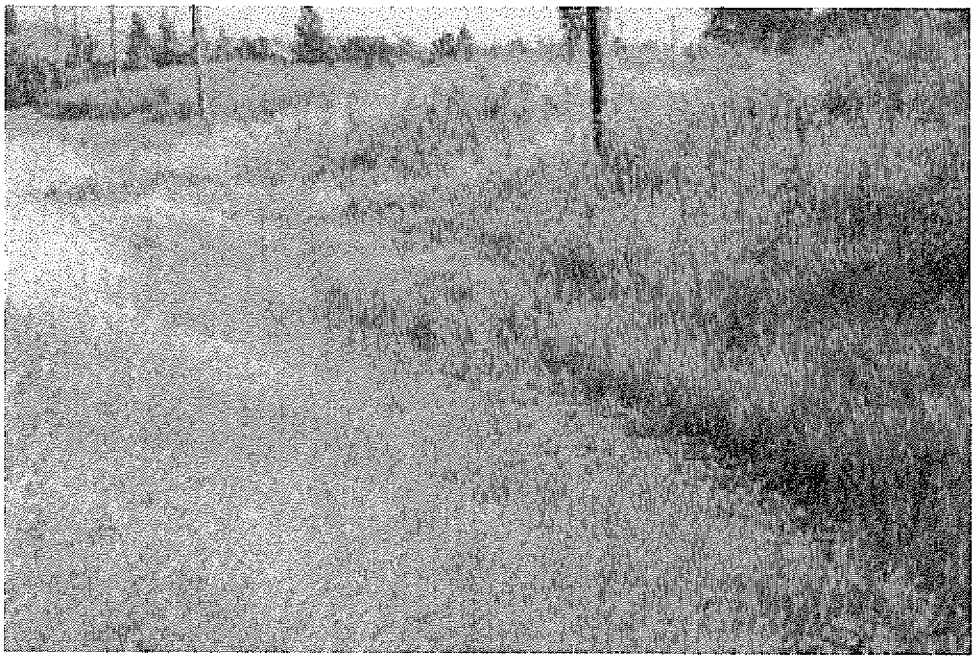


Above: Photo showing sample point SP-U-1 in foreground, looking south. This sample point is located within a buried pipeline easement.

Below: Photo showing sample point SP-U-2 in foreground, looking north. Abandoned UPRR earthen berm is on the right.

Photographs taken May 17, 2013

wra
ENVIRONMENTAL CONSULTANTS



Above: Photo showing seasonal wetland feature W-3, looking south-southwest.

Photographs taken May 17, 2013

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Appendix D – Plants Observed Within the Study Area

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Appendix D. Plants observed by WRA at the Dublin Iron Horse Trail Study Area, May 17, 2013.

SCIENTIFIC NAME	COMMON NAME	WETLAND INDICATOR STATUS - AW
Atriplex prostrate	fat hen	FACW
Avena fatua	wild oats	NL
Brassica nigra	black mustard	NL
Bromus diandrus	ripgut brome	NL
Carduus pycnocephalus	Italian thistle	NL
Crypsis schoenoides	swamp pricklegrass	OBL
Cyperus eragrostis	nutsedge	FACW
Distichlis spicata	salt grass	FAC
Festuca perennis	Italian rye	FAC
Foeniculum vulgare	fennel	FACU
Helminthotheca echioides	bristly ox-tounge	FAC
Hordeum marinum ssp. *gussoneanum*	Mediterranean barley	FAC
Lactuca serriola	prickly lettuce	FACU
Lepidium latifolium	broadleaved pepperweed	FACW
Leymus triticoides	beardless lyme grass	FAC
Melilotus indicus	indian sweet-clover	FACU
Polypogon monspeliensis	rabbitsfoot grass	FACW
Raphanus sativa	wild radish	NL
Rumex crispus	curly dock	FAC
Xanthium strumarium	rough cocklebur	FAC

Attachment 3-
Acoustic Report

ROSEN
GOLDBERG
DER &
LEWITZ, INC.
Acoustical and Audiovisual Consultants

ENVIRONMENTAL NOISE IMPACT REPORT FOR:

Iron Horse Linear Park

Dublin, CA

RGDL Project #: 13-029

PREPARED FOR:

Jerry Haag, Urban Planner
2029 University Avenue
Berkeley, CA 94704

PREPARED BY:

Alan Rosen
Harold S. Goldberg, P.E.

DATE:

30 July 2013

1100 Larkspur Landing Circle #375 ◦ Larkspur CA 94939 ◦ Tel 415 464 0150 ◦ Fax 415 464 0155 ◦ RGDLacoustics.com

1. Introduction

The proposed project is the development of a new linear park along the Iron Horse Trail and former Union Pacific Railroad tracks extending from the Dublin-San Ramon City Limit Line to just south of Amador Valley Blvd. Although no specific design has been selected by the City, there are a variety of possible uses that are being considered such as children's play areas, outdoor classrooms, picnic areas, and community gardens.

The project site is adjacent to residential homes on both sides as well as the existing Dublin High School athletic fields. This report evaluates potential impact of the noise from likely project uses and provides recommendations for noise mitigation measures if noise levels are expected to exceed applicable standards.

2. Environmental Noise Fundamentals

Noise can be defined as unwanted sound. It is commonly measured with an instrument called a sound level meter. The sound level meter captures the sound with a microphone and converts it into a number called a sound level. Sound levels are expressed in units of decibels. To correlate the microphone signal to a level that corresponds to the way humans perceive noise, the A-weighting filter is used. A-weighting de-emphasizes low-frequency and very high-frequency sound in a manner similar to human hearing. The use of A-weighting is required by most local General Plans as well as federal and state noise regulations (e.g. Caltrans, EPA, OSHA and HUD). The abbreviation dBA is sometimes used when the A-weighted sound level is reported.

Because of the time-varying nature of environmental sound, there are many descriptors that are used to quantify the sound level. Although one individual descriptor alone does not fully describe a particular noise environment, taken together, they can more accurately represent the noise environment. The maximum instantaneous noise level (L_{max}) is often used to identify the loudness of a single event such as a car passby or airplane flyover.

To express the average noise level the L_{eq} (equivalent noise level) is used. The L_{eq} can be measured over any length of time but is typically reported for periods of 15 minutes to 1 hour. The background noise level (or residual noise level) is the sound level during the quietest moments. It is usually generated by steady sources such as distant freeway traffic. It can be quantified with a descriptor called the L_{90} which is the sound level exceeded 90 percent of the time.

To quantify the noise level over a 24-hour period, the Day/Night Average Sound Level (DNL or L_{dn}) or Community Noise Equivalent Level (CNEL) is used. These descriptors are averages like the L_{eq} except they include a 10 dB penalty during nighttime hours (and a 5 dB penalty during evening hours in the CNEL) to account for people's increased sensitivity during these hours.

In environmental noise, a change in noise level of 3 dB is considered a just noticeable difference. A 5 dB change is clearly noticeable, but not dramatic. A 10 dB change is perceived as a halving or doubling in loudness.

3. Acoustical Criteria

3.1. City of Dublin General Plan

The Noise Element of the City's General Plan has policies regarding noise and land use compatibility. Table 1 provides guidelines for the compatibility of land uses with various noise exposures. The City uses the Community Noise Equivalent Level (CNEL) descriptor. A CNEL of 60 dBA or less is considered normally acceptable for residential land use. It should be noted that the City's compatibility standards are normally intended to be used for traffic and transit noise.

Table 1: Land Use Compatibility for Community Noise Environments

	COMMUNITY NOISE EXPOSURE (dB)			
Land Use Category	Normally Acceptable	Conditionally Acceptable (Noise Insulation) Features Required	Normally Unacceptable	Clearly Unacceptable
Residential	60 or less	60 - 70	70 - 75	Over 75
Motels, hotels	60 or less	60 - 70	70 - 80	Over 80
Schools, churches, nursing homes	60 or less	60 - 70	70 - 80	Over 80
Neighborhood parks	60 or less	60 - 65	65 - 70	Over 70
Offices: retail commercial	70 or less	70 - 75	75 - 80	Over 80
Industrial	70 or less	70 - 75	Over 75	

Conditionally acceptable exposure requires noise insulation features in building design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

3.2. City of Dublin Noise Ordinance

Chapter 5.28 of the City of Dublin's Municipal Code prohibits "*...loud, or disturbing, or unnecessary, or unusual or habitual noise or any 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*". The noise ordinance states that it is appropriate to consider the level and character of the noise as well as the level and character of the background noise. Since the City's Noise Ordinance does not contain quantifiable noise level limits, it is not possible to apply the noise ordinance as a threshold for assessing project generated noise in the context of this noise study.

3.3. Increase in Noise

The California Environmental Quality Act (CEQA) Guidelines require a determination of whether a project will generate a substantial increase in noise levels in the project vicinity above levels existing without the project. CEQA does not specify a method for determining when a project would cause a significant increase in noise. Likewise, the City of Dublin does not have criteria for determining when a noise increase is significant.

A recent FAA Draft Policy[1] discusses screening and impact thresholds for increases in aircraft noise. These FAA thresholds are consistent with the thresholds that were adopted in CEQA document for the Downtown Dublin Specific Plan.[2] Therefore, these thresholds are used to assess the significance of noise increases due to the project as follows – an increase in CNEL is significant if it is;

- 5 dBA or greater and future CNEL is less than 60 dBA.

or

- 3 dBA or greater and future CNEL is 60 dBA or greater and less than 65 dBA.

or

- 1.5 dBA or greater and future CNEL is 65 dBA or greater.

4. Existing Noise Environment

The proposed Park runs along the Iron Horse Regional Trail and Union Pacific Right of Way. The South San Ramon Creek forms the westerly boundary of the proposed Park. Residences are located on both sides of the proposed park with backyards that abut the project site. Along the western side of the site, backyards are about 100 feet from the Iron Horse Trail. On the eastern side, backyards are about 200 feet from the Iron Horse Trail.

To quantify the existing noise environment, long-term noise measurements were made for seven consecutive days at two locations (A and B on Figure 1) and short term, 15-minute noise measurements were made at four locations (1 through 4 on Figure 1). The measurement locations were primarily chosen to represent the existing conditions at residences near the proposed project.

Figures 2 and 3 show the daily variation in noise levels at each of the long-term monitor locations. In general, average noise levels toward the north (location A) ranged from 45 to 55 dBA (L_{eq}) whereas noise levels on the southern end (location B), near the road, were slightly higher and ranged from about 45 to 60 dBA.

[1] FAA Order 1050.1E, CHG 1, Environmental Impacts: Policies and Procedures, 10 March 2006.
[2] Downtown Dublin Specific Plan Draft EIR, September 2010, SCH #20100022005.

Table 1 shows the results of the short term noise measurements. At location 3, adjacent to homes on the west side of the project site, a dog barking generated a maximum noise level of 51 dBA, whereas a voice on the Iron Horse Trail was 49 dBA. An airplane flyover generated a maximum noise level of 60 dBA. At location 4, a distant truck generated a noise level of 52 dBA whereas a motorcycle generated a maximum level of 58 dBA. Location 4 the sound of kids in the nearby park were 56 to 58 dBA though they were somewhat masked by wind noise which was about 55 dBA. At location 5, near the southern end of the site, distant traffic had a maximum noise level of 52 dBA.

Figure 1: Noise Measurement Locations

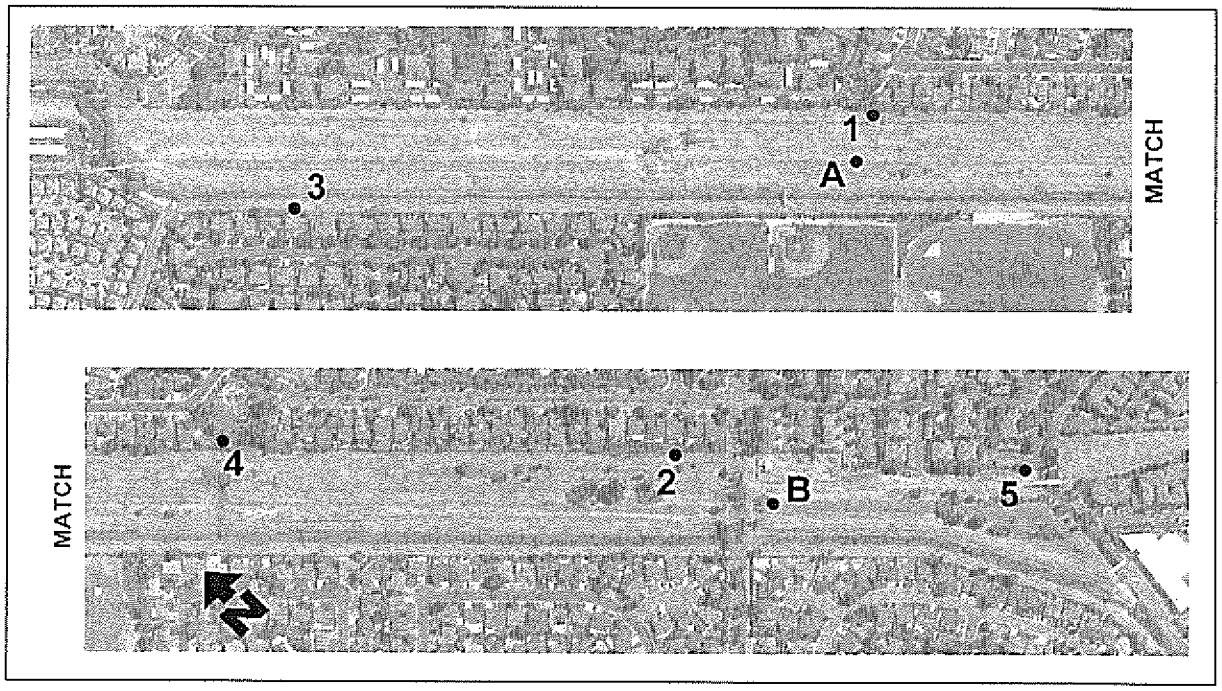


Figure 2: Long Term Noise Measurement at Location A

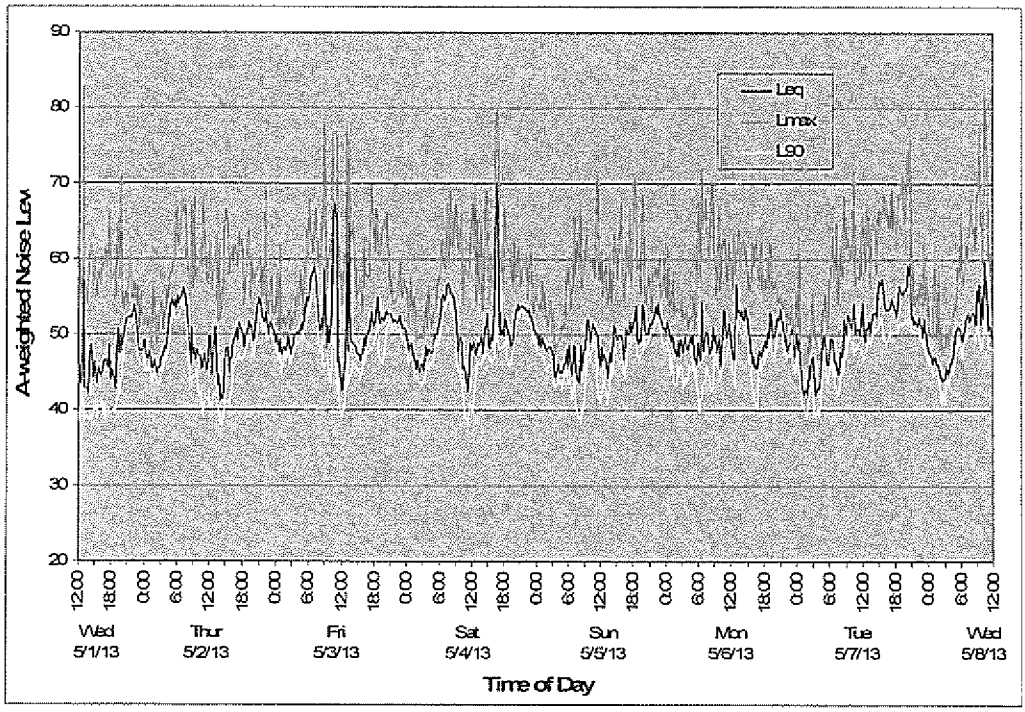


Figure 3: Long Term Noise Measurement at Location B

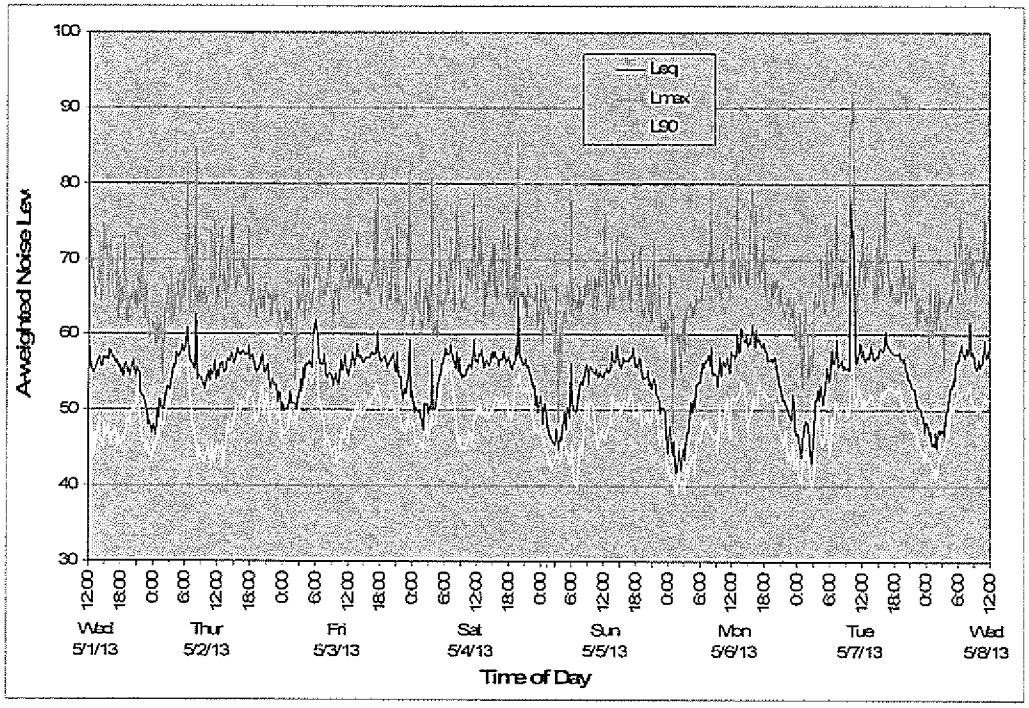


Table 1: Summary of Short-Term, 15 Minute Noise Measurements

Location	Date /Time	A-weighted Sound Level, dBA				
		L_{eq}	L_{10}	L_{50}	L_{90}	CNEL*
1	1-May-13 11:34 a.m.	39	41	37	35	51
2	1-May-13 12:33 a.m.	47	49	44	38	52
3	8-May-13 2:17 p.m.	47	48	45	43	51
4	8-May-13 2:36 p.m.	53	54	52	51	57
5	8-May-13 3:17 p.m.	52	54	52	51	56

*CNEL calculated based on comparison with simultaneous measurement at 24-hour noise monitor location.

5. Analysis

5.1. Project Generated Noise

Noise sources associated with the proposed project would range from those that are typical for the existing trail such as people walking, jogging or biking to new uses such as children's play areas, outdoor classrooms and outdoor picnic areas.

Typical maximum noise levels from trail users (joggers, bikers and people strolling) range from 43 to 60 dBA at a distance of 10 feet. With the proposed project, the trail would meander and be as close as 25 feet from existing homes. Table 2 shows the estimated noise levels from the trail use at backyards of existing residences.

Table 2: Estimated Noise Levels from Trail at the Nearest Backyards

Noise Source	L_{max} (dBA)
Bike*	44
Jogger*	44
Voice – normal**	40
Voice – raised**	47
Voice – shout**	70

* *Noise Study for Alamo Creek Bike Path, 30 June 2003*
** "*Handbook of Acoustical Measurements and Noise Control*", 3rd Ed., Cyril Harris 1998.

Based on the noise measurements that were made for the Alamo Creek Bike Trail project, the L_{eq} due to the trail users would be 43 dBA at a distance of 10 feet from the center of the trail. This corresponds to an L_{eq} of 35 dBA at a distance of 25 feet. If this level of activity occurs from 7 AM to 9 PM, then the DNL would be 34 dBA at the nearest backyards, estimated to be about 25 feet from the trail.

For group activities, the level of noise would depend on the number of users and the proximity to homes. For example, a group activity, such as use of a play area where five children are playing continuously for 12 hours a day would generate an L_{eq} of 52 dBA at a distance of 100 feet. The corresponding CNEL would be 49 dBA.

5.2. Impact Assessment

1. *Would the proposal result in exposure of persons to or generation of noise levels in excess of standards established in the general plan or noise ordinance, or applicable standards of other agencies?*

The Noise Element of the City of Dublin's General Plan considers a CNEL of 60 dBA or less to be "normally acceptable" for neighborhood parks and residential development. The City's of Dublin's Noise Ordinance (Chapter 5.28) does not contain quantitative noise level limits.

Existing noise levels along the project site range from a CNEL of 51 to 57 dBA due to ambient noise and trail use. This is considered "normally acceptable" for both park and residential uses. In the future, the noise from the proposed project will vary, depending upon the specific use and ultimate location of that use with respect to existing residences.

For the purposes of this assessment, the uses are divided into two types: Trail use (biking, walking, jogging) and outdoor classrooms/play/picnic areas.

The use of the bike trail would be similar to current use though the distance of the main trail to homes would decrease since the trail would likely meander from east to west (as opposed to its current location about 100 to 200 feet from homes). Under the scenario where a trail comes within about 25 feet from a residential backyard, the CNEL would be 34 dBA. A CNEL of 34 dBA is well within the City's "normally acceptable" level of 60 dBA for residential use.

The precise location of the outdoor classroom/play/picnic areas is not known at this time, but the concept site plan indicates that a likely distance would be about 100 feet from existing homes. An outdoor classroom, play or picnic areas with five children playing continuously, throughout the day, would generate a CNEL of 49 dBA at a distance of 100 feet. If the number of children increased to 10, the CNEL would increase to 52 dBA. Both these levels are considered "normally acceptable" for residential use according to the City's General Plan.

In order to generate noise levels greater than those considered normally acceptable (e.g. greater than 60 dBA (CNEL)) there would need to be about 75 children using the outdoor area if it is located 100 feet from the homes or the play area would need to be closer than 37 feet from the homes if there were only 10 children playing. In these instances, noise from the outdoor classroom/play/picnic area would be considered a significant impact.

Mitigation 1: Restrict classroom, play and picnic areas so they are no closer than 37 feet from existing residences.

2. Would the proposal result in a substantial permanent increase in ambient noise levels in the project vicinity above existing levels without the project?

The contribution in noise from the use of the trail alone would increase the CNEL at the closest residences by less than 1 dBA. Therefore, the increase in noise from the use of the trail will result in a less than significant impact. However, noise from the outdoor classroom/play/picnic areas could increase the CNEL in excess of 5 dBA if located within 75 feet of residences (presuming 10 children playing). If there are 5 children playing, the distance decreases to 55 feet. This is a significant impact.

Mitigation 2: See Mitigation 1

* * *

September 5, 2013

City of Dublin

Iron Horse Nature Park and Open Space (Linear Park) Project
PLPA-2013-00044

Response to Environmental Comments

Introduction

The City of Dublin issued a Mitigated Negative Declaration (MND) for this project on August 5, 2013 for a 30-day period to ensure California Environmental Quality Act compliance.

The project being analyzed in the MND is the construction of a linear park, potential South San Ramon Creek realignment, and potential Iron Horse Regional Trail realignment on approximately 35 acres of land (12 acres to be owned by the City of Dublin as the public park and 23 acres owned by Zone 7 Water Agency). Proposed uses are primarily passive, but would also include some areas of higher activity recreation uses. Pedestrian and bicycle connections would be made with surrounding neighborhoods and Dublin High School. The development of the park may also include realignment of the Iron Horse Trail and the existing Zone 7 watercourse within the park. Construction of the park would require approval of a General Plan Amendment and rezoning by the City of Dublin as well as an amendment to the City of Dublin Parks and Recreation Master Plan.

The Iron Horse Nature Park and Open Space (Linear Park) is located in the approximate center of Dublin, generally located between Amador Valley Boulevard and the Dublin-San Ramon City Limit Line along the Iron Horse Trail and former Union Pacific Railroad tracks.

Changes and Modifications to the Initial Study

The following changes to the Initial Study are made by reference and included in the document.

1. Exhibit 3 contained in the Initial Study will be changed from a view of the Proposed Park Site to the Conceptual Park Master Plan that has been developed for the project site.
2. Paragraph 4 on page 4 will be amended to read "A small vehicle parking lot with a maximum capacity for 15 vehicles is expected to be provided adjacent to Amador Valley Boulevard in the location shown in the Conceptual Park Master Plan."

Comment Letters and Responses

Two comment letters were received, as follows:

Letter No.	Commenter	Date
	A-Local Agencies	
A-1	Dublin San Ramon Services District	8/15/13
	B-Interested Persons	
B-1	John Whitehead	8/27/13

Copies of these letters are annotated and attached. Each response corresponds numerically to the number of responses.

Annotated Comment Letters

The following are responses to each of the comments.

Letter from DSRSD:

Comment: The District supports the proposed project and agrees that the development of the Iron Horse Nature Park and Open Space (Linear Park) will have a less than significant impact on utilities and service systems with the implementation of the proposed mitigation measures.

Response: DSRSD support of the project is noted and no further response is needed.

Letter from John Whitehead

Comment 1: The commenter is concerned about growth (expansion) of the parking lot and the potential for tobacco smoke to blow towards the commenter's dwelling.

Response: The parking lot designed for the park will accommodate a maximum of 15 parking spaces. Should any future expansion be proposed to the parking area that is not in substantial conformance with the Conceptual Park Master Plan (Revised Exhibit 3 to the MND), future analysis and an accompanying CEQA document would need to be completed.

Comment 2: The commenter notes that a site plan for the park should be included in the document to better demonstrate potential impacts.

Response: City of Dublin Staff have been working with park designers and the community to select a site development plan for the park that best balances anticipated recreation opportunities for the public and privacy needs for the residents closest to the proposed park. Exhibit 3 of the MND has been revised to provide more detail on the resulting proposed park design.

The Planned Development Ordinance that is recommended for approval describes the future permitted uses in the park, which include "a public park with a mix of low-intensity, passive recreation uses near existing residential areas and a few nodes of more active uses at key locations, public open space, stream corridor, and a regional multi-use trail."

Comment 3: The commenter requests confirmation that the maximum number of parking spaces constructed as part of the park would be 15 and that there would be a minimum 125 foot buffer from existing residential properties.

Response: The MND will be amended to state that "A small vehicle parking lot with a maximum capacity for 15 vehicles is expected to be provided adjacent to Amador Valley Boulevard in the location shown in the Conceptual Park Master Plan."

Comment 4: How will hours of operation, identified as sunrise to sunset, be enforced? There should be a means of preventing use of the proposed parking lot during nighttime hours to minimize noise from diesel engines. There is currently no localized noise from people talking or vehicles?

> Response: The posted public park hours will be sunrise to sunset. As with any other public park in the City of Dublin, violations are subject to enforcement by Dublin Police Services.

Comment 5: The commenter is concerned that future park improvements, specifically a row of trees, could block his views of distant hills from his house.

> Response: Consistent with CEQA, the issue of potential blockage of views is limited to blockage of views from public parks, playgrounds and other vista points, not private dwellings. Therefore there is no need to change the conclusion of the Initial Study. As the specific design details are developed at the time of park construction, City Staff will take a look at the tree species to be planted along the park perimeter.

Comment 6: A concern is raised regarding potential air quality impacts from tobacco smoke affecting the commenter.

> Response: The City of Dublin prohibits smoking in any City park. "No Smoking" signs will be posted and violations are subject to enforcement by Dublin Police Services. The Iron Horse Regional Trail is a facility operated by the East Bay Regional Park District, which their own policies related to smoking.

Comment 7: The commenter requests the noise section of the Initial Study should explain that the existing noise measurements taken on the site mostly consist of smooth background noise from distant freeways. The anticipated noise of cars coming and going and revving engines in the proposed parking lot does have an impact, even if the decibel level is the same or less than distant background noise. The suggested mitigation is to ensure that park hours of operation are limited by parking gates or other enforcement and there is no enlargement of the proposed parking lot.

> Response: The acoustic report prepared for the project by the firm of RGDL (Attachment 3 to the Initial Study) includes a brief discussion of the sources of existing noise in the neighborhood that was recorded in early May, 2013. Page 4 of the RGDL report notes that a motorcycle passing the project area generated a noise event of 58 decibels (DBA). This noise level is generally equivalent or perhaps noisier than a standard passenger vehicle, so that at a measured event of 58 decibels, this noise is lower than the City noise standard of 60 decibels for residential areas. Therefore, future noise from the proposed small (15-vehicle) parking lot is not anticipated to be a significant noise impact or community nuisance.
>
> However, if a consistent and on-going noise issue becomes apparent at the park site, Parks and Community Services Staff shall be notified to investigate if there are

operational issues. Individual violators are subject to enforcement by Dublin Police Services.

Comment 8: The commenter notes that these could be some changes to the current alignment of the Iron Horse Trail. There should be mitigation measures included based on outreach to residents and trail users of the proposed changes since many people on bicycle use the Trail for commuting and need to arrive at work on time.

Response: The Initial Study notes that there could be minor changes to the existing alignment of the iron Horse Trail to better integrate the function of the Trail with the proposed park. However, any changes to the alignment of the Iron Horse Trail would be minor and would not significantly impact local commuters and times to work.

Comment 9: The commenter requests that a clear statement be made that a future expansion of the proposed parking lot will not be accepted, or at lease say that possible expansion is not covered by the Mitigated Negative Declaration. If the park becomes popular, there could be community pressure to expand the parking lot toward the commenter's residence.

Response: The MND will be amended to state that "A small vehicle parking lot with a maximum capacity for 15 vehicles is expected to be provided adjacent to Amador Valley Boulevard in the location shown in the Conceptual Park Master Plan."

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
Mitigation Measure AES-1 (light and glare impacts). As part of the Building Permit submittal, the City shall submit lighting details and a photometric plan for review and approval. At minimum, the submittal shall include: a) A lighting plan illustrating the approximate location of all exterior light fixtures to be placed on the project site. b) Design details for cut-off lenses on the fixtures or other similar techniques to directed light to the intended area of illumination and to prevent off-site glare impacts on project site and adjacent buildings and properties. c) A photometric plan demonstrating lighting levels required to provide adequate safety and security onsite and also demonstrating that light will not spill over the site onto adjacent streets or properties.	Dublin Parks and Community Services Department	Dublin Community Development Department	Prior to building Permit	
Mitigation Measure AIR-1. The project construction contractor shall adhere to the following measures to reduce fugitive dust and construction equipment fumes. These measures	Dublin Parks and Community Services Department	Dublin Building Division	a) Shown on project grading plans	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
shall be included within project plans and specifications that are reviewed through the Building Permit and Site Improvement Permit process. 1) During grading and construction, all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, as necessary, to prevent wind-blown dust. 2) Stockpiled earthern material shall be covered. 3) All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 4) All visible mud or dirt track-out onto adjacent public roads shall be removed. 5) Vehicle speeds on unpaved roads or areas shall be limited to 15 mph. 6) Idling times shall be minimized by either shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. Clear signage shall be provided for construction workers at all access points. 7) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be			b) Implemented during site grading	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
checked by a certified mechanic and determined to be running in proper condition prior to operation.				
Mitigation Measure BIO-1. A qualified botanist shall conduct a focused Congdon's tarplant botanical survey during its blooming period (May to October) in accordance with CDFW protocols and as recommended in the EACCS. If Congdon's tarplant species are found on the site, no construction shall occur on that portion of the site containing tarplants and a 50-foot wide buffer area shall be maintained around the perimeter of tarplants. The width and location of the buffer may be adjusted by a qualified biologist in consultation of California Fish & Wildlife (CDFW) staff. Alternatively, if avoidance is not feasible, alternative areas shall be identified, on or off of the site, with the same hydrological conditions as the site. Tarplant seeds shall be collected from the park site prior to grading and replanted in the alternative location.	Dublin Parks and Community Services Department	Dublin Community Development Department	Prior to commencement of grading	
Mitigation Measure BIO-2. Further surveys for burrowing owl shall be completed prior to grading in accordance with the recently revised *Staff Report on Burrowing Owl Mitigation* issued by the CDFW in March 2012. If burrowing owls	Dublin Parks and Community Services Department	Dublin Community Development Department	Prior to commencement of grading	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
are found breeding and/or wintering on the site, burrows shall be avoided during the breeding season and a suitable buffer area shall be established round each nest, as determined by a qualified biologist, or suitable off-site habitat shall be provided such as easements as recommended in the EACCS. In addition, any occupied burrows shall be avoided through the establishment of exclusion zones during construction. The location and widths of such exclusion zones shall be determined by a qualified biologist.				
Mitigation Measure BIO-3. If future development plans include tree removals, such activities should be conducted during the non-nesting season (September 1 to January 31), if feasible. Depending on the nature and location of proposed work, pre-construction surveys may be necessary to avoid impacts to nesting birds, as determined by a qualified biologist. Such surveys shall be conducted within 7 days prior to the start of work from February to May (since there is a higher potential for birds to initiate nesting during this period), and within 15 days prior to the start of work from June to August. If nesting birds are found, a buffer area around each nest shall be established under the direction of a qualified biologist and	Dublin Parks and Community Services Department	Dublin Community Development Department	a) Tree removal to occur during non-nesting season b) Conduct pre-construction surveys for nesting birds within 7 days of start of work (Feb.-May), or 15 days of start of work (June-August)	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
the buffer area shall remain as directed by the biologist.				
Mitigation Measure BIO-4. Jurisdictional wetlands on the site shall be avoided during construction and operation of the proposed park. A suitable buffer and protection devices shall be incorporated into the final park plan. If avoidance is not feasible, on-site jurisdictional wetlands shall be replaced at a 3:1 ratio, as recommended in the EACCS, as close to the park as practicable and where suitable habitat exists. Alternatively, the City may purchase credits in an off-site wetland mitigation bank at a 3:1 ratio.	Dublin Parks and Community Services Department	Dublin Community Development Department	Prior to commencement of grading	
Mitigation Measure BIO-5. Prior to the preparation of construction documents, final park design plans shall be reviewed by a qualified biologist to ensure that substantial blockage of native fish or wildlife will not occur. If necessary, park plans shall be required to be changed to ensure that fish and wildlife movement is maintained.	Dublin Parks and Community Services Department	Dublin Community Development Department	Included in final park development plans	
Mitigation Measure CULT-1. Prior to reuse of the existing trestle, the structure shall be examined by a Registered Environmental Assessor (REA) to ensure that the level of	Dublin Parks and Community Services Department	Dublin Community Development Department	Prior to reuse of existing trestle structure	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
chemicals and other substances on and adjacent to the structure are below applicable local, state and federal exposure standards for human and animals. The REA shall recommend specific feasible measures to reduce the level of risk from identified hazards to the public. These measures shall be incorporated into the final park development plan. If the level of risk cannot be reduced to a generally recognized safe level, the trestle structure shall be removed and any area near the trestle shall be safely remediated. Necessary permits and approvals shall be obtained as necessary from the Regional Water Quality Control Board, the Alameda County Environmental Health Services Department or others. Necessary clearances shall be secured from appropriate regulatory agencies prior to issuance of a grading plan for this portion o the project site.				
Mitigation Measure CULT-2. Wording shall be added on final construction plans and specifications for the proposed park to the effect that if archeological or Native American materials or artifacts are identified, work on that portion of the project shall cease until a resource protection plan conforming to CEQA Guidelines Section 15064.5 and the Dublin Zoning Ordinance is prepared by a qualified archeologist and/or paleontologist and	Dublin Parks and Community Services Department	Dublin Community Development Department	a) Appropriate wording added to final grading and construction plans b) Implement during project grading and construction	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
approved by the City of Dublin Community Development Director or an authorized representative. Project work may be resumed in compliance with such plan. If human remains are encountered, the County Coroner shall be contacted immediately and the provisions of State law carried out.				
Mitigation Measure GEO-1. A soils and geotechnical report shall be commissioned by the City to identify the presence of liquefaction, expansive soils, the potential for differential settlement and other potential soil hazards that could damage park improvements. If such soil characteristics are found on the site, the report shall include detailed recommendations on how to reduce the risk of soil hazards to a less-than-significant level. This would typically include recommendations for enhanced building foundations, removal of incompetent soils, and similar measures. The recommendations of the soils report shall be implemented in final park development and construction plans.	Dublin Parks and Community Services Department	Dublin Parks and Community Services Department	Prior to commencement of construction	
Mitigation Measure HAZ-1. Prior to park construction, additional soil sampling shall be	Dublin Parks and Community	Dublin Parks and Community	Prior to commencement of	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
conducted to determine if contaminants above Environmental Screening Levels are present in the soil. If found, a remediation plan shall be prepared and approved by appropriate regulatory agencies, which may include the Regional Water Quality Control Board or the Alameda County Environmental Health Services Department. Remediation of contaminated material could include removal of contaminated material to an approved off-site location or similar measure. Remediation shall be completed per the approved plan and carried out by licensed contractors. The remediation plan shall include safety plans for workers and users of the Iron Horse Trail, as may be required. Necessary clearances shall be secured from appropriate regulatory agencies prior to the issuance of a grading plan.	Services Department	Services Department	construction.	
Mitigation Measure NOISE-1. The final development plan for the park shall include a restriction of classrooms, play areas and picnic areas to a minimum distance of 37 feet from the rear yard of existing residences adjacent to the park.	Dublin Parks and Community Services Department	Dublin Parks and Community Services Department	Included in final park development plan	
Mitigation Measure NOISE-2. Construction activities shall be limited to the hours of 7:30 a.m. to 6 p.m, Monday through Saturday,	Dublin Parks and Community Services	Dublin Parks and Community Services	During park construction	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
excluding state or federal holidays. Hours of construction shall include delivery of materials and tune up of equipment. Hours of operation shall be included on construction plan and specifications.	Department	Department		
Mitigation Measure TRANS-1. The final park development plan shall be reviewed and approved by the City of Dublin Traffic Engineer to assure that no traffic design hazards are created and that circulation for bike, jogging, walking and other park uses are not incompatible.	Dublin Parks and Community Services Department	City of Dublin Traffic Engineer	Traffic Engineer recommendations included in final park development plan.	

CITY OF DUBLIN
FISCAL YEAR 2023-24
BUDGET CHANGE FORM

Budget Change Reference #: _____

City Council's Approval Required

From Un-Appropriated Reserves X

Budget Transfer Between Funds _____

From Designated Reserves _____

Other _____

DECREASE BUDGET AMOUNT		INCREASE BUDGET AMOUNT	
Account	**Amount**	**Account**	**Amount**
		Iron Horse Nature Park (PK0422)	
		pk0422.9400.9401 (Improvements)	$489,600
		pk0422.4111 (35009510.49999) - Community Nature Park Improvements (Transfer in)	$489,600
		41119510.89101 - Community Park Improvements (Transfer Out)	$489,600

REASON FOR BUDGET CHANGE

The original Phase 1 budget for the project was $4,910,400, but after receiving bids and reviewing cost, staff is now projecting the cost to be $5,400,000, which includes a 10% contigency, to the construction contract. To address the potential shorfall, staff is requesting shifting of the Public Facilities Fee funding from Fiscal Year 2024-25 to current year, FY 2023-24, in the amount of $489,600 in order to facilitate timely payment to the contractor and consultants. If approved, the budget adjustment will be reflected in the revised CIP worksheet.

As Presented at the City Council Meeting 10/17/23

************Finance Use Only************

Posted By: _____

Date: _____

Agenda Item 4.3

STAFF REPORT

CITY COUNCIL

DATE: October 17, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Notice of City Engineer's Receipt of Final Maps for Review for Tracts 8647, 8649, and 8650
Prepared by: Kan Xu, Senior Civil Engineer

EXECUTIVE SUMMARY:

The City Council will receive a notification of the City Engineer's receipt of the Final Maps for review for Tracts 8647, 8649, and 8650, Francis Ranch Neighborhoods 3, 5, and 6.

STAFF RECOMMENDATION:

Receive the notification.

FINANCIAL IMPACT:

There is no impact to the General Fund.

DESCRIPTION:

In accordance with Chapter 9.24.080 of the City of Dublin Municipal Code, this is notice of the City Engineer's receipt of the following Final Maps for review:

Tract	Location	Developer	Number of Units/Lots	Type
8647	Francis Ranch, Neighborhood 3	TH East Ranch Dublin, LLC	91 Lots	Single Family
8649	Francis Ranch, Neighborhood 5	TH East Ranch Dublin, LLC	98 Lots	Single Family
8650	Francis Ranch, Neighborhood 6	TH East Ranch Dublin, LLC	100 Units	Multi-family

The Francis Ranch development (formerly East Ranch) is located north of Interstate 580, east of Fallon Road and the Jordan Ranch development, south of the Positano development, and adjacent

to the City's eastern city boundary. The development is being subdivided into six neighborhoods. The developer has prepared final maps for neighborhoods 3, 5, and 6 (Tracts 8647, 8649, and 8650) which subdivide three large lot parcels into single family and multi-family lots. The final maps were submitted for review by Staff.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

None.

Agenda Item 4.4

STAFF REPORT

City Council

DATE: October 17, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Quarry Lane Performing Arts Center (PLPA-2021-00041)
Prepared by: Jeff Baker, Community Development Director

EXECUTIVE SUMMARY:

On October 3, 2023, the City Council held a public hearing to consider the Quarry Lane School Performing Arts Center project located at 6237 and 6363 Tassajara Road. The project includes the construction of a 13,800-square-foot performing art center and related site, landscape, and parking improvements. The requested approvals include an amendment to the Planned Development Zoning Stage 1 and 2 Development Plans, Conditional Use Permit and Site Development Review Permit. The City Council adopted a Supplemental Mitigated Negative Declaration, approved a Conditional Use Permit and Site Development Review Permit, and introduced an Ordinance approving amendment to the Planned Development Zoning. The City Council is now being asked to waive the second reading and adopt the Ordinance approving the Planned Development Zoning Amendments.

STAFF RECOMMENDATION:

Waive the reading and adopt the **Ordinance** Amending the Zoning Map and Approving an Amended Planned Development Zoning District and Related Stage 1 and Stage 2 Development Plans for the Quarry Lane School.

FINANCIAL IMPACT:

All costs associated with the processing of this application are paid for by the applicant.

DESCRIPTION:

Background
The Quarry Lane School is located on approximately 12.6 acres on the east side of Tassajara Road at 6237 and 6363 Tassajara Road (Figure 1 below).

Figure 1: Project Site

The applicant proposes to construct a 13,800-square-foot performing arts center, a 126-space parking lot, and related site and landscape improvements. The proposed building will include a performance hall with seating for up to 350 people, along with drama, music, dance classes, and rehearsal studios for Quarry Lane School students. The new facility will provide a dedicated space to host the school's existing performance art shows and events, as well as an improved space for high school commencement ceremonies. Currently, the school hosts approximately eight events annually, including the high school graduation ceremony. These events occur in the evenings and on weekends and are held in existing buildings on the campus. Implementation of the proposed project will not increase student enrollment capacity or change the frequency or capacity of such events but will provide a new modernized and dedicated facility to host these events. Attachment 2 includes a complete description of the project.

On October 3, 2023, the City Council held a public hearing and adopted Resolutions adopting a Supplemental Mitigated Negative Declaration and approving a Conditional Use Permit and Site Development Review Permit for the proposed performing arts center. The City Council also introduced an Ordinance adopting companion amendments to the Planned Development Zoning for the project.

The City Council is being asked to waive the second reading and adopt the Ordinance approving amendments to the Planned Development Zoning (Attachment 1).

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

STRATEGIC PLAN INITIATIVE:

None.

ATTACHMENTS:

1) Ordinance Amending the Zoning Map and Approving an Amended Planned Development Zoning District and Related Stage 1 and Stage 2 Development Plans for the Quarry Lane School
2) City Council Staff Report dated October 3, 2023, without attachments

ORDINANCE NO. xx – 23

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**AMENDING THE ZONING MAP AND APPROVING AN AMENDED PLANNED DEVELOPMENT ZONING DISTRICT AND RELATED STAGE 1 AND STAGE 2 DEVELOPMENT PLANS FOR THE QUARRY LANE SCHOOL
PLPA-2021-00041
(APNS 985-0072-002-00 AND 985-0002-006-03)**

The Dublin City Council does ordain as follows:

SECTION 1: RECITALS

A. The Applicant, Dr. Sabri Arac, is requesting an amendment to the Planned Development Zoning and related Stage 1 and Stage 2 Development Plans for the property located at 6237 and 6363 Tassajara Road. The proposed Project would expand the campus to include a new performing arts center on the Quarry Lane School. Requested approvals include a Planned Development Rezone with a related Stage 1 and Stage 2 Development Plan. These planning and implementing actions are collectively known as the "Quarry Lane Performing Arts Center Project" or the "Project."

B. The 12.63-acre Project site (APN 985-0072-002-00 and 985-0002-006-03) is located in eastern Dublin, at 6237 and 6363 Tassajara Road.

C. The existing General Plan and Eastern Dublin Specific Plan land use designations are Medium-Density Residential.

D. On December 19, 2000, the City Council approved the Planned Development (PD) District Pre-zoning and Annexation application (PA-99-064) and adopted a Mitigated Negative Declaration (Resolution No. 204-00) for Phase II of the Quarry Lane School and a PD Pre-zone for the Kobold Property (Ordinance No. 24-00).

E. On June 17, 2014, the City Council adopted an Ordinance (No. 12-14) to amend the Zoning Map for PD Zoning District rezone and related Stage 1 and 2 Development Plan Amendments for the Quarry Lane School Phase III expansion and adopted an Initial Study and a CEQA Addendum (Resolution No. 18-14). Ordinance No. 12-14 replaced Ordinance No. 24-00 except as it pertained to the Kobold Property (APN 985-0072-002-00).

F. The Project area was previously analyzed in the Eastern Dublin General Plan Amendment and Specific Plan, which was adopted in 1993 and has a certified Program EIR (SCH No. 91-103064) and analyzed in the Quarry Lane Master Plan, which was adopted in 1998 by the County of Alameda and has a certified EIR (SCH No. 97122109).

G. The City prepared a Supplemental Mitigated Negative Declaration for the Project, which reflected the City's independent judgment and analysis of the potential environmental impacts of the Project. Prior CEQA analysis for the Project area

includes: the Eastern Dublin General Plan Amendment and Specific Plan, which was adopted in 1993 and has a certified Program EIR (SCH No. 91-103064) and analyzed in the Quarry Lane Master Plan, which was adopted in 1998 by the County of Alameda and has a certified EIR (SCH No. 97122109)

H. Upon completion of the Initial Study, it was determined that there were new potentially significant impacts associated with the project related to noise and air quality and therefore a Supplemental Mitigated Negative Declaration was prepared to analyze those impacts and identify mitigation measures to reduce the impacts to less than significant.

I. The Supplemental Mitigated Negative Declaration/Initial Study was circulated for public review from July 5, 2023-August 4, 2023.

J. The City received one comment letter during the public review period.

K. The Planning Commission held a properly noticed public hearing on the Project, on September 12, 2023, at which time all interested parties had the opportunity to be heard.

L. On September 12, 2023, the Planning Commission adopted Resolution No. 23-08 recommending that the City Council adopt the Supplemental Mitigated Negative Declaration and approve amendments to the Planned Development Zoning and related Stage 1 and Stage 2 Development Plans, a Conditional Use Permit and Site Development Review Permit, which resolution is incorporated herein by reference and available for review at City Hall during normal business hours.

M. On October 3, 2023, the City Council held a properly noticed public hearing on the project and the Supplemental Mitigated Negative Declaration at which time all interested parties had the opportunity to be heard.

N. A Staff Report dated October 3, 2023, and incorporated herein by reference, described and analyzed the project, including the amendment to the Planned Development Zoning District, Site Development Review Permit, and Supplemental Mitigated Negative Declaration for the City Council.

O. The City Council considered the Supplemental Mitigated Negative Declaration and all above-referenced reports, recommendations, and testimony before taking any action on the Project.

P. The City Council did hear and use independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

Q. Following a public hearing on October 3, 2023, the City Council adopted Resolution No. 105-23, approving the Supplemental Mitigated Negative Declaration for the Quarry Lane Performing Arts Center Project.

R. The City Council considered the Supplemental Mitigated Negative Declaration, and all above referenced reports, recommendations, and testimony prior to taking action

on the Project.

SECTION 2: FINDINGS

A. Pursuant to Section 8.32.070 the Dublin Municipal Code, the City Council finds as follows:

1. The Quarry Lane Performing Arts Center Project ("the Project") Planned Development zoning meets the purpose and intent of Chapter 8.32 in that it provides a comprehensive development plan that is consistent with the General Plan and protects the integrity and character of the area by creating a desirable use of land that is sensitive to surrounding land uses by virtue of the layout and design of the site plan. The Project is planned comprehensively and will follow development standards tailored to the specific needs of the site. These standards will address issues such as building setbacks, architecture, landscaping and grading. The proposed development will blend with the natural features unique to the site through the use of design and planning.

2. Development of the Project under the Planned Development zoning will be harmonious and compatible with existing residential and semi-public development in the surrounding area in that the site will provide a dedicated performing arts space on an existing school campus.

B. Pursuant to Sections 8.120.050.A and B of the Dublin Municipal Code, the City Council finds as follows:

1. The Planned Development zoning for the Project will be harmonious and compatible with existing and potential development in the surrounding area in that the proposed site plan has taken into account existing site development and uses and will provide a new performing arts center.

2. The Project site conditions were documented in the Eastern Dublin General Plan Amendment and Specific Plan EIR (1993), Eastern Dublin General Plan Amendment and Specific Plan, which was adopted in 1993 and has a certified Program EIR (SCH No. 91-103064) and analyzed in the Quarry Lane Master Plan, which was adopted in 1998 by the County of Alameda and has a certified EIR (SCH No. 97122109) and the Supplemental Mitigated Negative Declaration that was prepared, and the environmental impacts that have been identified will be mitigated to the greatest degree possible.

3. The Planned Development zoning is consistent with the General Plan policies and the City's Zoning Ordinance enacted for the public health, safety and welfare. The Project will not adversely affect the health or safety of persons residing or working in the vicinity nor will it be detrimental to public health, safety or welfare. The Project will comply with all applicable development regulations and standards and will implement all adopted mitigation measures. Additionally, no noxious odors, hazardous materials, or excessive noises will be produced.

4. The Planned Development zoning is consistent with and in conformance with the Dublin General Plan land use designation of Medium Density which allows for private school uses.

SECTION 3. ZONING MAP AMENDMENT

Pursuant to Chapter 8.32, Title 8 of the City of Dublin Municipal Code the City of Dublin Zoning Map is amended to Rezone the property described below to a Planned Development zoning district and supersedes and replaces the previously adopted Planned Development Zoning Ordinance No. 12-14 and Ordinance 24-00:

12.63 acres at 6327 and 6363 Tassajara Road. APN 985-0072-002-00 and 985-0002-006-03

("The Property"). A map of the rezoning area is shown below:

SECTION 4. APPROVAL OF STAGE 1 AND STAGE 2 DEVELOPMENT PLAN

The regulations for the use, development, improvement, and maintenance of the Property are set forth in the following Stage 1 and Stage 2 Development Plan for the 12.63 acre property, which is hereby approved. Any amendments to the Stage 1 and Stage 2 Development Plan shall be in accordance with Section 8.32.080 of the Dublin Municipal Code (DMC) or its successors.

Stage 1 and Stage 2 Development Plan

This is a Stage 1 and Stage 2 Development Plan pursuant to DMC Chapter 8.32. This Development Plan meets all the requirements for both a Stage 1 and Stage 2 Development Plan and is adopted as part of the Planned Development Rezone for the Quarry Lane Performing Arts Center Project (PLPA-2021-00041).

The Planned Development zoning district and this Stage 1 and Stage 2 Development Plan provides flexibility to encourage innovative development while ensuring that the goals, policies, and action programs of the General Plan and provisions of DMC Chapter 8.32 are satisfied.

1. **Zoning.** The Zoning for the subject property is PD-Planned Development (PLPA-2014-00008).

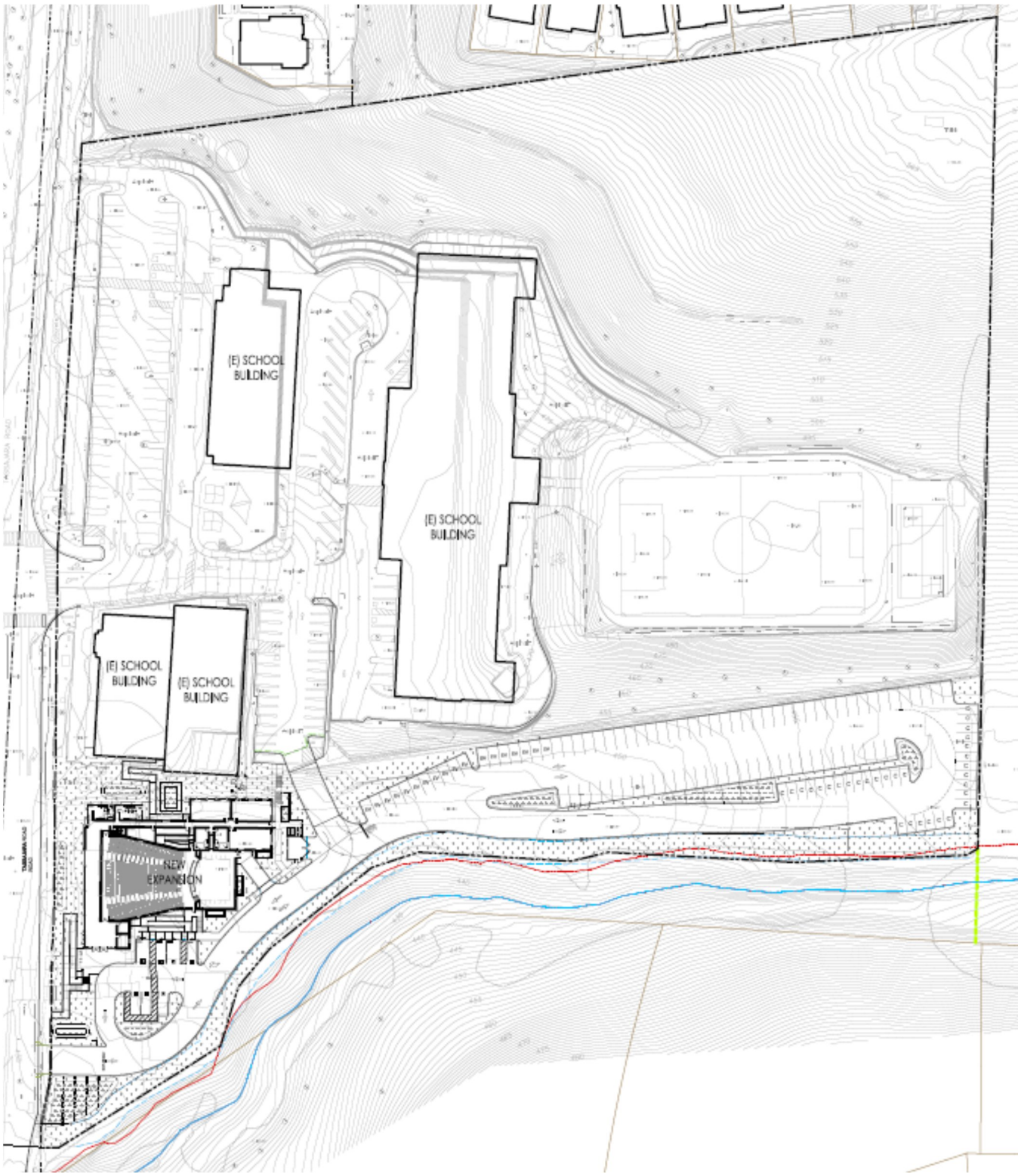
2. **Statement of Permitted Uses.**

   Permitted Uses (as defined by the Zoning Ordinance):
   Private School:
   1. Kindergarten through high school grades
   2. After school care
   3. Recreational play fields
   4. Similar and related uses as determined by the Director of Community Development

   Conditional Uses:
   1. A performing arts center for school programs
   2. All conditional uses in the Dublin Zoning Ordinance for the R-1 Residential Zoning District are conditionally allowed uses in this Planned Development Zoning District.

   Prohibited Uses:
   1. All those not specifically listed herein as permitted or conditionally permitted.

3. Stage 1 and Stage 2 Site Plan.



4. **Site Area, Proposed Densities, and Development Regulations.**

Maximum Student Population	950 students (200 Preschool and Kindergarten, 600 Elementary and Middle School, 150 High School)
Maximum Faculty and Staff	55
No. of Classrooms	51
Maximum Building Area	124,402 square feet
Floor to Area Ratio	.226
Parking Spaces	149 spaces (minimum required per parking analysis conducted in 2004) + 117 for the performing arts center
Maximum Building Height:	59 feet
Minimum Lot Size	None
Maximum lot coverage	25%
Parking Stall Dimensions Standards	Per Chapter 8.76 Off-Street Parking And Loading Regulations of the Dublin Zoning Ordinance
Minimum Setbacks	20' front yard setback 9'8" side yard setback 20' rear yard setback

5. **Phasing Plan.** The project site will be developed in one phase.

6. **Preliminary Landscape Plan.** As shown in the Site Development Review approvals for the various project phases and the Performing Arts Center (PLPA 99-064, PLPA-2014-0008, PLPA-2021-00041).

7. **Architectural Standards**. The design of future buildings on the project site shall be architecturally compatible with the existing Building 2 (Preschool and Elementary School) and Building 3 (Middle and High School Building) including the standing seam metal roof with decorative eave corbels and a simple cement plaster finish painted to match the existing buildings. The window design and placement on future buildings will also be complementary to the other buildings on the school campus.

8. **Consistency with General Plan and any applicable Specific Plan.** The proposed project is consistent with the General Plan and Eastern Dublin Specific Plan.

9. **Inclusionary Zoning Regulations.** The Inclusionary Zoning Regulations do not regulate non-residential projects, so therefore this is not applicable.

10. **Aerial Photo.** An aerial photo is on file with the Community Development Department.

11. **Applicable Requirements of Dublin Zoning Ordinance.** Except as specifically provided in this Stage 1/2 Development Plan, the use, development, improvement and maintenance of the property shall be governed by the R-1 (Single Family Residential Zoning District) provisions of the Dublin Zoning Ordinance pursuant to Section 8.32.060.C. No development shall occur on this property until a Site Development Review permit has been approved for the property.

12. **Compliance with adopted Mitigation Measures.** The Applicant/Developer shall comply with all applicable action programs and mitigation measures of the Eastern Dublin Specific Plan and General Plan Amendment EIR, the Quarry Lane EIR, the Quarry Lane School Phase II expansion Mitigated Negative Declaration, the Quarry Lane School Phase III CEQA Addendum, and the Supplemental Mitigated Negative Declaration prepared for the Performing Arts Center Project.

SECTION 5. SEVERABILITY

The provisions of this Ordinance are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the ordinance or their applicability to other persons or circumstances.

SECTION 6. POSTING OF ORDINANCE

The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three (3) public places in the City of Dublin in accordance with Section 36933 of the Government Code of the State of California.

SECTION 7. EFFECTIVE DATE

This ordinance shall take effect and be enforced thirty (30) days following its adoption.

PASSED AND ADOPTED BY the City Council of the City of Dublin, on this 17th day of October 2023, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

STAFF REPORT

City Council

Agenda Item 6.1

DATE: October 3, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Quarry Lane Performing Arts Center (PLPA-2021-00041)
Prepared by: Jeff Baker, Community Development Director

EXECUTIVE SUMMARY:

The applicant, Dr. Sabri Arac of Quarry Lane School, proposes to construct a 13,800-square-foot performing arts center and related site, landscape, and parking improvements for the Quarry Lane School located at 6237 and 6363 Tassajara Road. The requested approvals include an amendment to the Planned Development Zoning Stage 1 and 2 Development Plans, a Conditional Use Permit, and a Site Development Review Permit. A Supplemental Mitigated Negative Declaration has been prepared for consideration as part of the project. The Planning Commission reviewed the project and unanimously recommended approval.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate and take the following actions: 1) adopt the Resolution Adopting a Supplemental Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for a New Performing Arts Center at the Quarry Lane School; 2) waive the reading and INTRODUCE the Ordinance Amending the Zoning Map and Approving an Amended Planned Development Zoning District and Related Stage 1 and Stage 2 Development Plans for the Quarry Lane School; and 3) adopt the Resolution Approving a Conditional Use Permit and Site Development Review Permit for a New Performing Arts Center at the Quarry Lane School.

FINANCIAL IMPACT:

All costs associated with the processing of this application are paid for by the applicant.

DESCRIPTION:

Background

The Quarry Lane School is located on approximately 12.6 acres on the east side of Tassajara Road at 6237 and 6363 Tassajara Road. The school is located within the Eastern Dublin Specific Plan area and has Planned Development Zoning (Ordinance 12-14 and Ordinance 24-00). The project site has a General Plan and Eastern Dublin Specific Plan land use designation of Medium Density Residential. The site is surrounded by open space, parkland, and residential uses as described in Figure 1 and Table 1 below. This includes an existing riparian area that borders the project site to the south. In 2020, the Quarry Lane School acquired the 2.6-acre property immediately to the south of the existing school site with the intent to expand their campus. The site, historically known as the Kobold Property, has a single-family home and associated outbuildings, which most recently was used as a landscape supply business. The Kobold Property is highlighted in orange with the existing school facilities shown immediately to the north on Figure 1.

Figure 1: Project Site

Table 1: Surrounding Land Uses

Location	Zoning	General Plan Land Use	Current Use
North	PD	Medium Density – Residential (6.1 -14 du/ac)	Single-Family Homes
South	PD	Open Space and Medium Density – Residential (6.1 -14 du/ac)	Open Space and Single-Family Homes
East	PD	Open Space	Open Space
West	PD	Open Space	Open Space

In April 1999, prior to the site being annexed to the City of Dublin, Alameda County approved a Planned Development Zoning District to allow the development of the first phase of the Quarry Lane School. At the time, the proposed project included a 15,600-square-foot building for a day care, preschool, and elementary school with a maximum enrollment of 200 students. A programmatic Environmental Impact Report was certified by Alameda County for the Quarry Lane School Master Plan.

On December 19, 2000, the City Council adopted a Planned Development District pre-zoning and annexation application for the Quarry Lane School (Ordinance 24-00). This pre-zoning and annexation included both the Quarry Lane School and the Kobold Property. The approval included Phase II of the Quarry Lane School which allowed construction of an additional 66,685-square-foot middle and high school building, recreation areas, landscaping, and grading. This allowed the school to increase enrollment to 950 students including middle and high school students. The pre-zoning for the Kobold Property allowed for interim agricultural uses on the property until such time the property was redeveloped.

On May 25, 2004, the Planning Commission approved minor amendments to the Planned Development Zoning and a Site Development Review Permit to allow construction of Phase II of the Quarry Lane School (Resolution 04-46). These approvals allowed Phase II to be increased to 70,289 square feet of new building area (an increase from the 66,685 square feet approved in 2000). While the building area increased, the total maximum student population remained at 950 students.

On June 17, 2014, the City Council approved a Planned Development Rezone with a Stage 1 and 2 Development Plan (Ordinance 12-14) and a Site Development Review Permit for Phase III of the Quarry Lane School. These approvals allowed a maximum of 110,602 square feet of development and construction of the cafeteria and science buildings. The total maximum student population remained at 950 students.

In 2020, the Quarry Lane School purchased the Kobold Property to expand the campus. A lot merger was recorded on March 31, 2022 (Application No. M-2022-001, 2022065678), which merged the existing Quarry Lane School parcel and the Kobold Property to create one 12.6-acre parcel.

The applicant is currently requesting approval to construct a 13,800-square-foot performing arts center, a 126-space parking lot, and related site and landscape improvements on the former Kobold property. The requested entitlements include an amendment to the Planned Development Zoning, a Conditional Use Permit, and a Site Development Review Permit.

Analysis

The proposed building will include a performance hall with seating for up to 350 people, along with drama, music, dance classes, and rehearsal studios for Quarry Lane School students. The new facility will provide a dedicated space to host the school's existing performance art shows and events, as well as an improved space for high school commencement ceremonies. Currently, the school hosts approximately eight events annually, including the high school graduation ceremony. These events occur in the evenings and on weekends and are held in existing buildings on the campus. Implementation of the proposed project will not increase student enrollment capacity or change the frequency or capacity of such events but will provide a new, modernized, and dedicated facility to host these events.

Planned Development Zoning

The application includes an amendment to the Planned Development Zoning Stage 1 and Stage 2 Development Plans. The proposed amendment will apply the existing Planned Development Zoning for the Quarry Lane School to the expanded school site which includes the former Kobold Property, and amends the Stage 1 and Stage 2 Development Plan to allow for development of the Performing Arts Center and related improvements.

Figure 2. Expanded Campus

The Planned Development Zoning is proposed to be amended and restated as shown in Attachment 4. However, the proposed amendments to the Planned Development Zoning are limited to the following, which enable development of the performing arts center but do not increase the student enrollment capacity:

- Incorporate in the Planned Development Zoning District the recently acquired 2.6-acre site immediately to the south of the school, formerly known as the Kobold property (Attachment 4, Section 3);
- Add a school performing arts center as a conditionally permitted use (Attachment 4, Section 4.2);
- Increase the Maximum Building Area from 110,602 square feet to 124,402 square feet (Attachment 4, Section 4.4);
- Decrease the Floor-to-Area Ratio from 0.253 to 0.226 (Attachment 4, Section 4.4); and
- Adjust the Parking Spaces requirement to include the 117 parking spaces required for the performing arts center (Attachment 4, Section 4.4).

The Ordinance approving the proposed amendments to the Planned Development Zoning is included as Attachment 4.

Conditional Use Permit

The Planned Development Zoning, as amended, allows a performing arts center at the school as a conditionally permitted use. A Conditional Use Permit enables the City to place conditions of approval on a project to ensure that the operating characteristics are compatible with surrounding uses. The proposed project has been reviewed for issues related to operating characteristics, access and parking. Conditions of approval have been placed on the project, where appropriate, to ensure compatibility with the surrounding uses.

The proposed performing arts center will provide a dedicated space to host the school's existing performance art shows and events, as well as an improved space for high school commencement ceremonies. The new building will be used to support only the existing arts programs at the school, thus there will be no increase in school enrollment capacity or change in day-to-day operations.

A new, right-in-only driveway is proposed on Tassajara Road. Vehicles will continue to exit the school using the existing signalized intersection that provides access to the school. Conditions of approval have been included to ensure the driveway is designed and operated as a right-in-only (Attachment 5, Conditions 28 and 29). Parking requirements are regulated by the Zoning Ordinance (Section 8.76.080.D), which requires one space per three fixed seats, or 117 spaces for the proposed facility. The proposed project is not anticipated to increase the existing demand for parking because it will host functions that already occur at the school. However, the proposed project does include an additional 126 parking spaces, which exceeds the requirement.

The Resolution approving the Conditional Use Permit is included as Attachment 5.

Site Development Review Permit

Site Layout, Circulation & Parking

The proposed 13,800-square-foot performing arts center will be located to the south of the existing school buildings and the 126 additional parking spaces would be located east and south of the proposed performing arts center. Access to the site is proposed from Tassajara Road via a new right-in-only driveway at the southern end of the project site. An internal drive aisle will connect to the existing school parking lot to the north. Vehicles will continue to exit the site from the existing signalized entry and exit on Tassajara Road. Figure 3 below shows the proposed project in context with the existing school. A new auxiliary lane will be provided to facilitate access to this new driveway. The applicant will construct this auxiliary lane unless the City's Tassajara Road gap closure project is completed first. The gap closure project is in the planning phase to build Tassajara Road to its ultimate width in the area of the school.

Paved pedestrian walkways will be provided to connect the parking area with the proposed performing arts center, as well as to provide pedestrian connections to proposed sidewalks along Tassajara Road. Safety and security lighting will be provided along pedestrian pathways, around the new building and in the parking area. Drive aisle and parking area lighting will consist of 15-foot-high, pole-mounted LED lights. Lighting for pedestrian pathways will consist of three-foot-high bollards.

The parking requirement for the school is based on the Off-Street Parking and Loading Regulations in the Zoning Ordinance (Section 8.76.080.D). The requirement is to provide one space per three fixed seats. The 350-seat performing arts center has a requirement to provide 117 parking spaces. The applicant proposes to provide 126 new parking spaces to accommodate this requirement.

Figure 3: Proposed Site Plan

Architecture

The architecture for the new building is characterized as modern with simple lines and will be integrated into the overall campus design (see Figure 4 below). The side and front facades, most visible from Tassajara Road, consistent of a prominent roofline and large canopy providing cover for vehicle pickup and drop off. The materials of the new building will match the existing campus buildings. The stucco siding will be painted to match the existing campus buildings and the standing seam metal roof color will complement the roof of the other school buildings. The window design and placement will also compliment the other buildings on the school campus to create a unified aesthetic.

Figure 4: Proposed West Elevation

Landscaping

The proposed landscape design includes a landscape buffer along Tassajara Road with trees and shrubs, including coast live oak, glossy abelia, Point Reyes creeper, and desert carpet. Existing street trees on the Tassajara Road frontage would be retained and the landscaping enhanced. Landscape plantings, including a variety of trees, shrubs, flowering perennials, and grasses would be provided around the building and in the parking lot. In addition, the proposed project includes several landscaped stormwater basins totaling approximately 3,460 square feet. Stormwater basins would include Berkeley sedge, blue rush, and blue wild rye. A three-inch layer of wood mulch would be provided adjacent to the existing riparian area associated with an unnamed tributary that borders the project site to the south. A rail fence would be provided along the edge of a City-required creek setback to prevent intrusion into the riparian area.

The Resolution approving the Site Development Review Permit is included as Attachment 5 with the project plans included at Attachment 6.

PLANNING COMMISSION REVIEW:

The Planning Commission held a public hearing on September 12, 2023 to consider the proposed project. Four community members spoke in support of the project. The Planning Commission voted unanimously to recommend that the City Council approve the project (Attachment 7).

ENVIRONMENTAL DETERMINATION:

Development of the project site was previously addressed in the Eastern Dublin General Plan Amendment (EDGPA) and the Eastern Dublin Specific Plan Environmental Impact Report (EDSP EIR) for which the City Council certified an Environmental Impact Report (EIR) and an addendum on August 22, 1994. Pursuant to Resolution No. 53-93, the City Council adopted a Mitigation Measures and Monitoring Program, which continue to apply to development in Eastern Dublin. The City Council also adopted a Statement of Overriding Considerations in connection with certification of the 1993 EDGPA/EDSP Environmental Impact Report.

Consistent with the requirements of the California Environmental Quality Act (CEQA) including Section 21166 and related CEQA Guidelines Sections 15162 and 15163, the City prepared an Initial Study to determine whether additional environmental review was required for the proposed Quarry Lane School Performing Arts Center Project. Pursuant to CEQA Guidelines Section 15163, the City determined that the environmental impacts associated with the proposed project would be the same as or similar to those identified in the EDSP EIR and mitigated to less-than-significant levels with implementation of the mitigation measures identified in the EDSP EIR. New impacts were identified in the following environmental areas: air quality and noise. None of these impacts would result in significant effects that cannot be mitigated to less-than-significant levels with implementation of project-specific mitigation measures, the Initial Study/Supplemental Mitigated Negative Declaration. Therefore, the City has determined that the proposed project requires a Supplemental Mitigated Negative Declaration, in compliance with Public Resource Code Section 21166 and CEQA Guidelines Section 15163. The Supplemental Mitigated Negative Declaration/Initial Study was circulated for a public review period from July 5, 2023, to August 4, 2023. One comment letter was received from Zone 7.

The resolution adopting a supplemental mitigated negative declaration and mitigation monitoring and reporting program for the performing arts center is attached as Attachment 1, with the Supplemental Mitigated Negative Declaration included as Attachment 2 and the Mitigation and Monitoring Program included as Attachment 3.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

A Planning Application sign was posted on the project site and the project was also included on the City's development projects webpage.

Two City-led Community Meetings were held on August 8 and August 9, 2023, to provide Dublin residents with information about the proposed project. Four residents attended the meeting on August 8 and three residents attended the meeting on August 9. Staff provided a presentation that included an overview of the proposed project.

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 this public hearing. A public notice was also published in the *East Bay Times* and posted at several locations throughout the City. This Staff Report was made available on the City's website and a copy provided to the Applicant. The City Council Agenda was posted.

STRATEGIC PLAN INITIATIVE:

None.

ATTACHMENTS:

1) Resolution Adopting a Supplemental Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for a New Performing Arts Center at the Quarry Lane School
2) Exhibit A to the Resolution - Supplemental Mitigated Negative Declaration

3) Exhibit B to the Resolution - Mitigation Monitoring and Reporting Program
4) Ordinance Amending the Zoning Map and Approving an Amended Planned Development Zoning District and Related Stage 1 and Stage 2 Development Plans for the Quarry Lane School
5) Resolution Approving a Conditional Use Permit and Site Development Review Permit for a New Performing Arts Center at the Quarry Lane School
6) Exhibit A to the Resolution - Plans Prepared by BKBC Architects Inc.
7) Planning Commission Resolution Recommending the City Council Approve Performing Arts Center at Quarry Lane School

Agenda Item 4.5

DUBLIN
CALIFORNIA

STAFF REPORT

CITY COUNCIL

DATE: October 17, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: State Transportation Improvement Program (STIP) Grant Application for the Village Parkway Reconstruction and Complete Streets Project, CIP No. ST0323
Prepared by: Laurie Sucgang, City Engineer

EXECUTIVE SUMMARY:

The City Council will consider authorizing the City Manager, or designee, to file an application for grant funds from the State Transportation Improvement Program (STIP) for the Village Parkway Reconstruction and Complete Streets Project, CIP No. ST0323.

STAFF RECOMMENDATION:

Adopt the Resolution Authorizing the Filing of an Application for Funding Assigned to MTC and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Village Parkway Reconstruction and Complete Streets Project, CIP No. ST0323.

FINANCIAL IMPACT:

As approved in the 2022-2027 Capital Improvement Program Update (CIP), the total budget for the Village Parkway Reconstruction project is $18,350,000, funded by a General Fund Reserve, State Gas Tax, and the Measure BB Local Streets Fund, with $7,500,000 in funding not yet identified. Recent preliminary engineering for the project now estimates total project costs to be $20,000,000, increasing the funding gap to $9,150,000. The State Transportation Improvement Program (STIP) grant, if awarded, will help close the current funding shortfall for the project.

DESCRIPTION:

The 2022-2027 Capital Improvement Program Update includes the Village Parkway Reconstruction project, CIP No. ST0323. The project includes the planning, design, and construction to replace the existing pavement and streetscape elements, transforming the segment of Village Parkway from Amador Valley Boulevard to the northern City limits to a pedestrian and bike-friendly roadway, incorporating complete street elements such as median

and buffer islands, bulb outs, high visibility crosswalks, street furniture, and Americans with Disabilities Act (ADA) upgrades.

In fall 2022, Staff and consultants began the planning and preliminary engineering phase of the project, which includes developing a conceptual plan, meeting with various stakeholders, gathering traffic, pavement, and soil data, and seeking grant funding. To date, Staff has submitted grant applications for the Alameda County Transportation Commission (Alameda CTC) 2024 Comprehensive Investment Plan and the Metropolitan Transportation Commission (MTC) One Bay Area Grant 3 (OBAG 3). The project was not selected to receive funding from either grant program.

The January 2023 Dublin Bicycle and Pedestrian Plan includes a recommended project to study Village Parkway, between Amador Valley Boulevard and the northern city limit, to determine whether a Class I bikeway (multi-use path) or a Class IV bikeway (separated bike lane, protected bike lane) is appropriate and feasible. Feedback from stakeholders, such as the Countywide Bicycle and Pedestrian Advisory Committee (BPAC), Dublin High School, and Livermore Amador Valley Transit Authority (LAVTA), has encouraged the pursuit of a Class I or Class IV bikeway, as well as enhanced improvements for pedestrians and for mass transit. By incorporating such bikeway, sidewalk, and mass transit improvements that benefit pedestrians, bicyclists, and transit users, the project will comply with the Metropolitan Transportation Commission's (MTC) Complete Streets Policy (MTC Resolution No. 4493). The current preliminary concept plan includes incorporating protected bike lanes, bus turnouts, pedestrian-friendly sidewalks and refuges, and other complete streets design features.

By complying with MTC's Complete Streets Policy, the project is better suited to compete for several funding programs, such as the State Transportation Improvement Program (STIP). The STIP is a multi-year capital improvement program of transportation projects on and off the State Highway System, funded with revenues from the State Highway Account and other funding sources administered by the California Transportation Commission (CTC), including Senate Bill 1 (SB 1). Based on the State's 2024 STIP Fund Estimate, approximately $64.2 million of new programming capacity is anticipated for Alameda County of which $43.8 million is anticipated to be available for programming to projects.

On September 22, 2023, Staff submitted the Village Parkway Reconstruction and Complete Streets Project in response to Alameda CTC's Request for Information (RFI) for the 2024 STIP. Responding to the RFI is an initial step in applying for a STIP grant. The City is required to adopt a resolution of local support and submit it with the STIP grant application, which will be due later this calendar year. Adoption of the resolution of local support requires the City to state, among other things, that it is committed to providing matching funds and to providing adequate staffing resources to deliver and complete the project. If the project is selected to receive STIP funds, funding for construction will be available in Fiscal Year 2027-28.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Resolution Authorizing the Filing of an Application for Funding Assigned to MTC and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Village Parkway Reconstruction and Complete Streets Project, CIP No. ST0323
2) CIP No. ST0323

RESOLUTION NO. XX – 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

AUTHORIZING THE FILING OF AN APPLICATION FOR FUNDING ASSIGNED TO MTC AND COMMITTING ANY NECESSARY MATCHING FUNDS AND STATING ASSURANCES TO COMPLETE THE VILLAGE PARKWAY RECONSTRUCTION AND COMPLETE STREETS PROJECT, CIP NO. ST0323

WHEREAS, the City of Dublin (herein referred to as APPLICANT) is submitting an application to the Metropolitan Transportation Commission (MTC) for $9,150,000 in funding assigned to MTC for programming discretion, which includes federal funding administered by the Federal Highway Administration (FHWA) and federal or state funding administered by the California Transportation Commission (CTC) such as Surface Transportation Block Grant Program (STP) funding, Congestion Mitigation and Air Quality Improvement Program (CMAQ) funding, Carbon Reduction Program (CRP) funding, Transportation Alternatives (TA) set-aside/Active Transportation Program (ATP) funding, and Regional Transportation Improvement Program (RTIP) funding (herein collectively referred to as REGIONAL DISCRETIONARY FUNDING) for the Village Parkway Reconstruction and Complete Streets Project (herein referred to as PROJECT) for the Surface Transportation Improvement Program (herein referred to as PROGRAM); and

WHEREAS, the United States from time to time enacts and amends legislation to provide funding for various transportation needs and programs (collectively, the FEDERAL TRANSPORTATION ACT), including, but not limited to the Surface Transportation Block Grant Program (STP) (23 U.S.C. § 133), the Congestion Mitigation and Air Quality Improvement Program (CMAQ) (23 U.S.C. § 149), the Carbon Reduction Program (CRP) (23 U.S.C. § 175), and the Transportation Alternatives (TA) set-aside (23 U.S.C. § 133); and

WHEREAS, state statutes, including California Streets and Highways Code §182.6, §182.7, and §2381(a)(1), and California Government Code §14527, provide various funding programs for the programming discretion of the Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Agency (RTPA); and

WHEREAS, pursuant to the FEDERAL TRANSPORTATION ACT, and any regulations promulgated thereunder, eligible project sponsors wishing to receive federal or state funds for a regionally-significant project shall submit an application first with the appropriate MPO, or RTPA, as applicable, for review and inclusion in the federal Transportation Improvement Program (TIP); and

WHEREAS, MTC is the MPO and RTPA for the nine counties of the San Francisco Bay region; and

WHEREAS, MTC has adopted a Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised) that sets out procedures governing the application and use of REGIONAL DISCRETIONARY FUNDING; and

WHEREAS, APPLICANT is an eligible sponsor for REGIONAL DISCRETIONARY FUNDING; and

WHEREAS, as part of the application for REGIONAL DISCRETIONARY FUNDING, MTC requires a resolution adopted by the responsible implementing agency stating the following:

- the commitment of any required matching funds; and
- that the sponsor understands that the REGIONAL DISCRETIONARY FUNDING is fixed at the programmed amount, and therefore any cost increase cannot be expected to be funded with additional REGIONAL DISCRETIONARY FUNDING; and
- that the PROJECT will comply with the procedures, delivery milestones and funding deadlines specified in the Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised); and
- the assurance of the sponsor to complete the PROJECT as described in the application, subject to environmental clearance, and if approved, as included in MTC's federal Transportation Improvement Program (TIP); and
- that the PROJECT will have adequate staffing resources to deliver and complete the PROJECT within the schedule submitted with the project application; and
- that the PROJECT will comply with all project-specific requirements as set forth in the PROGRAM; and
- that APPLICANT has assigned, and will maintain a single point of contact for all FHWA- and CTC-funded transportation projects to coordinate within the agency and with the respective County Transportation Agency (CTA), MTC, Caltrans, FHWA, and CTC on all communications, inquires or issues that may arise during the federal programming and delivery process for all FHWA- and CTC-funded transportation and transit projects implemented by APPLICANT; and
- in the case of an RTIP project, state law requires PROJECT be included in a local congestion management plan, or be consistent with the capital improvement program adopted pursuant to MTC’s funding agreement with the County Transportation Agency (CTA); and

WHEREAS, that APPLICANT is authorized to submit an application for REGIONAL DISCRETIONARY FUNDING for the PROJECT; and

WHEREAS, there is no legal impediment to APPLICANT making applications for the funds; and

WHEREAS, there is no pending or threatened litigation that might in any way adversely affect the proposed PROJECT, or the ability of APPLICANT to deliver such PROJECT; and

WHEREAS, APPLICANT authorizes its City Manager or designee to execute and file an application with MTC for REGIONAL DISCRETIONARY FUNDING for the PROJECT as referenced in this resolution; and

WHEREAS, MTC requires that a copy of this resolution be transmitted to the MTC in conjunction with the filing of the application.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin authorizes the City Manager or designee to execute and file an application for funding for the PROJECT for REGIONAL DISCRETIONARY FUNDING under the FEDERAL TRANSPORTATION ACT or continued funding, and make any necessary, non-substantive changes to carry out the intent of this resolution.

BE IT FURTHER RESOLVED that APPLICANT will provide any required matching funds.

BE IT FURTHER RESOLVED that APPLICANT understands that the REGIONAL DISCRETIONARY FUNDING for the PROJECT is fixed at the MTC approved programmed amount, and that any cost increases must be funded by the APPLICANT from other funds, and that APPLICANT does not expect any cost increases to be funded with additional REGIONAL DISCRETIONARY FUNDING.

BE IT FURTHER RESOLVED that APPLICANT understands the funding deadlines associated with these funds and will comply with the provisions and requirements of the Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised) and APPLICANT has, and will retain the expertise, knowledge and resources necessary to deliver federally-funded transportation and transit projects, and has assigned, and will maintain a single point of contact for all FHWA- and CTC-funded transportation projects to coordinate within the agency and with the respective County Transportation Agency (CTA), MTC, Caltrans, FHWA, and CTC on all communications, inquires or issues that may arise during the federal programming and delivery process for all FHWA- and CTC-funded transportation and transit projects implemented by APPLICANT.

BE IT FURTHER RESOLVED that the PROJECT will be implemented as described in the complete application and in this resolution, subject to environmental clearance, and, if approved, for the amount approved by MTC and programmed in the federal TIP.

BE IT FURTHER RESOLVED that APPLICANT has reviewed the PROJECT and has adequate staffing resources to deliver and complete the PROJECT within the schedule submitted with the project application.

BE IT FURTHER RESOLVED that PROJECT will comply with the requirements as set forth in MTC programming guidelines and project selection procedures for the PROGRAM.

BE IT FURTHER RESOLVED that, in the case of an RTIP project, PROJECT is included in a local congestion management plan, or is consistent with the capital improvement program adopted pursuant to MTC's funding agreement with the County Transportation Agency (CTA).

BE IT FURTHER RESOLVED that APPLICANT is an eligible sponsor of REGIONAL DISCRETIONARY FUNDING funded projects.

BE IT FURTHER RESOLVED that APPLICANT is authorized to submit an application for REGIONAL DISCRETIONARY FUNDING for the PROJECT.

BE IT FURTHER RESOLVED that there is no legal impediment to APPLICANT making applications for the funds.

BE IT FURTHER RESOLVED that there is no pending or threatened litigation that might in any way adversely affect the proposed PROJECT, or the ability of APPLICANT to deliver such PROJECT.

BE IT FURTHER RESOLVED that APPLICANT authorizes its City Manager or designee to execute and file an application with MTC for REGIONAL DISCRETIONARY FUNDING for the PROJECT as referenced in this resolution.

BE IT FURTHER RESOLVED that a copy of this resolution will be transmitted to the MTC in conjunction with the filing of the application.

BE IT FURTHER RESOLVED that the MTC is requested to support the application for the PROJECT described in the resolution, and if approved, to include the PROJECT in MTC's federal TIP upon submittal by the project sponsor for TIP programming.

PASSED, APPROVED AND ADOPTED this 17th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Number	ST0323	VILLAGE PARKWAY RECONSTRUCTION	Program	GENERAL

PROJECT DESCRIPTION

This project provides for the planning, design, and construction of the replacement of the existing streetscape elements on Village Parkway between Amador Valley Boulevard and the northern city limit (approximately 6,000 linear feet). The project will transform the segment of Village Parkway between Amador Valley Boulevard and Kimball Avenue to a pedestrian and bicycle friendly roadway, which will incorporate complete streets elements such as median islands, bulbouts, decorative or high visibility crosswalks, and street furniture. The work may include the reconstruction of the median island; reconstruction of the roadway base immediately adjacent to the median island; reconstruction necessary for sidewalks improvements, ADA upgrades to curb ramps, curb, and gutter, necessary utility work; landscaping; stormwater improvements; and new pavement for the roadway.

The first item of work, which began in Fall 2022, consists of preliminary level planning and environmental assessment and the evaluation of potential outside funding sources to provide for the current funding shortfall.

ANNUAL OPERATING IMPACT: TBD

MANAGING DEPARTMENT: Public Works

			2022-2027 CAPITAL IMPROVEMENT PROGRAM						
ESTIMATED COSTS		**PRIOR YEARS**	**2022-2023 BUDGET**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**FUTURE YEARS**	**TOTALS**
9100	Salaries & Benefits		$45,032		$49,920	$64,480	$89,440		$248,872
9200	Contract Services		$254,968	$250,000	$1,000,080	$1,000,000	$510,560		$3,015,608
9400	Improvements					$10,000,000	$5,000,000		$15,000,000
9500	Miscellaneous					$85,520			$85,520
TOTAL			**$300,000**	**$250,000**	**$1,050,000**	**$11,150,000**	**$5,600,000**		**$18,350,000**

FUNDING SOURCE		**PRIOR YEARS**	**2022-2023 BUDGET**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**FUTURE YEARS**	**TOTALS**
1101	General Fund Designation		$300,000	$250,000	$1,000,000	$8,450,000			$10,000,000
2201	State Gas Tax				$50,000	$250,000	$100,000		$400,000
2214	Measure BB Sales Tax - Local Streets Fund					$250,000	$200,000		$450,000
9998	Unidentified					$2,200,000	$5,300,000		$7,500,000
TOTAL			**$300,000**	**$250,000**	**$1,050,000**	**$11,150,000**	**$5,600,000**		**$18,350,000**

ANNUAL OPERATING IMPACT							

Agenda Item 4.6

STAFF REPORT

CITY COUNCIL

DATE: October 17, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Second Amendment to the Energy Savings Performance Contract with Willdan Energy Solutions for the Citywide Energy Improvements Project, CIP No. GI0121
Prepared by: Laurie Sucgang, City Engineer

EXECUTIVE SUMMARY:

The City Council will consider approving a second amendment to the Energy Savings Performance Contract with Willdan Energy Solutions for the Citywide Energy Improvements Project, CIP No. GI0121.

STAFF RECOMMENDATION:

Adopt the Resolution Approving a Second Amendment to the Energy Savings Performance Contract with Willdan Energy Solutions for the Citywide Energy Improvements Project, CIP No. GI0121.

FINANCIAL IMPACT:

Approval of the recommended action would increase the potential change order amount by an estimated $1,500,000, for the items shown in the table below. Funds to cover these contract change orders are available in the approved 2022-2027 Capital Improvement Program budget for the Citywide Energy Improvements Project (CIP No. GI0121). There is no increase to the total project budget.

Potential Change Order Description	Estimated Amount
Library Roof Repair	$300,000
Senior Center Electrical/IT Room Cooling	$30,000
City Hall Parking Lot Modifications	$928,000
Additional LED Street Lights	$25,000
Dublin Sports Grounds Additional EV Chargers	$200,000
TOTAL	$1,500,000

DESCRIPTION:

On November 17, 2020, the City Council approved a Design-Build Energy Savings Performance Contract with Willdan Energy Solutions (WES) (Resolution No. 115-20), Inc. to proceed with an Investment Grade Audit (IGA) to develop energy efficiency and infrastructure improvement projects. On June 1, 2021, the City Council received a presentation of the results of the IGA and recommended projects to implement. The City Council directed Staff to explore project funding and proceed with the list of recommended projects for implementation.

On July 20, 2021, the City Council approved an Amendment to the Design-Build Energy Savings Performance Contract with WES (Resolution No.94-21) to proceed with the second phase, project implementation, and to construct the energy reduction, core facility infrastructure, and resiliency upgrade projects. On September 21, 2021, the City Council approved the issuance of lease revenue bonds to finance the energy efficiency capital improvements (Resolution No. 114-21).

During final design, permitting, and construction of the improvements, it was determined that additional work to existing City facilities in support of the new improvements is needed. Also, because the City will receive federal grant funds that can be used to increase the number of electric vehicle (EV) chargers being installed by the project and used to further progress on the Climate Action Plan goals, additional EV charging station project work is desired. The location and description of the additional work is described below:

- Library Roof Repair: Prior to placing new solar panels and HVAC units, the existing roof needed repair.
- Senior Center Electrical/IT Room Cooling: During a heatwave in August 2022, the temperature in the existing Senior Center electrical/IT room exceeded the operating thresholds of some equipment, resulting in degraded performance of networking and communications equipment. The room needs a new, dedicated cooling system.
- City Hall Parking Lot Modifications: The existing fenced and gated parking area, built for and formerly used by Dublin Police Services, needs to be modified to accommodate public access, new EV charging stations, and new solar photovoltaic (PV) canopies.
- Additional LED Streetlights: Fifty-two additional streetlights requiring conversion to LED fixtures were identified during field review of the existing streetlight system in the Dublin

Ranch Street Light District 1999-1.

- Dublin Sports Grounds Additional EV Chargers: The City will receive federal funds from the Department of Energy, State and Community Energy Program, Energy Efficiency and Conservation Block Grant (EECBG) Program. EECBG funds can be used for equipment rebates. The EECBG funds will be used to support the purchase and installation of two additional DC fast chargers at Dublin Sports Grounds.

The Department of Energy, State and Community Energy Program, EECBG Program is part of the Infrastructure Investment and Jobs Act of 2021 and includes $440 million in formula and competitive grants design to assist states, local governments, and tribes in implementing strategies to reduce energy use, reduce fossil fuel emissions, and to improve energy efficiency. Nationally, counties and cities are allocated $299,200,000 of EECBG program funds and the City of Dublin is eligible for $127,230 based on the program funding formula.

To accomplish the additional work identified during final design, permitting, and construction of the improvements, Staff recommends amending the contract with WES to allow for changes in the scope of work. Staff also recommends that the City Council authorize the City Manager to execute the contract change orders for work items listed above, and since the project is not yet complete, any additional change orders due to any unforeseen conditions that are not yet known at this time, if the additional change orders are within the approved project budget.

Construction Status

The Citywide Energy Improvements Project, CIP No. GI0121 has completed construction of several project components, including the following:

- Sports fields and courts lighting at Dublin Sports Grounds, Emerald Glen Park, Fallon Sports Park, and Kolb Park.
- Solar panels at the Corp Yard, Dublin Sports Grounds, Fallon Sports Park, Fire Stations 17 and 18, and the Library.
- Heating, air conditioning and controls upgrades at Fire Stations 16, 17, and 18, Heritage Park and Museum, the Library, and the Senior Center.
- Pool control systems firmware upgrade at The Wave.
- Interior and exterior LED lighting at the Corp Yard, Dublin Sports Grounds, Emerald Glen Park, Fallon Sports Park, Fire Stations 16, 17, and 18, Kolb Park, the Library, the Senior Center, Shannon Community Center, and The Wave.
- Park lighting at Alamo Creek Park, Bray Commons Park, Dolan Park, Emerald Glen Park, Heritage Park and Museum, Mape Memorial Park, Shannon Park, and Ted Fairfield Park.
- Street lighting conversion to LED of 1,626 lights in the Dublin Ranch Street Light District 1999-1.
- Traffic signal resiliency at 11 intersections with battery back-up and 11 intersections with hydrogen fuel cell system back-up.

- Generators for emergency back-up power at Fire Station 16, the Library, and Shannon Community Center.
- Battery energy storage system (BESS) at the Corporation Yard.

Project components that are in construction, or have not started construction yet, are:

- Microgrid at the Wave and BESS at Civic Center
- Solar PV at Public Safety Complex and Civic Center
- EV charging systems at Public Safety Complex and Dublin Sports Grounds
- Generators at Fire Stations 17 and 18

The remaining project components at the Civic Center will begin after substantial completion of the Dublin Arts Center. The Civic Center will get 232 kW of additional solar PV canopies and a BESS.

STRATEGIC PLAN INITIATIVE:

Strategy 3: Infrastructure Maintenance and Reinvestment
Objective b: Provide on-going condition assessments of aging city facilities and assets.
Objective e: Continue to implement measures identified in the Climate Action Plan

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted, and a copy of this Staff Report was provided to Willdan Energy Solutions.

ATTACHMENTS:

1) Resolution Approving a Second Amendment to the Energy Savings Performance Contract with Willdan Energy Solutions for the Citywide Energy Improvements Project, CIP No. GI0121
2) Exhibit A to the Resolution - Second Amendment to the Energy Savings Performance Contract with Willdan Energy Solutions
3) Energy Savings Performance Contract with Willdan Energy Solutions
4) Amendment to the Energy Savings Performance Contract with Willdan Energy Solutions
5) CIP No. GI0121

RESOLUTION NO. XX – 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING A SECOND AMENDMENT TO THE ENERGY SAVINGS PERFORMANCE CONTRACT WITH WILLDAN ENERGY SOLUTIONS FOR THE CITYWIDE ENERGY IMPROVEMENTS PROJECT, CIP NO. GI0121

WHEREAS, on November 16, 2020, the City Council approved a Design-Build Energy Savings Performance Contract with Willdan Energy Solutions to proceed with an Investment Grade Audit to develop energy efficiency and infrastructure improvement projects; and

WHEREAS, June 21, 2021, the City Council received a presentation of the results of the Investment Grade Audit, recommended projects to implement, and directed Staff to proceed with the list of recommended projects for implementation; and

WHEREAS, on July 20, 2021, the City Council approved an amendment to the Design-Build Energy Savings Performance Contract to proceed with the second phase, project implementation, and to construction the energy reduction, core facility infrastructure, and resiliency upgrade projects; and

WHEREAS, during final design, permitting, and construction of several projects, it was determined that additional work to existing City facilities in support of the new improvements is needed; and

WHEREAS, during construction, the City of Dublin became eligible for Department of Energy, State and Community Energy Program, Energy Efficiency and Block Grant Program funds in the amount of $127,203, which can be used to support the purchase and installation of electric vehicle charging stations as part of the Citywide Energy Improvements Project, CIP No. GI0121; and

WHEREAS, a second amendment to the Design-Build Energy Savings Performance Contract is required to add, modify, or make changes to the scope of work.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby approve the second amendment to the Energy Savings Performance Contract with Willdan Energy Solutions, attached hereto as **Exhibit A** to this Resolution.

BE IT FURTHER RESOLVED that the City Manager, or designee, is authorized to execute **Exhibit A**, and make any necessary, non-substantive changes to **Exhibit A** to carry out the intent of this Resolution.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin does hereby authorize use of available funds from the Citywide Energy Improvements Project, CIP No. GI0121, and adopted budget for Fiscal Year 2023-24 for the additional improvements.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin does hereby authorize the City Manager or designee to approve Contract Change Orders with Willdan Energy Solutions.

PASSED, APPROVED AND ADOPTED this 17th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A PERFORMANCE CONTRACT AMENDMENT

This Second Amendment is incorporated into the accompanying Energy Savings Performance Contract dated the 20th day of November, 2020 and first Amendment, dated July 27, 2021, (collectively, the "Agreement") for the following:

PROJECT: City of Dublin Energy Reduction, Core Facility Infrastructure & Resiliency Upgrades

THE CUSTOMER: City of Dublin

THE PERFORMANCE CONTRACTOR: Willdan Energy Solutions, Inc. (WES)

The Customer and Performance Contractor hereby amend the Agreement as follows.

1. CHANGE IN SCOPE OF WORK:

a) Any change in the scope of the Work, method of performance, nature of materials or price thereof, or any other matter materially affecting the performance or nature of the Work shall not be paid for or accepted unless such change, addition, or deletion is approved in advance and in writing by a valid, mutually-agreed amendment or Contract Change Order executed by the Parties.

b) WES specifically understands, acknowledges, and agrees that the Customer shall have the right to request any reasonable alterations, deviations, reductions, or additions to the Project which are consistent with the agreed Scope of Work, and the cost thereof shall be added to or deducted from the amount of the Contract Price by mutual agreement.

c) WES also agrees to provide the Customer in the form of a Proposed Change Order, as defined below, with all information requested to substantiate the cost of the amendment or Contract Change Order and to inform the Customer. In addition to any other information requested, WES shall submit, prior to approval of the amendment or Contract Change Order, its request for a time extension (if any), as well as all information necessary to substantiate any alleged delay in the completion of the Work

2. PROPOSED CHANGE ORDER

a) Definition of Proposed Change Order. A Proposed Change Order ("PCO") is a written request prepared by WES requesting that the Customer issue an amendment or Contract Change Order ("CCO") based upon a proposed change to the Work.

b) Changes in Contract Time. A PCO shall also include any changes in time required to complete the Project.

This Second Amendment to the Agreement entered into as of the day and the year first written above.

WES		CUSTOMER	
Signed	_____	Signed	_____
Name	_____	Name	_____
Date	_____	Date	_____

5484718.2

DESIGN-BUILD ENERGY SAVINGS PERFORMANCE CONTRACT

This Design-Build Energy Savings Performance Contract (the "Contract") is made and entered into as of this 20th day of November ____, 2020___, between the Performance Contractor: Willdan Energy Solutions, a California corporation ("WES"), and City of Dublin, a California municipal corporation ("Customer"), for the purpose of installing certain energy, water or other operating cost saving equipment described in SCHEDULE A (SCOPE OF WORK), and providing other services designed to save energy, water or other operating costs for the Customer's property and buildings (the "Premises").

RECITALS

WHEREAS, Customer owns and operates the Premises, and is in need of energy saving equipment and service designed to save costs at said Premises;

WHEREAS, WES has made an assessment of the energy consumption characteristics of the Premises and existing equipment;

WHEREAS, Customer desires to retain WES to purchase, install and service certain equipment of the type or class described in SCHEDULE A (SCOPE OF WORK), attached hereto and made a part hereof and to provide other services for the purpose of achieving cost reductions within Premises, as more fully set forth herein; and

WHEREAS, Customer is authorized under the Constitution and the laws of the State of California to enter into this Contract for the purposes set forth herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and intending to be legally bound hereby, customer and WES hereto covenant and agree as follows: energy savings performance contract documents

SECTION 1 PERFORMANCE CONTRACT DOCUMENTS

Section 1.1 The Performance Contract Documents (hereinafter, "ESPC Documents") consist of this Agreement between Customer and WES and its attached Schedules and Exhibits (hereinafter, the "Contract"); other documents listed in this Agreement; and Modifications issued after execution of this Agreement. A Modification is (1) a written amendment to the Contract signed by both parties, including the Performance Contract Amendment, (2) a Change Order, or (3) a Change Directive.

Section 1.2 The ESPC Documents form the Contract. The Contract represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The ESPC Documents shall not be construed to create a contractual relationship of any kind between any persons or entities other than the Customer and WES.

Section 1.3 Attachments, Schedules, Exhibits, and Appendices: WES has prepared and Customer has approved and accepted the Schedules as set forth below, copies of which are attached hereto and made part of this Contract by reference.

Note: Some Schedules, Exhibits and Appendices will be supplied in a later project Phase.

Schedules

SCHEDULE A. SCOPE OF WORK

SCHEDULE B. COMPENSATION TO WES *(Broken out by phase)*

SCHEDULE D. INSURANCE REQUIREMENTS

SCHEDULE E. ENERGY SAVINGS GUARANTEE (Completed with EXHIBIT 1.)

SCHEDULE F. BASELINE ENERGY CONSUMPTION (Completed with EXHIBIT 1.)

SCHEDULE G. SAVINGS MEASUREMENT & CALCULATION FORMULAE; METHODOLOGY TO ADJUST BASELINE (Completed with EXHIBIT 1.)

Exhibits

EXHIBIT 1. PERFORMANCE CONTRACT AMENDMENT *(Proposed at the conclusion of the IGA Phase)*

EXHIBIT 2. CERTIFICATE OF SUBSTATIAL COMPLETION

EXHIBIT 3. CERTIFICATE OF ACCEPTANCE – PROJECT FINAL COMPLETION

SECTION 2 THE WORK OF THE ENERGY SAVINGS PERFORMANCE CONTRACT

Section 2.1 The term "Work" means the design, engineering, construction and related services required to fulfill WES's obligations under the ESPC Documents, whether completed or partially completed, and includes all labor, materials, equipment, and services provided or to be provided by WES.

Section 2.2 WES shall fully execute the Work described in the ESPC Documents, except to the extent specifically indicated in the ESPC Documents to be the responsibility of others.

Section 2.3 WES shall perform all Work through Contractors or through the WES's own forces.

Section 2.4 WES shall perform the Work in compliance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities in effect at the time of Contract or Amendment execution as applicable. If WES performs Work contrary to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, WES shall assume responsibility for such Work and shall bear the costs attributable to correction.

SECTION 3 PHASES OF THE WORK

Section 3.1 Work shall be performed in three phases:

- The Investment Grade Audit ("IGA") Phase
- The Construction Phase
- The Performance Guarantee Phase

outlined in SCHEDULE A (SCOPE OF WORK). WES will commence work for the IGA Phase upon execution of this ESPC Agreement. The Construction and Guarantee Phases will commence at the conclusion of the IGA Phase upon the execution of EXHIBIT 1 (PERFORMANCE CONTRACT AMENDMENT).

Section 3.2 The Scope of Work and Fee for each phase is defined in SCHEDULE A (SCOPE OF WORK) and SCHEDULE B (COMPENSATION TO WES) respectively.

SECTION 4 ENERGY USAGE RECORDS AND DATA

Section 4.1 Customer has furnished or shall furnish (or cause its energy suppliers to furnish) to WES, upon its request, all of its records and complete data concerning energy usage and energy-related maintenance for the Premises, including the following data for the most current twenty-six (26) month period; utility records; occupancy information; descriptions of any changes in the building structure or its heating, cooling, lighting or other systems or energy requirements; descriptions of all energy consuming or saving equipment used in the Premises; bills and records relating to maintenance of energy-related equipment, and a description of energy management procedures presently utilized. If requested, Customer shall also provide any prior energy audits of the Premises, and copies of Customer's financial statements and records related to energy usage and operations for said 26-month period at said Premises, and shall make agents and employees familiar with such records available for consultations and discussions with WES.

SECTION 5 COMMENCEMENT DATE AND TERMS

Section 5.1 Commencement Date: The effective date of this agreement is the date of the agreement's last signature.

Section 5.2 Construction Phase: The Construction Phase will be a term set forth in EXHIBIT 1. (PERFORMANCE CONTRACT AMENDMENT).

Section 5.3 Warrantee Commencement: Warrantees commence on the date of Substantial Completion, as defined in SCHEDULE B (COMPENSATION TO WES), of the portion of the Project as established by the issuance of the Certificate of Substantial Completion.

Section 5.4 Guarantee Phase: The Guarantee Phase will begin upon submission of the Certificate of Acceptance – Project Completion and end in accordance with EXHIBIT 1. (PERFORMANCE CONTRACT AMENDMENT).

Section 5.5 Weather disruptions, availability of necessary equipment, remediation of hazardous materials, and other delays beyond the control of WES shall not count toward the Construction Period. The completion dates will be modified by change order for these events.

SECTION 6 CONTRACT SUM

Section 6.1 The Contract Sum is the amount to be paid to WES for the performance of the Work. This amount includes:

- Stipulated Sum amount for the IGA Phase services as identified in SCHEDULE B (COMPENSATION TO WES), and
- Stipulated Sum equaling the Cost of the Work plus Performance Contractor's Fee for the Construction Phase and Guarantee Phase as identified in SCHEDULE B (COMPENSATION TO WES), and
- Cost for the first year of the Guarantee Phase are included in the Construction Phase Contract Sum. Beginning in year two of the Guarantee Phase, Customer will have the option to pay WES a Stipulated Sum annually for each subsequent year of the Guarantee Phase if they wish to continue the Guarantee Phase services as identified in SCHEDULE B (COMPENSATION TO WES).

SECTION 7 PAYMENTS TO WES

Section 7.1 WES Compensation and Fees: WES's fees and compensation are set forth in SCHEDULE B (COMPENSATION TO WES).

Section 7.2 Billing Information Procedure: Payments due to WES shall be calculated each month and paid in accordance with SCHEDULE B (COMPENSATION TO WES).

Section 7.3 Payment: Customer shall pay WES within 30 days of receipt of WES's application for payment. Amounts unpaid thirty (30) days after the invoice date shall bear interest at 1.5% per month.

Section 7.4 Effective Date of Payment Obligation: See SCHEDULE B (COMPENSATION TO WES).

SECTION 8 FISCAL FUNDING

Section 8.1 Non-appropriation of Funds: In the event no Customer or other funds or insufficient Customer or other funds are appropriated and budgeted, and funds are otherwise unavailable by any means whatsoever in any fiscal period for which payments are due WES under this Contract, then the Customer will, not less than 30 days prior to the end of such applicable fiscal period, in writing, notify WES of such occurrence and this Contract shall terminate on the last day of the fiscal period for which appropriations were made without penalty or expense to the Customer of any kind whatsoever, except as to the portions of payments herein agreed upon for which Customer and/or other funds shall have been appropriated and budgeted or are otherwise available.

SECTION 9 CONSTRUCTION SCHEDULE AND EQUIPMENT INSTALLATION; APPROVAL

Section 9.1 Construction Schedule: Construction and equipment installation shall proceed in accordance with the construction period in SECTION 5 (COMMENCEMENT DATE AND TERMS). A detailed schedule of construction will be submitted to Customer following Commencement of the Performance Contract Amendment. This schedule will be updated throughout construction to reflect ongoing progress on the Project.

Section 9.2 Systems Startup and Equipment Commissioning: WES shall conduct a thorough and systematic performance test of each element and total system of the installed equipment in accordance with the procedures specified in SCHEDULE G.1 (System Start-up & Commissioning), provided as part of the Performance Contract Amendment (EXHIBIT 1), and prior to acceptance of the project by Customer. WES shall provide notice to the Customer of the scheduled test(s) and the Customer and/or its designees shall have the right to be present at any or all such tests conducted by WES and/or manufacturers of the equipment. WES shall be responsible for correcting and/or adjusting all deficiencies in systems and equipment operations that may be observed during system commissioning procedures.

SECTION 10 EQUIPMENT WARRANTIES

Section 10.1 WES covenants and agrees that all equipment installed as part of this Contract is new, in good and proper working condition and protected by appropriate written warranties covering all parts and equipment performance. WES further agrees to deliver to Customer for inspection and approval; to pursue rights and remedies against manufacturer and supplier of the equipment under the warranties in the event of equipment malfunction or improper or defective function, and defects in parts, workmanship and performance, to notify the Customer whenever defects in equipment parts or performance occur which give rise to such rights and remedies and those rights and remedies are exercised by WES. The cost of any risk of damage or damage to the equipment and its performance, including damage to property and equipment of the Customer or the Premises, due to WES's failure to exercise its warranty rights shall be borne solely by WES.

Section 10.2 All warranties shall be transferable and extend to the Customer. The warranties shall specify that only new, and not reconditioned, parts may be used and installed when repair is necessitated by malfunction.

Section 10.3 All warranties required hereunder shall be in force for a minimum of one year from the Substantial Completion date as defined in Section 5.3 hereof.

Section 10.4 Notwithstanding the above, nothing in this Section shall be construed to alleviate/relieve WES from complying with its obligations to perform under all terms and conditions of this Contract and as set forth in all attached Schedules.

SECTION 11 TRAINING BY WES

Section 11.1 WES shall conduct the training program described in SCHEDULE G.9 (Training Requirements), provided as part of the Performance Contract Amendment (EXHIBIT 1). The training specified in SCHEDULE G.9 (Training Requirements) must be completed prior to acceptance of the equipment installation. WES shall provide ongoing training whenever requested by Customer with respect to updated or altered equipment, including upgraded software. Such training shall be provided at no charge to the Customer.

SECTION 12 PERMITS AND APPROVALS; COORDINATION

Section 12.1 Permits and Approvals: Customer shall use its best efforts to assist WES in obtaining all necessary permits and approvals for installation of the Equipment. In no event shall Customer, however, be responsible for payment of any permit fees. The equipment and the operation of the equipment by WES shall at all times conform to all federal, state and local code requirements. WES shall furnish copies of each permit or license which is required to perform the work to the Customer before WES commences the portion of the work requiring such permit or license.

Section 12.2 Coordination During Installation: The Customer and WES shall coordinate the activities of WES's equipment installers with those of the Customer, its employees, and agents. WES shall not commit or permit any act which will interfere with the performance of business activities conducted by the Customer or its employees without prior written approval of the Customer.

SECTION 13 PERFORMANCE BY WES

Section 13.1 WES shall perform all tasks/phases under the Contract, including construction, and install the Equipment in such a manner so as not to harm the structural integrity of the buildings or their operating systems. WES shall repair and restore to its original condition any area of damage caused by WES's performance under this Contract. The Customer reserves the right to review the work performed by WES and to direct WES to take certain corrective action if, in the opinion of the Customer, the structural integrity of the Premises or its operating system is or will be harmed. All costs associated with such corrective action to damage caused by WES's performance of the work shall be borne by WES.

Section 13.2 WES shall remain responsible for the professional and technical accuracy of all services performed, whether by WES or its subcontractors or others on its behalf, throughout the term of this Contract.

SECTION 14 OWNERSHIP

Section 14.1 Ownership of Certain Proprietary Property Rights: Customer shall not, by virtue of this Contract, acquire any interest in any formulas, patterns, devices, secret inventions or processes, copyrights, patents, other intellectual or proprietary rights, or similar items of property which are or may be used in connection with the Equipment. WES shall grant to the Customer a perpetual, irrevocable royalty-free license for any and all software or other intellectual property rights necessary for the Customer to continue to operate, maintain, and repair the Equipment in a manner that will yield maximal energy consumption reductions.

Section 14.2 Ownership of Existing Equipment: Ownership of the equipment and materials presently existing at the Premises at the time of execution of this Contract shall remain the property of the Customer even if it is replaced or its operation made unnecessary by work performed by WES pursuant to this Contract. If applicable, WES shall advise the Customer in writing of all equipment and materials to be replaced at the Premises and the Customer shall within 30 days designate in writing to WES which equipment and materials that should not be disposed of off-site by WES. It is understood and agreed to by both Parties that the Customer shall be responsible for and designate the location and storage for any equipment and materials that should not be disposed of off-site. WES shall be responsible for the disposal of all equipment and materials designated by the Customer as disposable off-site in accordance with all applicable laws and regulations regarding such disposal.

Section 14.3 New Equipment: All new equipment or materials supplied to the Customer shall become the property of the Customer.

SECTION 15 LOCATION AND ACCESS

Section 15.1 Customer shall provide sufficient space on the Premises for the installation and operation of the Equipment and shall take reasonable steps to protect such Equipment from harm, theft and misuse. Customer shall provide access to the

Premises for WES to perform any function related to this Contract during regular business hours, or such other reasonable hours as may be requested by WES and acceptable to the Customer. WES's access to Premises to make emergency repairs or corrections as it may determine are needed shall not be unreasonably restricted by the Customer.

SECTION 16 EQUIPMENT SERVICE

Section 16.1 Actions by WES: WES shall provide all service, repairs, and adjustments to the Equipment Installed under terms of this Contract pursuant to SCHEDULE G.4 (WES Maintenance Responsibilities), provided as part the Performance Contract Amendment (EXHIBIT 1). Customer shall incur no cost for Equipment service, repairs, and adjustments, except as set forth in SCHEDULE B (COMPENSATION TO WES), provided, however, that when the need for maintenance or repairs principally arises due to the negligence or willful misconduct of the Customer or any employee or other agent of Customer, and WES can so demonstrate such causal connection, WES may charge Customer for the actual cost of the maintenance or repair insofar as such cost is not covered by any warranty or insurance proceeds.

Section 16.2 Malfunctions and Emergencies: Customer shall use its best efforts to notify WES or its designee(s) within 24 hours after the Customer's actual knowledge and occurrence of: (i) any malfunction in the operation of the Equipment or any preexisting energy related equipment that might materially impact upon the guaranteed energy savings, (ii) any interruption or alteration to the energy supply to the Premises, or (iii) any alteration or modification in any energy-related equipment or its operation.

Section 16.3 Where Customer exercises due diligence in attempting to assess the existence of a malfunction, interruption, or alteration it shall be deemed not at fault in failing to correctly identify such conditions as having a material impact upon the guaranteed energy savings. Customer shall notify WES within twenty-four (24) hours upon its having actual knowledge of any emergency condition affecting the Equipment. WES shall respond or its designee(s) shall respond within twenty-four (24) hours to promptly proceed with corrective measures. Any telephonic notice of such conditions by Customer shall be followed within three business days by written notice to WES from Customer. If Customer unreasonably delays in so notifying WES of a malfunction or emergency, and the malfunction or emergency is not otherwise corrected or remedied, such conditions will be treated as a Material Change and the applicable provisions of SECTION 19 (MATERIAL CHANGES) shall be applied.

Section 16.4 Actions by Customer: Customer shall not move, remove, modify, alter, or change in any way the Equipment or any part thereof without the prior written approval of WES except as set forth in SCHEDULE G.5 (Customer Maintenance Responsibilities), provided as part the Performance Contract Amendment (EXHIBIT 1). Notwithstanding the foregoing, Customer may take reasonable steps to protect the Equipment if, due to an emergency, it is not possible or reasonable to notify WES before taking any such actions. In the event of such an emergency, Customer shall take reasonable steps to protect the Equipment from damage or injury and shall follow instructions for emergency action provided in advance by WES. Customer agrees to maintain the Premises in good repair and to protect and preserve all portions thereof, which may in any way affect the operation or maintenance of the Equipment.

SECTION 17 UPGRADING OR ALTERING THE EQUIPMENT

Section 17.1 WES shall at all times have the right, subject to Customer's prior written approval, which approval shall not be unreasonably withheld, to change the Equipment, revise any procedures for the operation of the equipment or implement other energy saving actions in the Premises, provided that:

- WES complies with the standards of comfort and services set forth in SCHEDULE G.3 (Standards of Comfort) , provided as part the Performance Contract Amendment (EXHIBIT 1);
- such modifications or additions to, or replacement of the Equipment, and any operational changes, or new procedures are necessary to enable WES to achieve the energy savings at the Premises and;
- any cost incurred relative to such modifications, additions or replacement of the Equipment, or operational changes or new procedures shall be the responsibility of WES.

Section 17.2 All modifications, additions or replacements of the Equipment or revisions to operating or other procedures shall be described in a supplemental Schedule(s) to be provided to the Customer for approval, which shall not be unreasonably withheld, provided that any replacement of the Equipment shall be new and have equal or better potential to reduce energy consumption at the Premises than the Equipment being replaced. WES shall update any and all software to be used in connection with the Equipment in accordance with the provisions of Section 14.1 (Ownership of Certain Proprietary Rights). All replacements of and alterations or additions to the Equipment shall become part of the

Equipment described in SCHEDULE A (SCOPE OF WORK) and shall be covered by the provisions and terms of SECTION 9 (CONSTRUCTION SCHEDULE AND EQUIPMENT INSTALLATION; APPROVAL).

SECTION 18 STANDARDS OF COMFORT

Section 18.1 WES will maintain and operate the Equipment in a manner that will provide the standards of heating, cooling, hot water, and lighting, as described in SCHEDULE G.3 (Standards of Comfort) , provided as part the Performance Contract Amendment (EXHIBIT 1).

SECTION 19 MATERIAL CHANGES

Section 19.1 Material Changes Defined: A Material Change shall include any change in or to the Premises, whether structural, operational or otherwise in nature which reasonably could be expected, in the judgment of the Customer, to increase or decrease annual energy consumption in accordance with the provisions and procedures set forth in SCHEDULE E (BASELINE ENERGY CONSUMPTION) and SCHEDULE F (SAVINGS MEASUREMENT & CALCULATION FORMULAE; METHODOLOGY TO ADJUST BASELINE) , provided as part the Performance Contract Amendment (EXHIBIT 1), by at least 0.5% after adjustments for climatic variations. Actions by the Customer which may result in Material Change include but are not limited to the following:

- manner of use of Premises by the Customer; or
- hours of operation for the Premises or for any equipment or energy using systems operating at the Premises; or
- permanent changes in the comfort and service parameters set forth in SCHEDULE G.3 (Standards of Comfort) , provided as part the Performance Contract Amendment (EXHIBIT 1); or
- occupancy of the Premises; or
- structure of the Premises; or
- types and quantity of equipment used at the Premises; or
- modification, renovation or construction at the Premises; or
- the Customer's failure to provide maintenance of or repairs to the Equipment in accordance with SCHEDULE G.5 (Customer Maintenance Responsibilities) , provided as part the Performance Contract Amendment (EXHIBIT 1); or
- any other conditions other than climate affecting energy use at the Premises.

Section 19.2 Reported Material Changes: Notice by Customer: The Customer shall use its best efforts to deliver to WES a written notice describing all actual or proposed Material Changes in the Premises or in the operation of the Premises at least 30 days before any actual or proposed Material Changes is implemented or as soon as is practicable after an emergency or unplanned event. Notice to WES of Material Changes which result because of a Bona Fide emergency or other situation which precludes advanced notification shall be deemed sufficient if given by the Customer within 48 hours after having actual knowledge that the event constituting the Material Change occurred or was discovered by the Customer to have occurred.

Section 19.3 Unreported Material Change: In the absence of any Material Changes in the Premises or in their operations, the baseline energy consumption as set forth in SCHEDULE E (BASELINE ENERGY CONSUMPTION) , provided as part the Performance Contract Amendment (EXHIBIT 1), should not change more than 2% during any month from the projected energy use for that month, after adjustments for changes in climate conditions. Therefore, if energy consumption for any month as set forth in SCHEDULE E (BASELINE ENERGY CONSUMPTION) deviates by more than 2% from the energy consumption of the same month of the preceding contract year after adjustments for changes to climatic conditions, then such deviation shall be timely reviewed by WES to ascertain the cause of deviation. WES shall report its findings to the Customer in a timely manner and WES shall determine what, if any, adjustments to the baseline will be made in accordance with the provisions set forth in SCHEDULE F (SAVINGS MEASUREMENT & CALCULATION FORMULAE; METHODOLOGY TO ADJUST BASELINE) and SCHEDULE E (BASELINE ENERGY CONSUMPTION) , provided as part the Performance Contract Amendment (EXHIBIT 1).

SECTION 20 INDEMNIFICATION

Section 20.1 WES shall indemnify, defend with counsel acceptable to Customer, and hold harmless Customer and its officers, elected officials, employees, agents and volunteers from and against any and all liability, loss, damage, claims,

expenses, and costs (including without limitation, attorney's fees and costs and fees of litigation) (collectively, "Liability") of every nature arising out of or in connection with WES's performance of the services called for or its failure to comply with any of its obligations contained in this Agreement, except such Liability caused by the sole negligence or willful misconduct of the Customer.

Section 20.2 Notwithstanding the forgoing, to the extent this Agreement is a "construction contract" as defined by California Civil Code Section 2782, as may be amended from time to time, such duties of WES to indemnify shall not apply when to do so would be prohibited by California Civil Code Section 2782.

Section 20.3 WES's obligation to defend and indemnify shall not be excused because of WES's inability to evaluate Liability or because WES evaluates Liability and determines that WES is not liable to the claimant. WES must respond within thirty (30) days to the tender of any claim for defense and indemnity by Customer. If WES fails to accept or reject a tender of defense and indemnity within thirty (30) days, in addition to any other remedy authorized by law, so much of the money due WES under and by virtue of this Agreement as shall reasonably be considered necessary by Customer, may be retained by Customer until disposition has been made of the claim or suit for damages, or until WES accepts or rejects the tender of defense, whichever occurs first.

SECTION 21 CONDITIONS BEYOND CONTROL OF THE PARTIES

Section 21.1 If a party ("performing party") shall be unable to reasonably perform any of its obligations under this Contract due to acts of Nature, insurrections or riots, or similar events, this Contract shall at the other party's option (i) remain in effect but said performing party's obligations shall be suspended until the said events shall have ended; or, (ii) be terminated upon ten (10) days' notice to the performing party, in which event neither party shall have any further liability to the other.

SECTION 22 EVENTS OF DEFAULT

Section 22.1 Events of Default by Customer: Each of the following events or conditions shall constitute an "Event of Default" by Customer:

- any failure by Customer to pay WES any sum due for a service and maintenance period of more than 30 days after written notification by WES that Customer is delinquent in making payment and provided that WES is not in default in its performance under the terms of this Contract; or
- any other material failure by Customer to perform or comply with the terms and conditions of this Contract, including breach of any covenant contained herein, provided that such failure continues for 30 days after notice to Customer demanding that such failures to perform be cured or if such cure cannot be effected in thirty days, Customer shall be deemed to have cured default upon the commencement of a cure within thirty days and diligent subsequent completion thereof;
- any representation or warranty furnished by Customer in this Contract which was false or misleading in any material respect when made.

Section 22.2 Events of Default by WES: Each of the following events or conditions shall constitute an "Event of Default" by WES:

- the standards of comfort and service set forth in SCHEDULE G.3 (Standards of Comfort) , provided as part the Performance Contract Amendment (EXHIBIT 1), are not provided due to failure of WES to properly design, install, maintain, repair or adjust the Equipment except that such failure, if corrected or cured within 30 days after written notice by Customer to WES demanding that such failure be cured, shall be deemed cured for the purpose of this Contract. (ii) any representation or warranty furnished by WES in this Contract is false or misleading in any material respect when made;
- failure to furnish and install the Equipment and make it ready for use within the time specified by this Contract as set forth in SCHEDULE A (SCOPE OF WORK) and SECTION 5 (COMMENCEMENT DATE AND TERMS);
- any failure by WES to perform or comply with the terms and conditions of this Contract, including breach of any covenant contained herein except that such failure, if corrected or cured within 30 days after written notice by the Customer to WES demanding that such failure to perform be cured, shall be deemed cured for purposes of this Contract;
- any lien or encumbrance upon the equipment by any subcontractor, laborer or material man of WES;

- the filing of a bankruptcy petition whether by WES or its creditors against WES which proceeding shall not have been dismissed within 30 days of its filing, or an involuntary assignment for the benefit of all creditors or the liquidation of WES;
- Failure by WES to pay any amount due the Customer or perform any obligation under the terms of this Contract or the Energy Savings Guarantee as set forth in SCHEDULE D (ENERGY SAVINGS GUARANTEE) , provided as part the Performance Contract Amendment (EXHIBIT 1).

SECTION 23 REMEDIES UPON DEFAULT

Section 23.1 Remedies upon Default: All disputes shall be submitted to the individuals listed in SECTION 35 (NOTICE) for resolution. In the event that a remedy acceptable to both Customer and WES cannot be found, either party may seek remedy as outlined in SECTION 24 (MEDIATION).

SECTION 24 MEDIATION

Section 24.1 Any Claim arising out of or related to the Contract shall be subject to mediation as a condition precedent to arbitration or the institution of legal or equitable proceedings by either party.

Section 24.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Request for mediation shall be filed in writing with the other party to the Contract and with the American Arbitration Association. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

Section 24.3 The parties shall share the mediator's fee and any filing fees equally.

Section 24.4 The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon.

Section 24.5 Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

SECTION 25 REPRESENTATIONS AND WARRANTIES

Section 25.1 Each party warrants and represents to the other that:

- it has all requisite power, authority, licenses, permits, and franchises, corporate or otherwise, to execute and deliver this Contract and perform its obligations hereunder;
- its execution, delivery, and performance of this Contract have been duly authorized by, or are in accordance with, its organic instruments, and this Contract has been duly executed and delivered for it by the signatories so authorized, and it constitutes its legal, valid, and binding obligation;
- its execution, delivery, and performance of this Contract will not breach or violate, or constitute a default under any Contract, lease or instrument to which it is a party or by which it or its properties may be bound or affected; or
- it has not received any notice, nor to the best of its knowledge, is there pending or threatened any notice, of any violation of any applicable laws, ordinances, regulations, rules, decrees, awards, permits or orders which would materially and adversely affect its ability to perform hereunder.

SECTION 26 ADDITIONAL REPRESENTATIONS OF THE PARTIES

Section 26.1 Customer hereby warrants, represents and promises that it has provided or shall provide timely to WES, all records relating to energy usage and energy-related maintenance of Premises requested by WES and the information set forth therein is, and all information in other records to be subsequently provided pursuant to this Contract will be true and accurate in all material respects.

WES hereby warrants, represents and promises that:

- before commencing performance of this Contract, it shall have become licensed or otherwise permitted to do business in the State of California;
- it shall make available, upon reasonable request, all documents relating to its performance under this Contract, including all contracts and subcontracts entered into;

- it shall use qualified subcontractors and delegates, licensed and bonded in this state to perform the work so subcontracted or delegated pursuant to the terms hereof;
- that it is financially solvent, able to pay its debts as they mature and possessed of sufficient working capital to complete the Work and perform its obligations under this Contract.

SECTION 27 WAIVER OF LIENS

Section 27.1 All property of the Customer is exempt from attachment and levy.

SECTION 28 COMPLIANCE WITH LAW AND STANDARD PRACTICES

Section 28.1 WES shall perform its obligations hereunder in compliance with any and all applicable federal, state, and local laws, rules, and regulations, in accordance with sound engineering and safety practices, and in compliance with any and all reasonable rules of Customer relative to the Premises. WES shall be responsible for obtaining all governmental permits, consents, and authorizations as may be required to perform its obligations hereunder.

SECTION 29 INDEPENDENT CAPACITY OF THE CONTRACTOR

Section 29.1 The parties hereto agree that WES, and any agents and employees of WES, in the performance of this Contract, shall act in an independent capacity and not as officers, employees, or agents of the Customer.

SECTION 30 NO WAIVER

Section 30.1 The failure of WES or Customer to insist upon the strict performance of the terms and conditions hereof shall not constitute or be construed as a waiver or relinquishment of either party's right to thereafter enforce the same in accordance with this Contract in the event of a continuing or subsequent default on the part of WES or Customer.

SECTION 31 SEVERABILITY

Section 31.1 In the event that any clause or provision of this Contract or any part thereof shall be declared invalid, void, or unenforceable by any court having jurisdiction, such invalidity shall not affect the validity or enforceability of the remaining portions of this Contract unless the result would be manifestly inequitable or unconscionable.

SECTION 32 COMPLETE CONTRACT

Section 32.1 This Contract, when executed, together with all Schedules attached hereto or to be attached hereto, as provided for by this Contract shall constitute the entire Contract between both parties and this Contract may not be amended, modified, or terminated except by a written Contract signed by the parties hereto.

SECTION 33 FURTHER DOCUMENTS

Section 33.1 The parties shall execute and deliver all documents and perform all further acts that may be reasonably necessary to effectuate the provisions of this Contract.

SECTION 34 APPLICABLE LAW

Section 34.1 This Contract and the construction and enforceability thereof shall be interpreted under the laws of the State of California

SECTION 35 NOTICE

Section 35.1 Any notice required or permitted hereunder shall be deemed sufficient if given in writing and delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, or delivered to a nationally recognized express mail service, charges prepaid, receipt obtained, to the address shown below or to such other persons or addresses as are specified by similar notice.

TO WES:	TO CUSTOMER:
Willdan Energy Solutions	City of Dublin
Attention: Scott McVey	Attention: City Manager
2401 East Katella Ave #300	100 Civic Plaza
Anaheim, CA 92806	Dublin, CA 94568

SECTION 36 CUSTOMER'S COMPLIANCE WITH FACILITIES MAINTENANCE CHECKLIST

Section 36.1 The parties acknowledge and agree that WES has entered into this Contract in reliance upon the prospect of earning compensation based on guaranteed energy savings in energy used at Premises, as set forth on SCHEDULE D (ENERGY SAVINGS GUARANTEE) and SCHEDULE B (COMPENSATION TO WES), provided as part the Performance Contract Amendment (EXHIBIT 1).

Section 36.2 The parties further acknowledge and agree that the said guaranteed energy savings would not likely be obtained unless certain procedures and methods of operation designed for energy conservation shall be implemented and followed by Customer on a regular and continuous basis.

Section 36.3 Customer agrees that it shall adhere to, follow and implement the energy conservation procedures and methods of operation to be set forth on SCHEDULE G.5 (Customer Maintenance Responsibilities), provided as part the Performance Contract Amendment (EXHIBIT 1)and made a part thereof after Customer's approval.

Section 36.4 Customer agrees that WES shall have the right once a month, with prior notice, to inspect Premises to determine if Customer is complying, and shall have complied with its obligations as set forth above in Section 36.3 For the purpose of determining Customer's said compliance, the checklist to be set forth at SCHEDULE G.6 (Facility Maintenance Checklist), provided as part the Performance Contract Amendment (EXHIBIT 1), as completed and recorded by WES during its monthly inspections, shall be used to measure and record Customer's said compliance. Customer shall make the Premises available to WES for and during each monthly inspection and shall have the right to witness each inspection and the recordations on the checklist.

SECTION 37 HEADINGS

Section 37.1 Headings and subtitles used throughout this Contract are for the purpose of convenience only, and no heading or subtitle shall modify or be used to interpret the text of any section.

SECTION 38 BONDS

Section 38.1 Any and all bonds obtained by WES for this project shall specifically exclude coverage for those portions of the Contract or the Work pertaining to design services and any other part of this Contract and the Contract Documents which do not relate specifically to construction management and supervision of Work for purchasing and installing of Equipment, or for work to be accomplished by the Customer.

SECTION 39 INSURANCE

Section 39.1 WES shall procure and maintain in effect insurance coverage as set forth in EXHIBIT C (Insurance Requirements), attached hereto and incorporated herein.

SECTION 40 EPACT 179D

Section 40.1 To encourage the implementation of a more energy-efficient system, Section 179D of the Internal Revenue Code provides for the allocation of a tax deduction based on the efficiency of the design. Since a public entity is exempt from paying taxes, the Code permits this allocation to be passed along to the designer of the system as an additional incentive to incorporate the most efficient system affordable. Accordingly, once the building/system is placed into service, it is understood and agreed that the tax deduction granted pursuant to Section 179D of the Internal Revenue Code will be allocated to Willdan, in consideration of which Willdan will use its best efforts to maximize the energy efficiency of the design being contracted.

IN WITNESS WHEREOF, and intending to be legally bound, the parties hereto subscribe their names to this Contract by their duly authorized officers on the date first below written.

WES		CUSTOMER	
Signed		Signed	DocuSigned by: Linda Smith E33836CFFC044E0...
Name	AARON ETZWORN	Name	Linda Smith
Title	VICE PRESIDENT OF ENGINEERING	Title	City Manager
Date	10/28/2020	Date	11/20/2020

Approved As to Form: DocuSigned by: Rachel Hundley 79CC43491F3C4C7...

SCHEDULE A. SCOPE OF WORK

1. The purpose of this proposal is to provide Investment Grade Audit ("IGA") Phase services for Premises [see preliminary project table on the follow page] needed to develop a Performance Contract proposal - Performance Contract Amendment (EXHIBIT 1).

2. GENERAL

   a) Work shall be performed in three phases: The IGA Phase, Construction Phase, and Guarantee Phase as outlined in this Schedule, SCHEDULE A (SCOPE OF WORK). Willdan Energy Solutions (WES) will commence work for the IGA Phase upon execution of this Energy Savings Performance Contract. The Construction Phase and Guarantee Phase will commence at the conclusion of the IGA Phase upon the execution of EXHIBIT 1. (PERFORMANCE CONTRACT AMENDMENT).

   b) The Scope of Work and Fee for each phase is defined in SCHEDULE A (SCOPE OF WORK) and SCHEDULE B (COMPENSATION TO WES) respectively.

3. INVESTMENT GRADE AUDIT PHASE SERVICES:

   a) General:

      (1) WES shall advise the Customer on all proposed projects, selection of materials, building systems and equipment, financing options, and utility incentives. WES shall also provide the Customer with recommendations, consistent with the Customer's Criteria, on constructability; availability of materials and labor; time requirements for procurement, installation and construction; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions.

   b) Engineering and Design: During the IGA Phase, WES shall perform:

      (1) Design required to develop the scope and project solution that meets Performance Contract Program Requirements as identified in SCHEDULE A.5.

      (2) Develop design in enough detail to procure subcontractors and materials and develop the Contract Sum included in the Performance Contract Amendment (EXHIBIT 1).

         (a) Perform a survey of the spaces and existing systems throughout the Premises to document existing conditions.

         (b) Work with the Customer to establish project goals and criteria.

         (c) Prepare design documents and/or criteria for subcontractor pricing procurement to install modifications to HVAC, electrical, and plumbing systems.

   c) Pre-Construction Services: During the IGA Phase, WES shall perform:

      (1) WES shall assemble all design documents necessary for pricing procurement.

      (2) WES shall engage subcontractors; familiarize them with the project, site and bidding information; and procure pricing for the purposes of establishing WES's fixed cost proposal in the Performance Contract Amendment.

      (3) WES shall coordinate with the Customer, subconsultants, financiers, utilities and other stakeholders throughout the IGA Phase.

   d) Energy-Related Services:

      (1) Walk through facility to become familiar with existing systems and the building's operations. This will also include gathering as-built plans and O&M data on existing HVAC systems.

      (2) Energy savings for each recommend project will be quantified through a calibrated computer energy model or other industry standard energy calculation procedure.

      (3) Energy Performance Contract Project economics will be quantified and summarized throughout each phase of design, including:

         (a) Fixed project costs

(b) Guaranteed energy savings

(c) Maintenance and other costs savings

(d) Utility incentives & grants

(e) Project financing terms and debt service payment options

e) Preparation of the Performance Contract Amendment:

(1) When the Drawings and Specifications are sufficiently complete, WES shall prepare a Performance Contract Addendum as outlined in EXHIBIT 1. (PERFORMANCE CONTRACT AMENDMENT). This Addendum shall include:

(a) Contract Sum

(b) Contract Time

(c) Construction Schedule

(d) Energy and other cost savings

(e) Grants, financing, and incentive opportunities

(f) Project Cashflow

(g) Information Upon Which Amendment if Based, including:

(i) Scope of Work

(ii) Drawings

(iii) Specifications

(iv) Supplementary and other Conditions of the Contract

(v) Deviations from the Performance Contract Program Requirements as identified in SCHEDULE A.3.

(h) WES's Personnel, Contractors and Suppliers

4. CONSTRUCTION PHASE SERVICES:

a) Construction Documents:

(1) As the Drawings and Specifications may not be finished at the time the Performance Contract Amendment is prepared, the WES shall provide in this amendment for further development of the Drawings and Specifications for construction. Such further development does not include such things as changes in scope, systems, kinds, and quality of materials, finishes or equipment, all of which, if required, shall be incorporated by Change Order.

b) Performance Contractor's Construction-Phase Responsibility:

(1) WES shall supervise and direct the Work, using the WES's best skill and attention. WES shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work under the Contract, unless the ESPC Documents give other specific instructions concerning these matters.

(2) WES shall schedule Work and coordinate Subcontractors and any other persons on the site of the Project.

(3) WES will inspect the Work of each subcontractor for defective work, manage resolution of the defective work, and notify applicable subcontractor(s) to correct such defective work in a manner approved by the design team and Owner.

(4) WES shall record the progress of the Project and provide reports to the Owner. Such reports shall include, without limitation, information about variations between actual and budgeted or estimated costs and information on each subcontractor's work, as well as completion status on the entire project, showing percentages of completion.

(5) With the cooperation of the Subcontractors, WES will prepare and maintain the Construction Schedule.

(6) WES shall schedule and conduct in preconstruction, progress, quality control and special meetings with the Owner, designers, the subcontractors and any other parties involved in the project to discuss such matters as procedures, progress, problems and scheduling.

(7) WES shall receive, review for completeness and responsiveness the subcontractors' submittals such as shop drawings, product data and samples and delivering them to the designers and Owner for review and approval.

(8) WES shall manage the punch list, coordinating final inspections, and preparing the certificate of contract completion. Upon contract completion, WES will receive, review for conformity with the requirements of the Contract Documents and transmit to the Owner any affidavits and turn over to the Owner any manuals and the originals of any guarantees, warranties, releases, bonds and waivers.

c) Enhanced Commissioning

(1) WES shall develop the commissioning plan, review construction documents, develop functional test procedures, coordinate commissioning activities, verify startup tests, and perform functional performance tests, and generate final commissioning report.

d) Labor and Materials

(1) Unless otherwise provided in the Performance Contract Documents, WES shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services, necessary for proper execution and completion of the Work, whether temporary or permanent, and whether or not incorporated or to be incorporated in the Work.

(2) WES shall enforce strict discipline and good order among WES's employees, Subcontractors, and other persons carrying out the Work. WES shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

5. GUARANTEE PHASE SERVICES:

a) Facility Personnel Assistance:

(1) WES's Commissioning group will assist facility personnel in achieving the most efficient operation of Customer's facility. The Commissioning group will remotely monitor the facility and will help identify potential problems with the HVAC as well as work with the facility staff to enhance and implement energy conservation programs.

(2) Customer will be responsible for the maintenance of all energy systems, including lighting, mechanical, electrical, and building automation control systems per SCHEDULE G.5, provided as part the Performance Contract Amendment (EXHIBIT 1).

b) Savings Tracking and Reporting:

(1) WES will be responsible for the monthly tracking and monitoring of the project and will provide ongoing assistance to Customer's staff.

(2) WES will provide a quarterly savings report. This report will detail current monthly savings, year to date savings, and guaranteed savings. This report will also show the actual savings in units of energy.

c) Utility Rate Negotiation:

(1) If, during the term of this contract, deregulation of the electric and gas utilities should occur, WES shall have the right to negotiate on behalf of the Customer, in total or in portion, other utility services beyond the current providers of those services. WES will represent the customer as long as the services being negotiated are cost competitive for the Customer. WES will seek the most cost competitive providers of those services who can provide equal or better-quality service. In the event that the Customer is able to locate a more cost competitive provider, with equal quality, WES would be compelled to use that provider. The purpose of this paragraph is to minimize utility costs for the Customer.

d) Cancellation:

(1) Customer may cancel the Guarantee-Phase Services on any anniversary date or at the end of Customer's fiscal year. If Customer cancels these services, WES reserves the right to cancel the Energy Savings Guarantee as outlined in SCHEDULE D. ENERGY SAVINGS GUARANTEE.

6. PERFORMANCE CONTRACT PROGRAM REQUIREMENTS:

a) Financial Criteria:

(1) Customer desires to fund as much of the project scope as possibly through annual utility cost savings, meaning a Project that results in a close-to-neutral cash flow where the cumulative energy, maintenance, and capital cost avoidance over the life of the installed equipment exceeds the Project's cumulative financing cost if it were financed.

b) General Scope and Intent:

(1) The Project will include energy efficiency measures, resiliency improvements and capital improvements. The projects may include, but no be limited to, the following:

(a) Library :: Replace Aging Packaged VAV AHUs, Update BAS

(b) Library :: Upgrade Remaining Fluorescent Lighting to LED, Daylighting Control in Lobby

(c) Library :: Expand Existing Solar PV System w/ Carport in Sports Grounds Parking Lot

(d) Library :: Install Battery Storage System for Resiliency

(e) Corporation Yard :: Upgrade Shop Area Lighting to LED

(f) Corporation Yard :: Install Roof Mounted & Covered Parking Solar PV Systems

(g) Corporation Yard :: Install Battery Storage System for Resiliency

(h) The Wave :: Optimize Facility Operation & HVAC Pool Turnover Rates & VAV Control, Reduce Exhaust Recirculation

(i) The Wave :: Install Solar PV System w/ New Carport

(j) The Wave :: Install Battery Storage System for Resiliency & Load Shedding

(k) Senior Center :: Replace End-of-Life Packaged RTUs w/ High Efficiency Equivalent Units

(l) Senior Center :: Upgrade Remaining Fluorescent Lighting to LED

(m) Senior Center :: Install Solar PV System w/ New Carport

(n) Senior Center :: Install Battery Storage System for Resiliency

(o) Shannon Com. Center :: Upgrade Remaining Fluorescent Lighting to LED

(p) Shannon Com. Center :: Replace End-of-Life Split Systems w/ High Efficiency Equivalent Units

(q) Shannon Com. Center :: Install Generator to Improve Resiliency

(r) Fire Station 16 :: Replace End-of-Life Packaged RTUs w/ High Efficiency Equivalent Units

(s) Fire Station 16 :: Upgrade Remaining Fluorescent Lighting to LED

(t) Fire Station 16 :: Install Battery Storage System for Resiliency

(u) Fire Station 17 :: Replace End-of-Life Split Systems w/ High Efficiency Equivalent Units

(v) Fire Station 17 :: Upgrade Remaining Fluorescent Lighting to LED

(w) Fire Station 17 :: Install Solar PV System w/ New Carport

(x) Fire Station 17 :: Install Battery Storage System for Resiliency

(y) Fire Station 18 :: Replace End-of-Life Split Systems w/ High Efficiency Equivalent Units

(z) Fire Station 18 :: Upgrade Remaining Fluorescent Lighting to LED

(aa) Fire Station 18 :: Install Solar PV System w/ New Carport

(bb) Fire Station 18 :: Install Battery Storage System for Resiliency

(cc) City Parks :: Convert All Park & Ball Field Lighting to LED

(dd) Intersections :: Traffic Signal Conversion to Microgrid

(ee) Heritage Park & Museum :: HVAC & Lighting

PROJECT IMPLEMENTATION SCOPE OF WORK:

c) Final, more detailed scope of work will be included in the Performance Contract Amendment (EXHIBIT 1).

7. TIME:

a) WES and Customer will work together to develop construction schedules that minimize disruption to Customer operations while allowing for completion of Scope of Work in a timely fashion. All construction will be completed in accordance with SECTION 5 (COMMENCEMENT DATE AND TERMS).

SCHEDULE B. COMPENSATION TO WES

The Customer shall compensate and make payments to WES for the Investment Grade Audit ("IGA") Phase services, Construction Phase Services, and the Guarantee Phase Services as follows:

1. INVESTMENT GRADE AUDIT PHASE SERVICES. The Customer shall compensate and make payments to WES for the IGA Phase services as follows:

   a) If the Performance Contract Amendment (EXHIBIT 1) is executed within 60 days of its proposal, the fee for IGA services set forth in subdivision (b) of this section will be waived and will **NOT** be due to WES under this agreement, otherwise,

   b) Except as provided in subdivision (a) of this section, Customer shall pay WES the Stipulated Sum of **$125,000**. ($90,000 Base Scopes + $35,000 Solar & Battery Scopes)

2. CONSTRUCTION PHASE. For the WES's performance of the Construction, the Customer shall pay WES a Stipulated Sum in current funds for WES's performance of the Contract after the execution of the Performance Contract Amendment equal to Cost of the Work plus the Performance Contractor's Fee at the time of the proposal of the Performance Contract Amendment. The Construction-Phase Contract Sum with itemization of the Cost of Work and Performance Contractor's Fee shall be identified in the Performance Contract Amendment (EXHIBIT 1). The Performance Contractor's Fee and the Cost of the Work plus will be determined as follows:

   a) Performance Contractor's Fee:

      (1) Project Development Services (includes IGA Services): Time & Materials (see Hourly Rate Schedule)

      (2) Construction Management: Time & Materials (see Hourly Rate Schedule)

      (3) Enhanced Commissioning: Time & Materials (see Hourly Rate Schedule)

      (4) Performance Contractor's Overhead and Profit: Not to exceed 18% of the Cost of the Work

   b) The Cost of the Work (COW) is as defined as:

      (1) Subcontract Costs. Payments made by WES to its Subcontractor to carry out the work.

      (2) Construction Contingency available to WES exclusive use to cover costs for unanticipated items of the Work.

      (3) Allowance held by the Customer for additional Work to be incorporated in the project.

      (4) Costs, including transportation, of materials and equipment incorporated in the completed construction.

      (5) Costs of other materials and equipment, temporary facilities and related items.

      (6) That portion directly attributable to this Contract of premiums for insurance and bonds.

      (7) Fees of testing laboratories for tests required by the Contract Documents, except those related to nonconforming Work.

      (8) Data processing costs related to the Work.

      (9) Legal costs, other than those arising from disputes between the Customer and WES, reasonably incurred by WES in the performance of the Work and with the Customer's written permission, which permission shall not be unreasonably withheld.

      (10) Other costs incurred in the performance of the Work if and to the extent approved in advance in writing by the Customer.

      (11) Emergencies and Repairs to Damaged or Nonconforming Work

      (12) The Cost of Work shall also include costs which are incurred WES in taking action to prevent threatened damage, injury or loss in case of emergency affecting the safety of persons and property.

      (13) The Cost of Work shall also include costs which are incurred WES in repairing or correcting damaged or nonconforming Work executed by WES or WES's Subcontractors or suppliers, provided that such damaged or nonconforming Work was not caused by the negligence or failure to fulfill a specific responsibility to the Customer

set forth in this Contract of WES or WES's personnel to supervise adequately the Work of the Subcontractor or suppliers, and only to the extent that the cost of the repair or correction is not recoverable by WES from insurance, Subcontractors or suppliers.

c) Hourly Rate Schedule used in determining professional services costs:

Rate Category		Rate ($/hr)
Project Development and Engineering Services		
1	Technical Drafter	$90.00
2	Designer	$90.00
3	Senior Designer	$115.00
9	Engineer I	$115.00
10	Engineer II	$155.00
11	Senior Engineer	$180.00
12	Principal Engineer	$285.00
Energy Modeling		
13	Energy Engineer	$115.00
14	Senior Energy Engineer	$155.00
Commissioning		
15	Commissioning Engineer	$115.00
16	Senior Commissioning Engineer	$155.00
Project and Construction Management		
17	Account Executive	$160.00
18	Project Manager	$180.00
19	Construction Manager	$180.00
20	Site Superintendent	$180.00
21	Field Engineer	$115.00
22	Cost Estimator	$145.00

3. GUARANTEE PHASE. For WES's performance of the Guarantee, the Customer shall pay WES in current funds for WES's performance of the Guarantee Phase services following Substantial Completion of the entire project, which is determined by the delivery of "Notice of Substantial Completion" as defined in SCHEDULE B.5, the Savings Guarantee Commencement Date. The Guarantee-Phase Contract Sum shall be identified in the Performance Contract Amendment (EXHIBIT 1).

4. PAYMENT PROCEDURES

a) Investment Grade Audit Phase Payments:

(1) WES shall provide an Application for Payment to Customer for IGA Phase services completed in accordance with SCHEDULE B.1 Investment Grade Audit Phase Services above. The Customer shall make payment in the manner and within the time provided in Section 7.3.

b) Construction Phase Payments:

(1) Project Mobilization: The initial Application for Payment shall include all remaining pre-construction-phase services amounts as well as 10 percent of the remaining total compensation to allow for mobilization of WES and subcontractors.

(2) Progress Payments: WES shall provide a monthly Application for Payment to Customer for work completed during the previous month. The Customer shall make payment in the manner and within the time provided in Section 6.3. Until the Project is complete, as identified as a line item in the Schedule of Values, Customer will pay one hundred percent (100%) of the amount due to WES on account of progress payments. WES shall provide a Retainage Bond that represents 10% of the total contract value.

(3) Progress Payments: WES shall provide a monthly Application for Payment to Customer for work completed during the previous month. The Customer shall make payment in the manner and within the time provided in Section 6.3. Until the Project is complete, as identified as a line item in the Schedule of Values, Customer will pay ninety-five percent (95%) of the amount due to WES on account of progress payments for each line item. This 5% retention shall be reduced, if appropriate, in conjunction with Substantial Completion to reflect incomplete work for each line item. Complete payment of retention shall be in conjunction with Acceptance of Project Completion for each Project identified in the Schedule of Values, which shall not be unduly withheld.

(4) Schedule of Values: WES will prepare and submit a complete schedule of values along with initial Application for Payment. Projects listed as line items in the Schedule of Values will be treated as individual projects for the purposes of Progress Payments, Substantial Completion, Final Completion, and withholding of retention amounts.

(5) Substantial Completion: Substantial Completion is the stage in the progress of the Project when the Project or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Customer can utilize the Work for its beneficial use.

When WES considers that an individual Project is substantially complete, WES shall prepare and submit to the Customer a comprehensive list of items to be completed or corrected prior to final payment. Upon receipt of WES's list, the Customer shall, within seven days, inspect the Work to formulate the Customer's Punch List and to determine whether the Work or designated portion thereof is substantially complete. If the Customer's inspection discloses any item, whether or not included on WES's list, which is not sufficiently complete in accordance with the Performance Contract Documents so that the Customer can utilize the Project or designated portion thereof for its intended use, WES shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Customer. In such case, WES shall then submit a request for another inspection by the Customer to determine Substantial Completion.

When the Work or designated portion thereof is substantially complete, WES will prepare a Certificate of Substantial Completion which shall establish the date of Substantial Completion, shall establish responsibilities of the Customer and WES for security, maintenance, heat, utilities, damage to the Project and insurance, and shall fix the time within which WES shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Project or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion. The Certificate of Substantial Completion shall be submitted to the Customer for their written acceptance of responsibilities assigned to them in such Certificate.

(6) Substantial Completion Payment: Upon Substantial Completion acceptance, the Customer shall make payment of retainage applying to such Work or designated portion thereof within the time provided in Section 7.3. Such payment shall be reasonably adjusted to reflect the dollar value of Work that is incomplete or not in accordance with the requirements of the ESPC Documents.

(7) Project Completion and Payment: After WES's completion of all punch list items, project closeout requirements, and upon receipt of written notice that the Project is ready for final inspection and acceptance and upon receipt of a Final Application for Payment, the Customer will make such inspection within seven days and, when the Customer finds the Project acceptable under the Contract Documents and the Contract fully performed, the Customer will execute and issue the Certificate of Acceptance within two days from the final inspection and pay the entire balance found to be due to WES as stated in the Final Application for Payment within the time provided in Section 7.3.

c) Guarantee Phase Payments:

(1) WES shall provide annual Applications for Payment to Customer for guarantee-phase services to be completed in the subsequent year. The Customer shall make payment in the manner and within the time provided in Section 7.3.

d) Failure of Payment: If the Customer does not pay WES within seven days after the date established in Section 7.3, then WES may, upon written notice to the Customer, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately, and the Contract Sum shall be increased by the amount of the WES's reasonable costs of shut-down, delay and start-up, plus interest.

SCHEDULE C. INSURANCE REQUIREMENTS

Before fully executing this Agreement, WES, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the WES and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, WES shall provide proof satisfactory to Customer of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects, and that such insurance is in effect prior to beginning work. WES shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the WES's bid or proposal. WES shall not allow any subcontractor to commence work on any subcontract until WES has obtained all insurance required herein for the subcontractor(s) and provided evidence to Customer that such insurance is in effect. VERIFICATION OF THE REQUIRED INSURANCE SHALL BE SUBMITTED AND MADE PART OF THIS AGREEMENT PRIOR TO EXECUTION. WES shall maintain all required insurance listed herein for the duration of this Agreement.

5. Workers' Compensation.

   a) General Requirements. WES shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by WES. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than $1,000,000 per accident. In the alternative, WES may rely on a self-insurance program to meet these requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the California Labor Code shall be solely in the discretion of the Contract Administrator.

      The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the WES, its employees, agents, and subcontractors.

   b) Submittal Requirements. To comply with Section 1, WES shall submit the following:

      (1) Certificate of Liability Insurance in the amounts specified in the section; and

      (2) Waiver of Subrogation Endorsement as required by the section.

6. Commercial General and Automobile Liability Insurance.

   a) General Requirements. WES, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than $1,000,000 and automobile liability insurance for the term of this Agreement in an amount not less than $1,000,000 per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

   b) Minimum Scope of Coverage. Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001, Code 1 (any auto). No endorsement shall be attached limiting the coverage.

   c) Additional Requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

      (1) The Insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

      (2) Customer, its officers, officials, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of work or operations performed by or on behalf of the WES; or automobiles owned, leased, hired, or borrowed by the WES.

(3) WES hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. WES agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation.

(4) For any claims related to this Agreement or the work hereunder, the WES's insurance coverage shall be primary insurance as respects the Customer, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Customer, its officers, officials, employees, or volunteers shall be excess of the WES's insurance and shall not contribute with it.

d) Submittal Requirements. To comply with Section 2, WES shall submit the following:

(1) Certificate of Liability Insurance in the amounts specified in the section;

(2) Additional Insured Endorsement as required by the section;

(3) Waiver of Subrogation Endorsement as required by the section; and

(4) Primary Insurance Endorsement as required by the section.

7. Professional Liability Insurance.

a) General Requirements. WES, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than $2,000,000 covering the licensed professionals' errors and omissions. Any deductible or self-insured retention shall not exceed $150,000 per claim.

(1) Claims-Made Limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

(a) The retroactive date of the policy must be shown and must be before the date of the Agreement.

(b) Insurance must be maintained and evidence of insurance must be provided for at least 5 years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

(c) If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, WES shall purchase an extended period coverage for a minimum of 5 years after completion of work under this Agreement.

(d) A copy of the claim reporting requirements must be submitted to the Customer for review prior to the commencement of any work under this Agreement.

(2) Additional Requirements. A certified endorsement to include contractual liability shall be included in the policy.

(3) Submittal Requirements. To comply with Section 3, WES shall submit the Certificate of Liability Insurance in the amounts specified in the section.

8. All Policies Requirements.

a) Acceptability of Insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

b) Verification of Coverage. Prior to beginning any work under this Agreement, WES shall furnish Customer with complete copies of all Certificates of Liability Insurance delivered to WES by the insurer, including complete copies of all endorsements attached to the policies. All copies of Certificates of Liability Insurance and certified endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf. If the Customer does not receive the required insurance documents prior to the WES beginning work, it shall not waive the WES's obligation to provide them. The Customer reserves the right to require complete copies of all required insurance policies at any time.

c) Deductibles and Self-Insured Retentions. WES shall disclose to and obtain the written approval of Customer for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. At the option of the Customer, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Customer, its officers, employees, and volunteers; or the WES shall provide a financial guarantee satisfactory to the Customer guaranteeing payment of losses and related investigations, claim administration and defense expenses.

d) Wasting Policies. No policy required by this Section 4 shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

e) Endorsement Requirements. Each insurance policy required by Section 4 shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the Customer.

f) Subcontractors. WES shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

9. Remedies. In addition to any other remedies Customer may have if WES fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, Customer may, at its sole option exercise any of the following remedies, which are alternatives to other remedies Customer may have and are not the exclusive remedy for WES's breach:

a) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

b) Order WES to stop work under this Agreement or withhold any payment that becomes due to WES hereunder, or both stop work and withhold any payment, until WES demonstrates compliance with the requirements hereof; and/o

c) Terminate this Agreement.

EXHIBIT 1. PERFORMANCE CONTRACT AMENDMENT *(DRAFT – completed at conclusion of IGA Phase)*

This Amendment is incorporated into the accompanying Energy Savings Performance Contract dated the [XX] day of [XX] in the [2021] year (the "Agreement") for the following

PROJECT: To be Determined in the IGA Phase

THE CUSTOMER: City of Dublin

THE PERFORMANCE CONTRACTOR: Willdan Energy Solutions, Inc.

The Customer and Performance Contractor hereby amend the Agreement as follows.

TABLE OF ARTICLES

1. CONTRACT SUM
2. CONTRACT TIME
3. CONSTRUCTION SCHEDULE
4. INFORMATION UPON WHICH AMENDMENT IS BASED
5. PERFORMANCE CONTRACTOR'S PERSONNEL, CONTRACTORS AND SUPPLIERS
6. COST OF THE WORK

TABLE OF SCHEDULES (the following Schedules are added by this amendment)

SCHEDULE E. ENERGY SAVINGS GUARANTEE (Completed with EXHIBIT 1.)

SCHEDULE F. BASELINE ENERGY CONSUMPTION (Completed with EXHIBIT 1.)

SCHEDULE G. SAVINGS MEASUREMENT & CALCULATION FORMULAE; METHODOLOGY TO ADJUST BASELINE (Completed with EXHIBIT 1.)

1. CONSTRUCTION-PHASE CONTRACT SUM

a) Stipulated Sum based on predetermined, not-to-exceed fees:

(1) The Stipulated Sum shall be ($_), subject to authorized adjustments as provided in the Design-Build Documents.

(2) The Stipulated Sum is based on the Cost of Work and Performance Contractor's Fees as detailed in ARTICLE 5 (SCHEDULE OF VALUES) below.

2. CHANGES IN THE CONSTRUCTION-PHASE CONTRACT SUM:

a) Any overage in the cost of the Scope of Work in SCHEDULE A (SCOPE OF WORK) shall be the responsibility of WES.

b) Changes to the contract sum are warranted for, but are not limited to: Hazardous materials, additions or modifications to the Scope of Work, and Differing Site Conditions as defined in EXHIBIT 8 - Differing Site Conditions. All additional costs associated with these items shall be the responsibility of Customer.

3. GUARANTEE-PHASE CONTRACT SUM

a) Customer shall pay WES annual payments for Guarantee-Phase Services the amounts listed below, subject to the Services Agreement set forth in SCHEDULE B and any other applicable terms of this agreement:

(1) Year One: $0.00 (included in Construction-Phase Contract Sum)

(2) Year Two: $TBD

(3) Year Three: Year two price modified by the change, up or down, in CPI since the beginning of the year two agreement.

(4) Year Four and Beyond: Prior year modified by the last 12 months change, up or down, in CPI.

b) Customer may cancel the Guarantee-Phase Services on any anniversary date or at the end of Customer's fiscal year. If Customer cancels these services, WES reserves the right to cancel the Energy Savings Guarantee as outlined in SCHEDULE E. ENERGY SAVINGS GUARANTEE.

4. CONTRACT TIME

a) The date of Substantial Completion upon which this proposal is based is [DATE].

b) The date of Final Completion is [DATE].

c) Weather disruptions, availability of necessary equipment, remediation of hazardous materials, and other delays beyond the control of WES shall not count toward the construction timeframe in SECTION 5 (COMMENCEMENT DATE AND TERMS).

d) Guarantee Commencement Date is [DATE].

5. SCHEDULE OF VALUES

a) WES will prepare and submit a complete schedule of values along with initial Application for Payment. Projects listed as line items in the Schedule of Values will be treated as individual projects for the purposes of Progress Payments, Substantial Completion, Project Completion, and withholding of retention amounts.

6. CONSTRUCTION SCHEDULE

{Insert Construction Schedule}

7. INFORMATION UPON WHICH AMENDMENT IS BASED

The Contract Sum and Contract Time set forth in the Amendment are based on the following:

a) Scope of Work: The finalized scope of work to be performed under the original Agreement is revised and clarified as set forth in this Amendment as follows:

(1) INSERT DETAILED CONSTRUCTION SCOPE HERE

b) Drawings

(1) Scope of Work defined in 7.b supersedes any scope defined in the Drawings and Specifications. The Drawings and Specifications are provided to provide layout, quantities and general quality of equipment and materials to be incorporated in the project.

Number	Title	Date
01		

c) Specifications

(1) Scope of Work defined in 7.b supersedes any scope defined in the Drawings and Specifications. The Drawings and Specifications are provided to provide layout, quantities and general quality of equipment and materials to be incorporated in the project.

Number	Title	Date
01		

d) Supplementary and other Conditions of the Contract

(1) {list, if applicable}

e) Deviations from the Performance Contract Program Requirements as identified in SCHEDULE A.6:

(1) {insert scope of work deviations from program requirements}

8. PERFORMANCE CONTRACTOR'S PERSONNEL, CONTRACTORS AND SUPPLIERS

a) The Performance Contractor's key personnel are identified below:

(1) {insert list of project team, personnel, contractors and suppliers}

This Amendment to the Agreement entered into as of the day and the year first written above.

WES		CUSTOMER	
Signed	_____	Signed	_____
Name	_____	Name	_____
Date	_____	Date	_____

EXHIBIT 2. CERTIFICATE OF SUBSTATIAL COMPLETION

Project		Project Number:	
From:	WES	To (Customer):	[CUSTOMER NAME]
	[WES Address]		[Customer Address]
	[WES Address]		[Customer Address]

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY FOR USE SHALL INCLUDE:

Scope of Work A *{Identify the Work, or portion thereof per the schedule of values, that is substantially complete}*

The Work performed under this Performance Contract has been reviewed and found, to the best of the Customer's knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Performance Contract Documents so that the Customer can occupy or utilize the work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the ESPC Documents, except as stated below:

{Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement}

Warranty	Date of Commencement
Equipment A,	

OWNER'S REPRESENTATIVE	BY *(Signature)*	DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such a list does not alter the responsibility of WES to complete all Work in accordance with the Performance Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

The estimated cost of work that is incomplete or defective: $ 0.00

WES will complete or correct the Work on the list of items attached hereto within [___] days from the above date of Substantial Completion:

PERFORMANCE CONTRACTOR	BY *(Signature)*	DATE

The Customer accepts the Work or designated portion as substantially complete and will assume full possession thereof on the above date of Substantial Completion:

CUSTOMER	BY *(Signature)*	DATE

The responsibilities of the Customer and WES for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows (e.g., Security, Maintenance, Heat, Utilities, Damage to the Work, Insurance):

EXHIBIT 3. CERTIFICATE OF ACCEPTANCE – PROJECT FINAL COMPLETION

This is to certify that a final inspection of the Project has been conducted jointly by WES and City of Dublin, and that the parties have determined that the Project has been fully completed in accordance with the Contract Documents. All guarantees and warranties that have not commenced previously shall commence as of the date of completion below.

Customer accepts the Project as being fully completed and assumes responsibility for maintenance, custodial care, and utilities for the premises. WES remains responsible for correcting errors and omissions discovered subsequent to the execution of this document and to respond to claims made under applicable warranties.

WES		CUSTOMER	
Signed	_____	Signed	_____
Name	_____	Name	_____
Date	_____	Date	_____

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EXHIBIT 1. PERFORMANCE CONTRACT AMENDMENT

This Amendment is incorporated into the accompanying Energy Savings Performance Contract dated the 20th day of November, 2020 (the "Agreement") for the following:

PROJECT: City of Dublin Energy Reduction, Core Facility Infrastructure & Resiliency Upgrades

THE CUSTOMER: City of Dublin

THE PERFORMANCE CONTRACTOR: Willdan Energy Solutions, Inc.

The Customer and Performance Contractor hereby amend the Agreement as follows.

TABLE OF ARTICLES

1. CONTRACT SUM
2. CONTRACT TIME
3. CONSTRUCTION SCHEDULE
4. INFORMATION UPON WHICH AMENDMENT IS BASED
5. PERFORMANCE CONTRACTOR'S PERSONNEL, CONTRACTORS AND SUPPLIERS
6. COST OF THE WORK

1. CONSTRUCTION-PHASE CONTRACT SUM

a) Stipulated Sum based on predetermined, not-to-exceed fees:

(1) The Stipulated Sum shall be ($21,428,950.00), subject to authorized adjustments as provided in the Design-Build Documents.

(2) The Stipulated Sum is based on the Cost of Work and Performance Contractor's Fees as detailed in ARTICLE 5 (SCHEDULE OF VALUES) below.

2. CHANGES IN THE CONSTRUCTION-PHASE CONTRACT SUM:

a) Any overage in the cost of the Scope of Work in SCHEDULE A (SCOPE OF WORK) shall be the responsibility of WES.

b) Changes to the contract sum are warranted for, but are not limited to: Hazardous materials, additions or modifications to the Scope of Work, and Differing Site Conditions as defined in EXHIBIT 8 - Differing Site Conditions. All additional costs associated with these items shall be the responsibility of Customer.

3. GUARANTEE-PHASE CONTRACT SUM

a) Customer shall pay WES annual payments for Guarantee-Phase Services the amounts listed below, subject to the Services Agreement set forth in SCHEDULE B and any other applicable terms of this agreement:

(1) Year One:	$0.00 (included in Construction-Phase Contract Sum)
(2) Year Two:	$34,502 for M&V Option B projects and $14,568 for Option A & C projects at client's request. Only one year of Guarantee-Phase Services have been included.
(3) Beyond Year Two:	Cost for year three and beyond will be based on costs for year two and will be escalated by 3% for each year thereafter.

b) Customer may cancel the Guarantee-Phase Services on any anniversary date or at the end of Customer's fiscal year. If Customer cancels these services, WES reserves the right to cancel the Energy Savings Guarantee as outlined in the Investment Grade Audit Report, Appendix E, Measurement & Verification Plan.

4. CONTRACT TIME

a) Date of commencement of construction will be based on the execution of this document or an issued Notice to Proceed, whichever is the latter.

b) The estimated contract duration is 367 calendar days from the date of commencement of construction.

c) Weather disruptions, availability of necessary equipment, remediation of hazardous materials, and other delays beyond the control of WES shall not count toward the construction timeframe in SECTION 5 (COMMENCEMENT DATE AND TERMS).

d) Guarantee Commencement Date shall start on the date of the Certificate of Project Completion.

5. SCHEDULE OF VALUES

a) WES will prepare and submit a complete schedule of values along with initial Application for Payment at the end of the first month after the execution of this Amendment. Progress payments will be per Section 7 of the Energy Savings Performance Contract following the initial payment, which will be due 60 days after contract execution. Projects listed as line items in the Schedule of Values will be treated as individual projects for the purposes of Progress Payments, Substantial Completion, Project Completion, and withholding of retention amounts.

6. PRELIMINARY CONSTRUCTION SCHEDULE (SCHEDULE IS SHOWN IN BUSINESS DAYS)

Task Mode	Task Name	Duration	Start	Finish
	CITY OF DUBLIN	**261 days**	**Tue 7/20/21**	**Tue 7/19/22**
	00 - PRECONSTRUCTION	**20 days**	**Tue 7/20/21**	**Mon 8/16/21**
	Notice to Proceed	0 days	Tue 7/20/21	Tue 7/20/21
	Subcontracts	10 days	Tue 7/20/21	Mon 8/2/21
	Submittals	2 wks	Tue 8/3/21	Mon 8/16/21
	01 - MEP UPGRADES	**112 days**	**Tue 8/17/21**	**Wed 1/19/22**
	LIBRARY RENOVATION	**77 days**	**Tue 8/17/21**	**Wed 12/1/21**
	SENIOR CENTER	**77 days**	**Tue 8/17/21**	**Wed 12/1/21**
	SHANNON COMMUNITY CENTER	**16 days**	**Wed 12/1/21**	**Wed 12/22/21**
	FIRE STATION 16	**37 days**	**Tue 11/9/21**	**Wed 12/29/21**
	FIRE STATION 17	**97 days**	**Tue 8/17/21**	**Wed 12/29/21**
	FIRE STATION 18	**112 days**	**Tue 8/17/21**	**Wed 1/19/22**
	HERITAGE PARK & MUSEUM	**65 days**	**Tue 8/17/21**	**Mon 11/15/21**
	02 - DER UPGRADES	**251 days**	**Tue 8/3/21**	**Tue 7/19/22**
	03 - SPORTS LIGHTING	**81 days**	**Tue 8/17/21**	**Tue 12/7/21**
	DUBLIN SPORTS GROUNDS	**21 days**	**Tue 8/17/21**	**Tue 9/14/21**
	EMERALD GLEN PARK	**16 days**	**Tue 9/14/21**	**Tue 10/5/21**
	KOLB PARK	**16 days**	**Tue 10/5/21**	**Tue 10/26/21**
	FALLON SPORTS PARK	**31 days**	**Tue 10/26/21**	**Tue 12/7/21**
	Substantial Completion	0 days	Tue 12/7/21	Tue 12/7/21
	04 - TRAFFIC SIGNALS	**122 days**	**Tue 8/17/21**	**Wed 2/2/22**
	05 - GENERATORS	**134 days**	**Tue 8/17/21**	**Fri 2/18/22**
	Lead Time	12 wks	Tue 8/17/21	Mon 11/8/21
	Shannon Community Center	**28 days**	**Tue 11/9/21**	**Thu 12/16/21**
	Station 16	**10 days**	**Fri 12/17/21**	**Thu 12/30/21**
	Station 17	**10 days**	**Fri 12/31/21**	**Thu 1/13/22**
	Station18	**2 days**	**Fri 1/14/22**	**Mon 1/17/22**
	Library	**25 days**	**Mon 1/17/22**	**Fri 2/18/22**
	06 Lighting - Interior and Exterior	120 days	Tue 8/17/21	Mon 1/31/22
	07 FINAL COMPLETION	0 days	Tue 7/19/22	Tue 7/19/22

7. INFORMATION UPON WHICH AMENDMENT IS BASED

The Contract Sum and Contract Time set forth in the Amendment are based on the following:

a) Scope of Work: The finalized scope of work to be performed under the original Agreement is revised and clarified as set forth in this Amendment as follows:

(1) <u>MECHANICAL, ELECTRICAL & PLUMBING (MEP) UPGRADES & REPLACEMENTS</u>

(a) DUBLIN LIBRARY:

(i) **General Scope and Intent:** Replace (5) rooftop packaged units and one gas-fired boiler
(ii) **Demolition:** Remove and dispose of the existing equipment, piping, and electrical not to be used with the new HVAC systems.
  (a) Remove and dispose of (5) existing package units.
  (b) Remove and dispose of (1) Heating Hot Water Boiler.
  (c) Remove and dispose of existing VAV air-flow sensors (typ. 21)
  (d) Remove and dispose of existing VAV zone temperature sensors
(iii) **New Work:**
  (a) Install (5) new package units. Provide curb adaptors as needed. New HVAC units shall be York or Willdan approved equivalent.
  (b) Reconnect existing power to (5) new package units.
  (c) Install new air-flow sensors at VAV terminals (typ. 21).
  (d) Install (1) new gas-fired HHW Condensing Boiler w/ new expansion tank, circulation pipe, local sensors, gauges and instrumentation as needed. Provide power to new equipment as needed.
  (e) Install new Pelican Wireless system to control VAV damper actuators, package units, and heating hot water loop temperature setpoints. *Equipment includes:*
    (i) (1) Z24 Zone Controller for ACU-1
    (ii) (4) Z8 Zone Controller for ACU-2,3,4,5
    (iii) (1) GW400 Gateway
    (iv) (3) WR400 Repeaters
    (v) (21) TS250 CO2 Thermostats
    (vi) (22) TA-1 Sensor Adapters (one for flow confirmation)
    (vii) (21) Probe T-1 Supply Air Sensors
    (viii)(2) Probe T-3 Pipe Sensors (water loop temp display)
    (ix) (1) TS200 Thermostat (water loop temp display)
    (x) (1) Pearl (water loop temp display)
    (xi) (1) PM-5 Power Control Module (enables boiler and pump)
    (xii) (1) BUN PTAC-3 Line Voltage Thermostat (EF-3)
  (f) Additional Non-Pelican Equipment:
    (i) Install new Belimo zone damper actuators as needed. (If existing zone damper actuators can operate as 24VAC floating/open/close, they may be reused).
    (ii) (21) Belimo retrofit water valve actuators (if existing water valve actuators can operate as 24VAC power open/power close or power open/spring closed, they may be reused).
  (g) **Test, Adjustment, and Balancing**: Test, adjustment and balance shall be performed on newly installed equipment to ensure it is delivering air/water flow per design including:
    (i) Outside air flows of (5) AHUs shall be balanced to meet ventilation requirements per design.
    (ii) (21) VAV airflow sensors to be calibrated to ensure correct airflow is delivered from VAV box.
    (iii) Water balancing of heating hot water system shall be performed.
  (h) **Commissioning:** Willdan shall develop the commissioning plan, review construction documents, develop functional test procedures, coordinate commissioning activities, verify startup tests, and perform functional performance tests, and generate final commissioning report.
  (i) Provide facility training and turnover.

(b) <u>SENIOR CENTER:</u>

(i) **General Scope and Intent:** Scope includes replacing (11) rooftop packaged units and installing a new controls system.
(ii) **Demolition:** Remove and dispose of existing equipment and piping not to be re-used with the new system.
  (a) Remove and dispose of (11) existing packaged gas/electric rooftop units
  (b) Remove and dispose of existing wall-mounted thermostats (typ. 12).
(iii) **New Work**:
  (a) Install (11) new packaged gas/electric rooftop units. New HVAC units shall be York or Willdan approved equivalent.
  (b) Install new Pelican Wireless system to control the new and existing HVAC equipment. *Equipment includes:*
    (i) (1) GW400 Gateway
    (ii) (2) WR400 Repeaters
    (iii) (12) TS250 CO2 Thermostats
    (iv) (1) Pearl Economizer Controller
    (v) (1) PM-5 Power Control Module
  (c) **Test, Adjustment, and Balancing**: Test, adjustment and balance shall be performed on newly installed equipment to ensure it is delivering airflow per design including:

(i) Outside air flows of (11) RTUs shall be balanced to meet ventilation requirements per design.

(d) **Commissioning:** Willdan shall develop the commissioning plan, review construction documents, develop functional test procedures, coordinate commissioning activities, verify startup tests, and perform functional performance tests, and generate final commissioning report.

(e) Provide facility training and turnover.

(c) <u>SHANNON COMMUNITY CENTER</u>

(i) **Retro Commissioning:** Scope includes modifications to the operating parameters of (15) Split-DX systems.

(a) Equipment operating schedules to be reviewed and modified to capture unoccupied savings without adversely affecting occupied conditions.

(b) Setpoints for occupied and unoccupied operation to be adjusted for optimal building performance and energy efficiency.

(c) Outside air damper operation optimized for energy efficiency and building ventilation requirements.

(d) Exclusions: Repairs, replacements or modifications to existing equipment and associated fans and control wiring.

(d) <u>FIRE STATION 16</u>

(i) **New Work:** Install new Pelican Wireless system to control the new and existing HVAC equipment. *Equipment Includes:*

(a) (1) GW400 Gateway

(b) (2) WR400 Repeaters

(c) (7) TS250 or TS200 Thermostats

(d) (7) TA-1 Sensor Adapters (for supply air temperature display)

(e) (7) Probe T-1 Supply Air Sensors (for supply air temperature display)

(f) **Commissioning:** Willdan shall develop the commissioning plan, review construction documents, develop functional test procedures, coordinate commissioning activities, verify startup tests, and perform functional performance tests, and generate final commissioning report.

(g) Provide facility training and turnover.

(e) <u>FIRE STATION 17:</u>

(i) **General Scope and Intent**: Replace (4) split-systems that supply heating and cooling to the occupied areas of the station.

(ii) **Demolition**: Remove and dispose of existing equipment and piping not to be re-used with the new system.

(a) Remove and dispose of (4) existing split systems

(b) Remove and dispose of existing wall-mounted thermostats (typ. 5).

(iii) **New Work:**

(a) Installation of (4) new split systems. New HVAC units shall be York or Willdan approved equivalent.

(b) Install new Pelican Wireless system to control the new and existing HVAC equipment. *Equipment Includes:*

(i) (1) GW400 Gateway

(ii) (2) WR400 Repeaters

(iii) (16) TS250 CO2 Thermostats (2 for Truck Bay unit heaters)

(iv) (1) TS200 (mini-split)

(v) (2) Pearls

(vi) (3) Z8 Zone Controllers

(vii) (17) TA-1 Sensor Adapters (supply air sensing)

(viii)(17) Probe T-1 Supply Air Sensors (supply air sensing)

(c) Provide facility training and turnover.

(d) **Commissioning:** Willdan shall develop the commissioning plan, review construction documents, develop functional test procedures, coordinate commissioning activities, verify startup tests, and perform functional performance tests, and generate final commissioning report.

(f) <u>FIRE STATION 18:</u>

(i) **General Scope and Intent:** Replace (2) split-systems that supply heating and cooling to the occupied areas of the fire station.

(ii) **Demolition**: Remove and dispose of existing equipment and piping not to be re-used with the new system:

(a) Remove and dispose of (2) existing split systems
(b) Remove and dispose of existing wall-mounted thermostats (typ. 4).

(iii) **New Work**:
(a) Installation of (2) new split systems. New HVAC units shall be York or Willdan approved equivalent.
(b) Install new Pelican Wireless system to control the new and existing HVAC equipment. *Equipment includes:*
(i) (1) GW400 Gateway
(ii) (2) WR400 Repeaters
(iii) (10) TS250 CO2 Thermostats (2 for unit heaters)
(iv) (1) TS200 (mini-split)
(v) (2) Pearls
(vi) (2) Z8 Zone Controllers
(vii) (10) TA-1 Sensor Adapters (supply air sensing)
(viii)(10) Probe T-1 Supply Air Sensors (supply air sensing)
(c) Provide facility training and turnover.
(d) **Commissioning:** Willdan shall develop the commissioning plan, review construction documents, develop functional test procedures, coordinate commissioning activities, verify startup tests, and perform functional performance tests, and generate final commissioning report.

(g) <u>HERITAGE PARK & MUSEUM:</u>

(i) **General Scope and Intent:** Replace (1) packaged unit located at the Museum.
(ii) **Demolition:** Remove and dispose of existing equipment and piping not to be re-used with the new system.
(a) Remove and dispose of (1) existing floor-mounted gas/electric packaged unit at the Museum only.
(b) Remove and dispose of existing wall-mounted thermostats at Heritage Park and Museum

(iii) **New Work:**
(a) HVAC Upgrades (Museum Only)
(b) Install one new floor-mounted packaged unit and reconnect to existing ductwork. New HVAC unit shall be York or Willdan approved equivalent.
(c) Reconnect power to new equipment.
(d) Control Upgrades: Install new Pelican Wireless system to control the new and existing HVAC equipment. Pelican Wireless equipment at each facility includes:
(e) Kolb house:
(i) (3) TS250 Thermostats
(ii) (3) TA-1 Sensor Adapters
(iii) (3) Probe T-1 Supply Air Sensors
(iv) (2) Mini-split conventional Thermostat Interface (CTI) Boards
(v) (2) 24VAC transformers for CTIs
(f) Sunday School Barn:
(i) (1) TS250 Thermostat
(ii) (1) TA-1 Sensor Adapter
(iii) (1) Probe T-1 Supply Air Sensor
(g) Church:
(i) (1) TS250 Thermostat
(ii) (1) TA-1 Sensor Adapter
(iii) (1) Probe T-1 Supply Air Sensor
(h) Museum:
(i) (2) TS250 Thermostats
(ii) (2) TA-1 Sensor Adapter
(iii) (2) Probe T-1 Supply Air Sensor
(i) **Commissioning:** Willdan shall develop the commissioning plan, review construction documents, develop functional test procedures, coordinate commissioning activities, verify startup tests, and perform functional performance tests, and generate final commissioning report.
(j) Provide facility training and turnover.

(h) MEP Exclusions: Overtime, temporary heating and cooling, fire/smoke dampers, duct-mounted smoke detectors, access doors, structural work and structural engineering, asbestos testing and abatement, new duct work except as needed to accommodate installation of new units, duct cleaning, and fireproofing or caulking of existing penetrations. TAB on existing equipment to remain, distribution ductwork, distribution piping, and associated dampers, diffusers, and valves, other than what is specifically stated within this section to accommodate the installation of new equipment. Salvage of equipment scheduled for removal. View-limiting screening of new or

existing equipment. Work required to bring existing systems up to code that are not a part of this scope, including but not limited to ADA and Fire Life Safety.

(2) DISTRIBUTED ENERGY RESOURCE & RESILIENCY UPGRADES

(a) Turnkey installation and user training of Solar PV and battery energy storage systems at the following locations. This scope of work includes an allowance to be used toward mandated items from authorities having jurisdiction such as, but not limited to: tree removal, transformers, roof safety tie-offs, and increased utility interconnection fees. The allowance for this scope of work, including all labor, equipment, and materials is $100,000. The allowance value will be reconciled after the scopes of work are completed.

(i) Civic Center
- (a) Install 232 kW solar PV on new painted carport structure with under canopy lighting
  - (i) The clear height for all arrays will be 10' from grade.
  - (ii) String inverters will be column mounted.
  - (iii) New LED canopy lighting fixtures will be tied into existing parking lot lighting power circuit.
- (b) Install 32 kW/ 64 kWh battery energy storage system with programming to operate for economic benefit - peak shaving/ rate arbitrage
- (c) Tree removal as required for new carport (out of owner directed allowance)

(ii) Dublin Library
- (a) Install 128 kW solar PV on rooftop.

(iii) Corporation Yard
- (a) Install 47 kW roof mount solar PV system.
- (b) Install 100 kW/ 165 kWh battery storage system with microgrid controller and programming

(iv) The Wave
- (a) Install swimming pool control system firmware upgrade
- (b) Install 525 kW solar PV on new painted carport structure with under canopy lighting
  - (i) The clear height for all arrays will be 10' from grade.
  - (ii) String inverters will be column mounted.
  - (iii) New LED canopy lighting fixtures will be tied into existing parking lot lighting power circuit.
- (c) Install 500 kW / 1100 kWh battery storage system, microgrid controller and programming
- (d) Light pole and tree removal as needed (out of owner directed allowance)
- (e) Parking stall re-striping under footprint of solar array

(v) Senior Center
- (a) Install 38 kW roof mounted solar PV system
- (b) Install 100 kW/ 165 kWh battery storage system with microgrid controller and programming

(vi) Fire Station 17
- (a) Install 23 kW roof mounted solar PV system

(vii) Fire Station 18
- (a) Install 13 kW roof mounted solar PV system

(viii) Fallon Sports Park
- (a) Install 59 kW solar PV on new carport structure with under canopy lighting
  - (i) The clear height for all arrays will be 10' from grade.
  - (ii) String inverters will be column mounted.
  - (iii) New LED canopy lighting fixtures will be tied into existing parking lot lighting power circuit.
- (b) Light pole removal as needed for new carport, including grind down and asphalt patch if needed (out of owner directed allowance).
- (c) Tree removal as needed (out of owner directed allowance).
- (d) Parking stall re-striping under footprint of solar array

(b) Allowance for Public Safety Complex and Dublin Sports Grounds solar PV and EV charging installations. The allowance for this scope of work, including all labor, equipment, and materials is $3,284,500. The allowance value will be reconciled after the scopes of work are completed. The schedule for these scopes of work will be defined at the completion of the design and will be incorporated into the contract through an amendment to the contract.

(i) Public Safety Complex
- (a) Install 136 kW roof mounted and carport solar PV system to offset future EV charging loads
- (b) Install three (3) dual-port Level 2 EV Charging Stations in parking lot, adding six (6) new EV charging spaces to the site
- (c) Install one (1) 220V Motorcycle charging outlet

(d) Install electric infrastructure to create nine (9) new EV Capable Spaces in parking lot (no charging station to be installed)

(ii) Dublin Sports Grounds

(a) Install 200 kW carport solar PV system to offset future EV charging loads
(b) Install (14) dual-port Level 2 EV Charging Stations in parking lot, adding twenty-eight (28) new EV charging spaces to the site
(c) Install two (2) 60 kW DC Fast Chargers (DCFC)
(d) Install electric infrastructure to create forty-two (42) new EV Capable Spaces in parking lot (no charging station to be installed)

(c) Exclusions: Transformer upgrades, EV charging stations (except where specified), interconnection fees above $800, parking lot reconfiguration at Civic Center, parking lot ADA upgrades, striping unless noted otherwise, grading, curb and gutter, site work, galvanizing metal carports, landscape and irrigation modifications, and tree removal unless noted otherwise. Replanting of any removed trees.

(3) <u>INTERIOR & EXTERIOR LIGHTING RETROFITS</u>

(a) Turnkey installation of LED lighting retrofits and replacements for the following locations: Dublin Library, Senior Center, Shannon Community Center, The Wave, Corporation & Maintenance Yard, Heritage Park & Museums, and Fire Stations 16, 17, & 18.
(b) Retrofit strategies include the following:
(i) Replace linear fluorescent T-8 lamps and ballasts with LED lamps and drivers in existing fixtures
(ii) Retrofit incandescent and CFL screw-in lamps with new screw-in LEDs
(iii) Replace or retrofit recessed can fixtures with LEDs
(iv) Replace compact fluorescent lamps (CFL) plug-in lamps with LED plug-in lamps
(v) Where not currently in place but where appropriate, install wireless vacancy sensors with option to shut off interior lighting when rooms are unoccupied
(vi) Replace CFL and HPS wall packs at exterior areas with new LED wall packs
(vii) Replace metal halide (MH) and high pressure sodium (HPS) flood lamps with new LED fixtures
(viii) Replace MH & HPS pole light heads with new LED area lights
(ix) Replace existing CFL and HPS, surface and canopy-mounted fixtures, with new LED fixtures
(x) Where applicable, new LED fixtures will come equipped with occupancy sensors
(xi) Existing structural attachments will be reused.
(xii) Disposal of removed lamps and ballasts with disposal manifests will be performed per EPA, or other state and local regulations.

(c) Exclusions: Controls integration into building automation system; new electrical work; new conduit, new circuits, breakers, switchgear and upgrades to existing equipment; grounding existing luminaries which are not grounded and being retrofit; retrofitting or replacing task lighting, furniture, decorative or stage light fixtures; and performing any work on exterior light fixtures located on the same pole or within ten feet of utility lines. Work related to existing fixtures receiving a voltage greater than 240V. Repair or replacement of existing poles and pole bases.

(4) <u>CITY PARK LIGHTING</u>

(a) Turnkey installation (interior and exterior) of LED lighting retrofits and replacements for the following locations: Alamo Creek Park, Emerald Glen Park, Fallon Sports Park, Shannon Park, Ted Fairfield Park,
(b) Turnkey installation (exterior only) of LED lighting retrofits and replacements for the following locations: Bray Commons, Dolan Park, and Mape Memorial Park.
(c) Improved lighting coverage at the following locations:
(i) Mape Memorial Park
(a) Install new light pole at the south end of the pedestrian bridge
(b) Add 2 new light poles along walkway between north park entrance and pedestrian bridge
(ii) Ted Fairfield Park
(a) Add new light pole by bridge entrance
(b) Add wall pack lighting on restroom building
(iii) Alamo Creek Park.
(a) Install 2 light poles on northwest edge of parking lot
(b) Install 1 new light pole at bridge entrance
(c) Install new light fixtures on existing poles in playground area.

(d) Exclusions: Controls integration into building automation system, retrofitting or replacing task lighting, furniture, decorative or stage light fixtures; and performing any work on exterior light fixtures located on the same pole or within ten feet of utility lines. Work related to existing fixtures receiving a voltage greater than 240V; Applicable to existing light fixtures receiving retrofit or replacement: new electrical work; new conduit, new circuits, breakers, switchgear and upgrades to existing equipment; grounding existing luminaries which are not grounded and being retrofit Repair or replacement of existing poles and pole bases.

(5) STREET LIGHTING

(a) LED retrofit of 1,574 existing streetlights at Dublin Ranch Special District.

(b) Exclusions: Lighting controls or controls integration; new electrical work; new conduit, new circuits, breakers, switchgear and upgrades to existing equipment; grounding existing luminaries which are not grounded and being retrofit; performing any work on exterior light fixtures located on the same pole or within ten feet of utility lines. Work related to existing fixtures receiving a voltage greater than 240V. Repair or replacement of existing poles and pole bases. Painting of existing poles and fixtures.

(6) ELECTRICAL & GENERATOR UPGRADES

(a) Furnish and install new motor generator at Shannon Community Center
- (i) New generated shall be rated for 150 kW
- (ii) Generator shall be provided with a weatherproof enclosure
- (iii) New fuel tank shall be sized to provide 72 hours of continuous generator run-time
- (iv) New structural pad shall be installed
- (v) New power, control, and communications shall be installed

(b) Replace motor generator at Fire Station #16
- (i) New generator rated for a minimum of 50 kW
- (ii) New generator shall be installed in the same location as existing
- (iii) Existing structural pad to be reused and modified as necessary
- (iv) Existing fuel tank to be reused and replumbed as necessary to new generator
- (v) Existing electrical to be reused

(c) Replace motor generator at Fire Station #17
- (i) New generator rated for a minimum of 50 kW
- (ii) New generator shall be installed in the same location as existing
- (iii) Existing structural pad to be reused and modified as necessary
- (iv) Existing fuel tank to be reused and replumbed as necessary to new generator
- (v) Existing electrical to be reused

(d) Replace motor generator at Fire Station #18
- (i) New generator rated for a minimum of 50 kW
- (ii) New generator shall be installed in the same location as existing
- (iii) Existing structural pad to be reused and modified as necessary
- (iv) Existing fuel tank to be reused and replumbed as necessary to new generator
- (v) Existing electrical to be reused

(e) Furnish and install new motor generator at Dublin Library
- (i) New generated shall be rated for 300 kW
- (ii) Generator shall be provided with a weatherproof enclosure
- (iii) New fuel tank shall be sized to provide 72 hours of continuous generator run-time
- (iv) New structural pad shall be installed
- (v) New power, control, and communications shall be installed
- (vi) New automatic transfer switch shall be installed

(f) Exclusions: Replacement of existing switchboards, transformers, conduit, conductors, other electrical, or fuel tanks; installation of a new automatic transfer switch or replacement of existing unless otherwise specified.

(7) SPORTS LIGHTING:

(a) Replace existing metal halide sports lights with Musco LED lighting system. Scope includes retrofits, relights, new lighting system installation, training and pre-demolition and post-install measurements for the following Projects:

(i) Dublin Sports Grounds:
(a) Install new lighting at Baseball and Soccer fields
(ii) Emerald Glen Park:
(a) Install new lighting for (2) tennis courts, (2) basketball courts and Skate Park
(iii) Fallon Sports Park:
(a) Install new lighting for Soccer Fields 2 & 4, (1) baseball field, (2) softball fields, (4) tennis courts, (4) basketball courts,
(iv) Kolb Park:
(a) Install new lighting for (2) tennis courts

(b) Provide remote lighting controls for the following projects:
(i) Dublin Sports Grounds:
(a) Baseball and Soccer fields
(ii) Fallon Sports Park:
(a) Soccer Fields 2 & 4, (1) baseball field, (2) softball fields

(c) Exclusions: Replacement of existing switchboards, switchgear, transformers, conduit, conductors, other electrical. New electrical work; new conduit, new circuits, breakers, switchboards; grounding existing luminaries which are not grounded and being retrofit. Repair or replacement of existing poles and pole bases.

(8) <u>TRAFFIC SIGNAL RESILIENCY UPGRADES</u>

(a) Remove the existing battery backup system and install a hydrogen fuel cell system for the following (11) intersections:

Intersection Name	Backup Power System Type
Dublin Blvd at Dougherty Rd	Fuel Cell
Dublin Blvd at Hacienda Dr	Fuel Cell
Hacienda Dr at Martinelli Way	Fuel Cell
Dublin Blvd at Tassajara Rd	Fuel Cell
Dublin Blvd at Fallon Rd	Fuel Cell
Fallon Rd at Fallon Gateway	Fuel Cell
Dublin Blvd at Village Pkwy	Fuel Cell
Dublin Blvd at San Ramon Rd	Fuel Cell
Tassajara Rd at Fallon Rd	Fuel Cell
Gleason Dr at Tassajara Rd	Fuel Cell
Dublin Blvd at Arnold Rd	Fuel Cell

(i) Vegetation removal, irrigation modifications, concrete pads, new raceways, and relocation of existing service pedestal and/or other utility cabinets are included for each location in subparagraph (a).
(ii) Salvage of existing Alpha or Myers Battery Backup Systems complete is included for each location in subparagraph (a).
(iii) The following equipment, or equivalent as approved by Willdan, is included for each location in subparagraph (a):
(a) (1) Altergy Freedom TSP Fuel Cell System
(b) (6) Type “K” Hydrogen cylinders, fully filled
(c) (1) Altergy Hydrogen fuel enclosure

(b) Remove and replace existing battery backups at the following (6) intersections:

Intersection Name	Backup Power System Type
Dougherty Rd at Amador Valley Blvd	Battery Backup
San Ramon Rd at Amador Valley Blvd	Battery Backup
Village Pkwy at Amador Valley Blvd	Battery Backup
Hacienda Dr at Gleason Dr	Battery Backup
Gleason Dr at Fallon Rd	Battery Backup
Horizon Pkwy at Arnold Rd	Battery Backup

(i) Salvage of existing Alpha or Myers Battery Backup Systems complete is included for each location in subparagraph (b).

(ii) The following equipment, or equivalent as approved by Willdan, is included for each location in subparagraph (b):

(a) (1) SP1250LX-N-48VDC UPS System
(b) (1) SP-09A2 Internal SNMP Card
(c) (1) SPD-302C Bypass Switch with GFI/Duplex, Generator Cable and Connector
(d) (1) SPLX-48 Internal Fast Battery Charger 48 VDC
(e) (1) SP-24B Dual Battery Cable
(f) (1) OP96D Set of 8 Outpost 51 AMP HR Batteries
(g) (1) CBS-127 UPS System Cabinet with thermal options and Corbin lock. Natural Aluminum Finish

(c) Furnish and install new Clary SP1250LX battery backup system complete, or equivalent as approved by Willdan, at the following four (4) intersections that do not have an existing backup system:

Intersection Name	Backup Power System Type
Dublin Blvd at Amador Plaza Rd	Battery Backup
Dublin Blvd at Scarlett Dr	Battery Backup
Dougherty Rd at Scarlett Dr	Battery Backup
Amador Valley Blvd at Amador Plaza Rd	Battery Backup

(i) All equipment identified in subparagraph (b)(ii) is included for each location in subparagraph (c)

(ii) No demolition is anticipated for this scope.

(d) Furnish (1) additional Clary SP1250LX battery backup system complete, or equivalent as approved by Willdan, including equipment identified in (b)(ii) for the future traffic signal at Horizon Pkwy. & Scarlett Dr. Installation is excluded from this scope.

(e) Exclusions: Refilling and topping off of hydrogen cylinders and performing annual maintenance on hydrogen fuel cell systems and battery backup systems.

b) Drawings

(1) Scope of Work defined in 7(a) supersedes any scope defined in the Drawings and Specifications. The Drawings and Specifications are provided to provide layout, quantities and general quality of equipment and materials to be incorporated in the project.

Sheet	Title	Drawing Set	Date
T000	Title Sheet	Shannon Community Center Electrical Renovations	3/5/2021
G001	Legends & General Notes	Shannon Community Center Electrical Renovations	3/5/2021
G002	Legends & Abbreviations PG2	Shannon Community Center Electrical Renovations	3/5/2021
E100	Electrical Site Plan	Shannon Community Center Electrical Renovations	3/5/2021
E700	One-Line Diagram	Shannon Community Center Electrical Renovations	3/5/2021
T000	Title Sheet	City of Dublin Library Renovation	3/5/2021
G001	Legends & General Notes	City of Dublin Library Renovation	3/5/2021
G002	Legends & Abbreviations PG2	City of Dublin Library Renovation	3/5/2021
G003	General Notes	City of Dublin Library Renovation	3/5/2021

G004	General Notes PG2	City of Dublin Library Renovation	3/5/2021
MD101	HVAC Floor Plan – Demo	City of Dublin Library Renovation	3/5/2021
MD102	HVAC Roof Plan - Demo	City of Dublin Library Renovation	3/5/2021
M101	HVAC Floor Plan – New Work	City of Dublin Library Renovation	3/5/2021
M102	HVAC Roof Plan – New Work	City of Dublin Library Renovation	3/5/2021
M500	HVAC Details	City of Dublin Library Renovation	3/5/2021
M600	HVAC Schedules	City of Dublin Library Renovation	3/5/2021
M601	Title-24 Compliance Forma	City of Dublin Library Renovation	3/5/2021
E100	Electrical Site Plan	City of Dublin Library Renovation	3/5/2021
E101	Electrical Power Plan – Main Level	City of Dublin Library Renovation	3/5/2021
E102	Electrical Power Plan – Roof	City of Dublin Library Renovation	3/5/2021
E500	Electrical Details	City of Dublin Library Renovation	3/5/2021
E600	Electrical Schedules	City of Dublin Library Renovation	3/5/2021
E700	One-Line Diagram	City of Dublin Library Renovation	3/5/2021
L201	Lighting Plan – Main Level	City of Dublin Library Renovation	3/5/2021

c) Specifications

(1) Scope of Work defined in 7(a) supersedes any scope defined in the Drawings and Specifications. The Drawings and Specifications are provided to provide layout, quantities and general quality of equipment and materials to be incorporated in the project.

Spec Section	Title
010000	General Requirements
230100	General Mechanical Requirements
230500	Common Work Results for HVAC
230513	Common Motor Requirements for HVAC Equipment
230519	Meters and Gages for HVAC Piping
230553	Identification for HVAC Systems
230593	TAB for HVAC
230700	HVAC Insulation
230800	Commissioning for HVAC
230900	Building Automation Controls
230983	Control System Validation & Commissioning
232113	HVAC Piping, Valves & Fittings
232123	Hydronic Pumps
232300	Refrigerant Piping & Fittings
232500	HVAC Water Treatment
235215	Condensing Boilers
237413	Packaged Rooftop Units
238119	Self-contained Air Conditioners & Heaters
260010	General Electrical Requirements
260500	Common Work Results for Electrical
260519	Electrical Power Conductors & Cables
260526	Grounding & Bonding of Electrical Systems

260533	Raceways & Boxes for Electrical Systems
260553	Identification for Electrical Systems
263213	Diesel Engine Generators
263600	Transfer Switches
265100	Interior Lighting
265600	Exterior Lighting

d) Supplementary and other Conditions of the Contract

(1) Investment Grade Audit Report dated 07/05/21, including the following Appendices:

Appendix	Title
A	HVAC & Controls Upgrades
B	LED Lighting & Lighting Controls Upgrade
C	Traffic Signal Resiliency
D	Emergency Generators
E	M&V Plan
F	Additional Information

(a)

e) Deviations from the Performance Contract Program Requirements as identified in SCHEDULE A.6:

(1) none

8. PERFORMANCE CONTRACTOR'S PERSONNEL, CONTRACTORS AND SUPPLIERS

a) The Performance Contractor's key personnel are identified below:

Name	Title	Email	Mobile
Tom Black	Director of Construction	tblack@willdan.com	303-928-0913
Garth McCann	Vice President of Operations	gmccann@Willdan.com	970-566-2022
Jeff Lorentz	Construction Manager	jlorentz@willdan.com	503-949-7843
Joshua Slocum	Commissioning Engineer	jslocum@willdan.com	913-579-8124

This Amendment to the Agreement entered into as of the day and the year first written above.

WES		CUSTOMER	
Signed	DocuSigned by: 69C596E6C8904F3...	Signed	DocuSigned by: E33836CFFC044E0...
Name	Aaron Etzkorn	Name	Linda Smith
Date	7/15/2021	Date	7/27/2021

ATTEST:

DocuSigned by:
9BB70815D22F40A...
Marsha Moore, City Clerk

APPROVE AS TO FORM:

DocuSigned by:
4D33BDE7E6D8453...
City Attorney

EXHIBIT 2. **CERTIFICATE OF SUBSTATIAL COMPLETION** ***(template to be completed at a later date upon each substantially completed scope)***

Project		Project Number:	
From:	WES	To (Customer):	[CUSTOMER NAME]
	[WES Address]		[Customer Address]
	[WES Address]		[Customer Address]

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY FOR USE SHALL INCLUDE:

Scope of Work A *{Identify the Work, or portion thereof per the schedule of values, that is substantially complete}*

The Work performed under this Performance Contract has been reviewed and found, to the best of the Customer's knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Performance Contract Documents so that the Customer can occupy or utilize the work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the ESPC Documents, except as stated below:

{Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement}

Warranty	Date of Commencement
Equipment A,	

OWNER'S REPRESENTATIVE	BY *(Signature)*	DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such a list does not alter the responsibility of WES to complete all Work in accordance with the Performance Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

The estimated cost of work that is incomplete or defective: $ 0.00

WES will complete or correct the Work on the list of items attached hereto within [___] days from the above date of Substantial Completion:

PERFORMANCE CONTRACTOR	BY *(Signature)*	DATE

The Customer accepts the Work or designated portion as substantially complete and will assume full possession thereof on the above date of Substantial Completion:

CUSTOMER	BY *(Signature)*	DATE

The responsibilities of the Customer and WES for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows (e.g., Security, Maintenance, Heat, Utilities, Damage to the Work, Insurance):

DocuSign Envelope ID: ADD97B78-FC79-4995-9340-01E74F9ED93E

EXHIBIT 3. CERTIFICATE OF ACCEPTANCE – PROJECT FINAL COMPLETION ***(template to be completed at a later date upon final completion)***

This is to certify that a final inspection of the Project has been conducted jointly by WES and City of Dublin, and that the parties have determined that the Project has been fully completed in accordance with the Contract Documents. All guarantees and warranties that have not commenced previously shall commence as of the date of completion below.

Customer accepts the Project as being fully completed and assumes responsibility for maintenance, custodial care, and utilities for the premises. WES remains responsible for correcting errors and omissions discovered subsequent to the execution of this document and to respond to claims made under applicable warranties.

WES		CUSTOMER	
Signed	_____	Signed	_____
Name	_____	Name	_____
Date	_____	Date	_____

Number	GI0121	CITYWIDE ENERGY IMPROVEMENTS	Program	GENERAL

PROJECT DESCRIPTION

This project provides for the planning (Investment Grade Audit), design, and construction of various energy upgrades, efficiency improvements, lighting upgrades, energy generation, solar photovoltaic (PV) systems, and energy storage projects at facilities, parks, street rights-of-way, and other City-owned property. The project includes lighting and controls upgrades at Mape Memorial Park, Alamo Creek Park, Ted Fairfield Park, Bray Commons Park, Dolan Park, Emerald Glen Park, Fallon Sports Park, Heritage Park, and Shannon Park, as well as interior and exterior building lighting and controls upgrades at the Library, Corp Yard, Heritage Park and Museums facilities, Shannon Community Center, Fire Stations 16, 17, and 18, and at The Wave. The conversion of approximately 1,626 streetlights in the East Ranch Street Light Assessment District (1999-1) to LED is also included. There will be various mechanical, HVAC and controls upgrades at the following facilities: Library, Senior Center, Heritage Park and Museums, The Wave, Fire Stations 16, 17, and 18.

Renewable, resiliency, and disaster preparedness improvements to prepare for future PG&E Public Safety Power Shutoff events and other emergency events will be provided with back-up generators at the Library, Shannon Community Center, Fire Stations 16, 17, and 18, while battery back-up or hydrogen fuel cell resiliency will be provided at 22 major street intersections throughout the city. Solar PV and EV charging will be provided at Dublin Sports Grounds and Public Safety Complex. Solar PV with battery energy storage systems will be provided at the Civic Center, The Wave, Corp Yard, and Senior Center. Solar PV will be provided at the Library, Fallon Sports Park, Fire Stations 17 and 18. The new solar PV and replacement HVAC systems on the Library roof require a portion of the roof to be replaced, and to support the additional solar PV canopies at the Civic Center, a portion of the parking lot will be reconfigured.

ANNUAL OPERATING IMPACT: Savings in energy costs

MANAGING DEPARTMENT: Public Works

			2022-2027 CAPITAL IMPROVEMENT PROGRAM						
ESTIMATED COSTS		**PRIOR YEARS**	**2022-2023 BUDGET**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**FUTURE YEARS**	**TOTALS**
9100	Salaries & Benefits	$11,129	$88,871						$100,000
9200	Contract Services	$49,586	$97,334						$146,920
9400	Improvements	$12,063,943	$10,615,027	$30,000					$22,708,970
9500	Miscellaneous	$146	$354						$500
TOTAL		**$12,124,804**	**$10,801,586**	**$30,000**					**$22,956,390**

FUNDING SOURCE		**PRIOR YEARS**	**2022-2023 BUDGET**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**FUTURE YEARS**	**TOTALS**
1001	General Fund	$60,861	$1,436,559						$1,497,420
2705	Street Light District East Dublin 1999-1	$332,053	$474,302	$30,000					$836,355
7102	Energy Improve. Lease Bond	$11,731,890	$8,890,725						$20,622,615
TOTAL		**$12,124,804**	**$10,801,586**	**$30,000**					**$22,956,390**

ANNUAL OPERATING IMPACT								

Agenda Item 4.7

STAFF REPORT
CITY COUNCIL

DATE: October 17, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Payment Issuance Report and Electronic Funds Transfers
Prepared by: Gloria Tai, Senior Finance Technician

EXECUTIVE SUMMARY:

The City Council will receive a listing of payments issued from September 1, 2023 – September 30, 2023, totaling $6,125,063.78.

STAFF RECOMMENDATION:

Receive the report.

FINANCIAL IMPACT:

Summary of Payments Issued

Report Period	September 1, 2023 – September 30, 2023
Total Number of Payments:	328
Total Amount of Payments:	$6,125,063.78

DESCRIPTION:

The Payment Issuance Report (Attachment 1) provides a listing of all payments for the period beginning September 1, 2023, through September 30, 2023. This report is provided in accordance with the policy adopted November 15, 2011, in Resolution No.189-11. The listing of payments has been reviewed in accordance with the policies for processing payments and expenditures.

The City's practice of reporting payments to the City Council after the payments have been made is in compliance with California Government Code Sections 37208 (b) and (c), which allow for an agency to make payments without first being audited by the legislative body, as long as such

payments are: 1) conforming to a budget approved by ordinance or resolution of the legislative body; and 2) presented to the legislative body for ratification and approval in the form of an audited comprehensive annual financial report.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Payment Issuance Report for September 2023

City of Dublin
Payment Issuance Report

Payments Dated 9/1/2023 through 9/30/2023

Date Issued	Payee	Description	Amount
9/1/2023	RETIREE MEDICAL EFT	RETIREE MEDICAL	193,310.12
9/1/2023	CAL PERS	PERS RETIREMENT PLAN: PE 8/25/23	94,694.37
		Payments Issued 9/1/2023 Total:	**288,004.49**
9/5/2023	A4 PROMOTIONS & INCENTIVES	ANNIVERSARY SIGN	98.07
9/5/2023	A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS	373.80
9/5/2023	ALL CITY MANAGEMENT SVCS INC	CROSSING GUARD SERVICES	13,821.73
9/5/2023	AT&T - CALNET 3	HERITAGE CENTER BACKUP 08/06/23	52.57
9/5/2023	AT&T - CALNET 3	SHANNON CENTER ALARM 9391063350 08/12/23	26.02
9/5/2023	AT&T - CALNET 3	SERVICE TO BLDG INSP 08/14/23	51.03
9/5/2023	AT&T - CALNET 3	SERVICE TO CY 08/14/23	75.52
9/5/2023	AT&T - CALNET 3	SERVICE TO ELEVATOR 08/14/23	124.49
9/5/2023	AT&T - CALNET 3	SERVICE TO FS18 08/14/23	100.00
9/5/2023	AT&T - CALNET 3	SERVICE TO CY 08/14/23	256.03
9/5/2023	AT&T - CALNET 3	SERVICE TO CY FAX 08/14/23	51.03
9/5/2023	AT&T - CALNET 3	SERVICE TO PSC FIRE	75.52
9/5/2023	AT&T - CALNET 3	SERVICE TO LIBRARY 911 08/14/23	51.03
9/5/2023	AT&T - CALNET 3	HERITAGE 9391018979 08/14/23	26.03
9/5/2023	BIG O'TIRES #7	POLICE VEHICLE REPAIRS & MAINTENANCE	519.99
9/5/2023	BSK ASSOCIATES INC.	WALLIS RNCH GEOTECH SRVS FOR SOIL CLASSIF. JUL 2023	519.00
9/5/2023	BSK ASSOCIATES INC.	TESTING/INSP FALLON SPORTS PARK PH3 JUL 2023	2,409.50
9/5/2023	BYOG	SHOP LOCAL T-SHIRTS	2,396.50
9/5/2023	CALLANDER ASSOCIATES INC.	WALLIS RANCH PARK DESIGN SERVICES JUN 2023	16,467.52
9/5/2023	CALLANDER ASSOCIATES INC.	WALLIS RANCH PARK DESIGN SERVICES JUL 2023	13,350.51
9/5/2023	CARBONIC SERVICE	THE WAVE POOL CHEMICALS	890.60
9/5/2023	CASTRO VALLEY PERFORMING ARTS	REC CLASS INSTRUCTOR	3,888.00
9/5/2023	CHRISTINE PETIT	REC CLASS INSTRUCTOR	292.80
9/5/2023	DREAM RIDE ELEVATOR	ELEVATOR MAINTENANCE - JUL 2023	516.00
9/5/2023	DREAM RIDE ELEVATOR	ELEVATOR MAINTENANCE AUG 2023	516.00
9/5/2023	DSRSD	DSRSD - INSPECTION PERMIT FEE'S WALLIS RANCH PRK	3,094.00
9/5/2023	DUBLIN UNIFIED SCHOOL DISTRICT	STAGER WATER - JUN 1 - JUL 31 2023	1,208.31
9/5/2023	DUTCHOVER & ASSOCIATES	LANDSCAPE PLAN CHECK & INSPECTIONS	353.75
9/5/2023	EMPLOYMENT DEVELOPMENT DEPT	CA STATE WITHHOLDING: PE 8/25/23	22,250.43
9/5/2023	EUROPEAN MOBILE WERKS	POLICE VEHICLE REPAIR & MAINTENANCE	3,788.01
9/5/2023	EVERYTHING GROWS INTERIOR LANDSCAPING	INTERIOR PLANT CARE & MAINT. - AUG 2023	212.69
9/5/2023	FEDEX	OVERNIGHT DELIVERY RECORDER -HEXCEL NOA	27.31
9/5/2023	HARRELL HARRIS PHOTOGRAPHY	PHOTOGRAPHY SERVICES	600.00
9/5/2023	IRON MOUNTAIN	POLICE RECORDS STORAGE	372.67
9/5/2023	KEYSER MARSTON ASSOCIATES, INC	REAL ESTATE CONSULTING SERVICES	1,266.25
9/5/2023	KIMLEY-HORN AND ASSOC. INC.	PREPARE CEQA ANALYSIS FOR THE DDSP AMENDMENT	21,788.05
9/5/2023	LIVERMORE-PLEASANTON UMPIRES ASSOCIATION	OFFICIATING SERVICES FOR PCS SPORTS PROGRAMS	3,850.00
9/5/2023	M-GROUP	PLANNING SERVICES - BOULEVARD PH 1-5	6,791.25
9/5/2023	MNS ENGINEERS, INC.	IRON HORSE TRAIL BRIDGE AT DUBLIN BLVD JUL 2023	27,485.04
9/5/2023	MNS ENGINEERS, INC.	DON BIDDLE COMMUNITY PARK INSPECTIONS JUL 2023	270.53
9/5/2023	MNS ENGINEERS, INC.	CONSTR MGMT/INSP-EV CHARGING STATIONS JUL 2023	3,156.13
9/5/2023	MNS ENGINEERS, INC.	INSP/CNST MGMT-2021 SLURRY SEAL/DUBLIN BLVD PAVE	1,713.33
9/5/2023	OFFICE TEAM	TEMPORARY EMPLOYEE-SHORT TERM RECORDS PROJECT	153.38
9/5/2023	ON THE VINE CATERING	AI SUMMIT SPONSOR	2,000.00
9/5/2023	PAKPOUR CONSULTING GROUP, INC.	CONSTRUCTION MGMT-DON BIDDLE COMM PARK JUL 2023	3,150.00
9/5/2023	PAKPOUR CONSULTING GROUP, INC.	CONSTRUCTION MGMT-FALLON SPORTS PARK PH3 JUL 2023	5,126.25
9/5/2023	PARK ENGINEERING, INC.	CONSTR MGMT DUBLIN BLVD PAVEMENT REHAB JAN 2023	20,916.24
9/5/2023	PG&E	LS2-A EAST DUBLIN 07/17/23	17,458.77
9/5/2023	PG&E	A6 SERVICE TO FS18 08/10/23	61.45
9/5/2023	PG&E	B6 IRRIG 3600 PALERMO WAY 08/10/23	8.04
9/5/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - CIVIC - JUL 2023	189.86
9/5/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - PSC - JUL 2023	101.18
9/5/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES- WAVE - JUL 2023	117.26
9/5/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - SENIOR - JUL 2023	183.50
9/5/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - SHANNON - JUL 2023	171.96
9/5/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - CORP YARD - JUL 2023	99.94
9/5/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - PSC - AUG 2023	102.71
9/5/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - CIVIC - AUG 2023	192.71
9/5/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - WAVE - AUG 2023	119.03
9/5/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - SENIOR - AUG 2023	186.28
9/5/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - SHANNON - AUG 2023	174.55
9/5/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - CORP YARD - AUG 2023	51.48
9/5/2023	QUALITY LOGO PRODUCTS, INC.	PROMOTIONAL MARKETING ITEMS - THE WAVE	2,165.30
9/5/2023	ROTARY CLUB OF DUBLIN, CA	M HERNANDEZ 2023-2024 MEMBER DUES	600.00

City of Dublin
Payment Issuance Report

Payments Dated 9/1/2023 through 9/30/2023

9/5/2023	ROTARY CLUB OF DUBLIN, CA	S HU 2023-2024 MEMBER DUES	600.00
9/5/2023	ROTARY CLUB OF DUBLIN, CA	L SMITH 2023-2024 MEMBER DUES	600.00
9/5/2023	ROTARY CLUB OF DUBLIN, CA	M MCCORRISTON 2023-2024 MEMBER DUES	600.00
9/5/2023	ROTARY CLUB OF DUBLIN, CA	J JOSEY 2023-2024 MEMBER DUES	600.00
9/5/2023	ROTH STAFFING COMPANIES, L.P.	TEMP EMPLOYEE FOR CDD RECORDS RETENTION PROJECT	4,681.33
9/5/2023	SFMADE	SPONSORSHIP OF BAY AREA MANUFACTURING WEEK 2023	500.00
9/5/2023	SWA GROUP	JORDAN RANCH NEIGHBORHOOD SQ DESIGN JUN 2023	36,289.51
9/5/2023	SWINERTON MANAGEMENT AND CONSULTING	PLAN/CONSTR REVIEW CULTURAL ARTS CENTER JUL 2023	54,758.00
9/5/2023	THE PIN CENTER	PROCLAMATION & CERTIFICATE SUPPLIES	795.00
9/5/2023	T-MOBILE USA, INC.	PIO & PW CELL PHONE SERVICES THROUGH 8/20/2023	163.60
9/5/2023	UNIVAR SOLUTIONS	SODIUM HYPOCHLORITE (CHLORINE) FOR THE WAVE	2,703.42
9/5/2023	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	COMMUNITY WORKFORCE ADMIN SERVICES JUL 2023	2,230.91
9/5/2023	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	TAKS ORDER 1 SIGNAL COMM UPGRADE JUL 2023	772.50
		Payments Issued 9/5/2023 Total:	**313,801.20**
9/7/2023	HEALTHEQUITY, INC.	HEALTHEQUITY: PE 8/25/23	3,889.09
9/7/2023	I C M A 401 PLAN	DEFERRED COMP 401A: PE 8/25/23	1,242.43
9/7/2023	I C M A 457 PLAN	DEFERRED COMP 457: PE 8/25/23	27,925.58
9/7/2023	US BANK - PARS	PARS: PE 8/25/23	4,210.87
		Payments Issued 9/7/2023 Total:	**37,267.97**
9/8/2023	FRESH PULP HOLDINGS LLC	SPLATTER TASTING PAVILION CATERING	10,222.98
9/8/2023	RETIREE MEDICAL MANUAL CHECK	RETIREE MEDICAL	807.06
9/8/2023	MEYERS NAVE	FOR PROFESSIONAL SERVICES RENDERED THROUGH MAY 2023	81,453.72
9/8/2023	MEYERS NAVE	ADDITIONAL SERVICES INVOICE THROUGH MAY 31	13,442.00
9/8/2023	MEYERS NAVE	FOR PROFESSIONAL SERVICES RENDERED THROUGH JUN 2023	56,873.67
9/8/2023	MEYERS NAVE	ADDITIONAL SERVICES INVOICE THROUGH JUN 2023	3,906.50
9/8/2023	RETIREE MEDICAL MANUAL CHECK	RETIREE MEDICAL	2,067.12
		Payments Issued 9/8/2023 Total:	**168,773.05**
9/12/2023	A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS	62.06
9/12/2023	ADVANCED INTEGRATED PEST MANAGEMENT	PEST MANAGEMENT - JUL 2023	3,309.30
9/12/2023	ALPHA MEDIA LLC KKIQ/KUIC/KKKDV	KKIQ WAVE RADIO ADVERTISEMENT AND LIVE EVENTS	3,250.00
9/12/2023	AMADOR VALLEY INDUSTRIES LLC	TRASH SERVICES - CAMP PARKS AUG 2023	32,673.79
9/12/2023	AT&T - CALNET 3	SERVICE TO FS2-3 08/26/23	311.93
9/12/2023	AT&T - CALNET 3	SERVICE TO SHANNON FAX 08/27/23	1.83
9/12/2023	AT&T - CALNET 3	SERVICE TO FS16 08/27/23	75.70
9/12/2023	AT&T - CALNET 3	SERVICE TO CIVIC 08/27/23	1.83
9/12/2023	AT&T - CALNET 3	CLARK AVE 08/27/23	26.12
9/12/2023	AT&T - CALNET 3	SERVICE TO WAVE 08/12/23	184.13
9/12/2023	AT&T - CALNET 3	SERVICE TO SHANNON 08/12/23	246.84
9/12/2023	AT&T - CALNET 3	SERVICE TO SR ALARM 08/12/23	201.89
9/12/2023	AT&T - CALNET 3	SERVICE TO CIVIC 08/12/23	137.98
9/12/2023	AVANTPAGE INC	TRANSLATING, EDITING & PROOFREADING SERVICES	515.00
9/12/2023	BAY ALARM COMPANY	ALARM SERVICES WAVE SNACK BAR OCT 2023	132.82
9/12/2023	BAY ALARM COMPANY	ALARM SERVICES CORP YARD OCT 2023	320.16
9/12/2023	BAY ALARM COMPANY	ALARM SERVICES WAVE SEP 2023	1,996.98
9/12/2023	BAY ALARM COMPANY	ALARM SERVICES HERITAGE OCT 2023	441.12
9/12/2023	BIG O'TIRES #7	POLICE VEHICLE REPAIRS & MAINTENANCE	125.65
9/12/2023	BLUETOAD, INC.	23/24 FALL/WINTER ACTIVITY GUIDE, EXTRA DOWNLOADS	41.61
9/12/2023	BOUND TREE MEDICAL, LLC.	EVIDENCE SUPPLIES	1,174.93
9/12/2023	BPXPRESS	PRINTING AND BID SETS FOR CIVIC 2ND FLOOR RENO	492.60
9/12/2023	BRINKS, INC.	ARMORED CAR SERVICE	290.30
9/12/2023	BUBBLEMANIA AND COMPANY LLC	SPLATTER ENTERTAINMENT	615.00
9/12/2023	CALEHS ATTN: JOE MOULTON	DESIGNATED UST OPERATOR INSP. SVCS AUG 2023	300.00
9/12/2023	CARBONIC SERVICE	THE WAVE POOL CHEMICALS	475.55
9/12/2023	CHANDLER ASSET MANAGEMENT	INVESTMENT CONSULTING SERVICES AUG 2023	13,568.77
9/12/2023	CHRISTINE PETIT	REC CLASS INSTRUCTOR	475.20
9/12/2023	CIVICA LAW GROUP APC	SPECIAL COUNSEL LEGAL SERVICES	13,603.13
9/12/2023	CMC NEPTUNE	WATRERPARK RADIO ADS	1,080.00
9/12/2023	CONSOR NORTH AMERICA, INC.	ENGINEERING SERVICES - PLAN REVIEW JUL 2023	1,777.50
9/12/2023	CPRS DISTRICT III	MEMBERSHIP TO CPRS FOR PCS DEPT	4,041.66
9/12/2023	CUBIC ITS, INC.	GRIDSMART PROCESSOR REPLACE. AT DUBLIN/SRR JUN 2023	5,402.25
9/12/2023	DAHLIN GROUP INC	DESIGN SERVICES CIVIC CENTER RENOVATION JUL 2023	900.00
9/12/2023	DANIEL S COLLEY	PCS COMMISSION 8/21	50.00
9/12/2023	DUTCHOVER & ASSOCIATES	ENGINEERING SERVICES - PLAN REVIEW JUL 2023	345.00
9/12/2023	EAST BAY POOL SERVICE, INC.	ROUTINE POOL MAINTENANCE AT THE WAVE	10,500.00
9/12/2023	EAST BAY REGIONAL	MOBILE RADIO REGIONAL CONNECTIVITY FY23-24	62,280.00
9/12/2023	ESHA SUNIL SHENOY	PCS COMMISSION 8/21	50.00

City of Dublin
Payment Issuance Report

Payments Dated 9/1/2023 through 9/30/2023

9/12/2023	FASTSIGNS	TEMPORARY SINAGE FOR IHT DETOUR DURING CONSTRUCTION	2,018.05
9/12/2023	GROUP 4 ARCHITECTURE, RESEARCH + PLANNING, INC.	DESIGN OF CULTURAL ARTS CENTER JUL 2023	22,653.07
9/12/2023	GROUP 4 ARCHITECTURE, RESEARCH + PLANNING, INC.	WORKSPACE PLANNING STUDY	1,916.00
9/12/2023	JACQUI HATZIKOKOLAKIS	MILEAGE REIMBURSEMENT	22.73
9/12/2023	JAM SERVICES INC	MATERIALS FOR VARIOUS CIP PROJECTS AUG 2023	689.06
9/12/2023	JAMES SWANK	FURNITURE REMOVAL/RECYCLE	1,750.00
9/12/2023	JENNIFER JOHNSON	MILEAGE REIMBURSEMENT	39.82
9/12/2023	JENNIFER MENDEZ	MILEAGE REIMBURSEMENT	72.18
9/12/2023	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC.	ALARM SERVICES LIBRARY SEP 2023	1,594.17
9/12/2023	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC.	ALARM SERVICES CIVIC SEP 2023	550.96
9/12/2023	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC.	ALARM SERVICES PSC FIRE SEP 2023	1,197.91
9/12/2023	KENNETH BESS	NAVIGATOR PROGRAM - #21 MAGIC BEING PRESCHOOL	632.00
9/12/2023	KIDZ LOVE SOCCER	REC CLASS INSTRUCTOR	8,791.80
9/12/2023	KIMLEY-HORN AND ASSOC. INC.	SAFE ROUTES TO SCHOOL - JUN 2023	37,155.30
9/12/2023	L.N. CURTIS AND SONS	DUBLIN POLOS VELCO AND PATCHES	483.32
9/12/2023	LANLOGIC INC.	INFORMATION SYSTEMS CONSULTING SVCS	1,950.00
9/12/2023	MARC SISTO	MILEAGE REIMBURSEMENT	148.03
9/12/2023	MARIA DEL CARMEN SANCHEZ LAZO	HERITAGE ART INSTALL EQUIPMENT	2,135.00
9/12/2023	MATTHEW T GILLER	PCS COMMISSION 8/21	50.00
9/12/2023	MICHELLE SUNG	MILEAGE REIMBURSEMENT	90.19
9/12/2023	MNS ENGINEERS, INC.	TRAFFIC SIGNAL INTERCONNECT PROJECT JUL 2023	2,641.61
9/12/2023	NOVANI, LLC.	ANNUAL MAINT SUPPORT FOR TRAFFIC SIGNAL SERVER NET	3,178.00
9/12/2023	ONE WORKPLACE L. FERRARI LLC	CORP YARD FURNITURE & DESIGN - AUG 2023	75,726.82
9/12/2023	OPENGOV, INC. DEPT. 0370	OPENGOV - FINANCE BUDGETING SOFTWARE SVCE	52,472.00
9/12/2023	PG&E	LS2-A SERVICE TO CENTRAL 08/15/23	11.38
9/12/2023	PG&E	SERVICE TO PSC 08/14/23	1,657.46
9/12/2023	PG&E	B1 SERVICE TO VARIOUS IRRIG 08/10/23	32.92
9/12/2023	PG&E	SERVICE TO VARIOUS IRRIG 08/10/23	58.91
9/12/2023	PG&E	PG&E ENGINEERING FEE - WALLIS RANCH COMMUNITY PARK	3,500.00
9/12/2023	PG&E	B6 SERVICE TO FSP 08/06/23	7,163.63
9/12/2023	PG&E	B10S SERVICE TO EGP 08/10/23	1,734.87
9/12/2023	PG&E	B6 SERVICE TO BRAY CMMN 08/10/23	86.21
9/12/2023	PG&E	B1 SERVICE TO DEVANY 08/10/23	18.62
9/12/2023	PG&E	SERVICE TO VARIOUS IRRIG 08/07/23	302.73
9/12/2023	PG&E	SERVICE TO VARIOUS IRRIG 08/10/23	21.31
9/12/2023	PG&E	TC1 SERVICE TO TASSAJARA 08/09/23	105.89
9/12/2023	PG&E	SERVICE TO VARIOUS TC 07/13/23	10,106.76
9/12/2023	PG&E	TC1 SERVICE TO 3544 DB 08/11/23	94.22
9/12/2023	PG&E	B1 SERVICE TO VARIOUS 1997-1 08/10/23	55.39
9/12/2023	PG&E	LS2-A SERVICE TO ARN & MART 08/15/23	80.18
9/12/2023	PG&E	LS2-A SERVICE TO EAST DUBLIN 07/17/23	16,536.00
9/12/2023	PG&E	SERVICE TO SR CTR 08/10/23	122.28
9/12/2023	PG&E	LS2-A SERVICE TO AVELLINA 08/11/223	327.53
9/12/2023	PG&E	SERVICE TO PSC 08/14/23	4,690.28
9/12/2023	PG&E	SERVICE TO 3142 CENTRAL PKWY 08/10/23	9.05
9/12/2023	PRO CYCLES	POLICE VEHICLE REPAIRS & MAINTENANCE	1,365.83
9/12/2023	PROCURE AMERICA, INC	PROCURE AMERICA SERVICE AGREEMENT, BILLING PERIOD	7,265.73
9/12/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES PSC - SEP 2023	53.33
9/12/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES CIVIC- SEP 2023	93.46
9/12/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES WAVE - SEP 2023	81.52
9/12/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES SENIOR - SEP 2023	96.30
9/12/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES SHANNON - SEP 2023	75.90
9/12/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES CORP YARD - SEP 2023	52.68
9/12/2023	QUETEL CORPORATION	EVIDENCE PROGRAM SOFTWARE/OMNIGO	4,287.56
9/12/2023	REDWOOD TOXICOLOGY LAB. INC.	TOXICOLOGY SERVICES	844.56
9/12/2023	RICHARD THORNBURY	PCS COMMISSION 8/21	50.00
9/12/2023	ROTH STAFFING COMPANIES, L.P.	TEMP EMPLOYEE FOR CDD RECORDS RETENTION PROJECT	1,041.84
9/12/2023	RRM DESIGN GROUP, A CA CORP	ENGINEERING SERVICES - PLAN REVIEW JUL 2023	1,121.25
9/12/2023	SAI MIDIDIDDI	SAI MIDIDIDDI - ALAMEDA CTC TAC MEETING PARKING	36.00
9/12/2023	SELECT IMAGING	BUSINESS ANNIVERSARY PLAQUES	3,051.49
9/12/2023	SIMPLER SYSTEMS, INC	SIMPLER SOFTWARE LICENSING SUPPORT	1,500.00
9/12/2023	SYED SAMEER SHABIR HAKIM	PCS COMMISSION 8/21	50.00
9/12/2023	TAYLOR OSMER	MILEAGE REIMBURSEMENT	66.22
9/12/2023	THE INDEPENDENT	ADVERTISEMENT FOR SPLATTER	675.00
9/12/2023	T-MOBILE USA, INC.	CELL PHONE SERVICES	714.71
9/12/2023	TOMMY COOK	MILEAGE REIMBURSEMENT	48.60
9/12/2023	TREASURER ALAMEDA COUNTY	FY22/23 FIELD AND SHELTER SERVICES	64,986.02
9/12/2023	TRI-VALLEY COMMUNITY TV	RECORD/TELEVISE CITY COUNCIL & PLNG COMM MTGS	449.98
9/12/2023	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES - AUG 2023	22,884.36

City of Dublin
Payment Issuance Report

Payments Dated 9/1/2023 through 9/30/2023

9/12/2023	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES & SUPPLY- CAMP PARKS AUG 2023	32,069.31
9/12/2023	TYLER TECHNOLOGIES, INC.	TYLER MUNIS ERP SOFTWARE IMPLEMENTATION	6,000.00
9/12/2023	U.S. BANK	CFD NO.2015 IMPROVEMENT TAX BONDS SERIES 2021	2,000.00
9/12/2023	U.S. BANK	CFD NO. 2015-1 DUBLIN CROSSING 2017 TRUSTEE FEE	1,800.00
9/12/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING - CIVIC AUG 2023	1,472.02
9/12/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING - SHANNON AUG 2023	1,413.42
9/12/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING - WAVE AUG 2023	1,030.75
9/12/2023	WESTEK SYSTEMS INC.	WESTEK - CVC VERKADA ACCESS CONTROL EQUIPMENT	11,580.37
9/12/2023	WILLDAN HOMELAND SOLUTIONS	ENERGY EFFICIENCY/INFRASTRUCTURE IMPROVEMENTS	131,071.50
9/12/2023	YVONNE TAYLOR	MILEAGE REIMBURSEMENT	115.28
		Payments Issued 9/12/2023 Total:	**725,597.26**
9/14/2023	RETIREE MEDICAL MANUAL CHECK	RETIREE MEDICAL	3,147.36
9/14/2023	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING: PE 9/8/23	73,548.89
		Payments Issued 9/14/2023 Total:	**76,696.25**
9/15/2023	CAL PERS	PERS RETIREMENT PLAN: PE 9/8/23	95,059.35
9/15/2023	EMPLOYMENT DEVELOPMENT DEPT	CA STATE WITHHOLDING: PE 9/8/23	22,881.08
9/15/2023	SELECT IMAGING	PRINTING & MAILING OF BUSINESS LICENSE RENEWALS	1,353.31
		Payments Issued 9/15/2023 Total:	**119,293.74**
9/18/2023	CAL PERS	PERS RETIREMENT PLAN:	1,212.40
		Payments Issued 9/18/2023 Total:	**1,212.40**
9/19/2023	A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS	62.06
9/19/2023	ADVANCED INTEGRATED PEST MANAGEMENT	PEST MANAGEMENT AUG 2023	4,929.30
9/19/2023	ALL CITY MANAGEMENT SVCS INC	CROSSING GUARD SERVICES	20,064.63
9/19/2023	ALLISON KELLY PASCHAL-HUNTER	HERITAGE AND CULTURAL ARTS COMMISSION 9/14/2023	50.00
9/19/2023	ANNA MEALY	SPLATTER SUPPLIES AND MATERIALS	1,032.00
9/19/2023	AT&T - CALNET 3	ASE CIRCUITS TO 08/31/23	2,327.24
9/19/2023	AVANTPAGE INC	TRANSLATING, EDITING & PROOFREADING SERVICES	110.00
9/19/2023	BAY ALARM COMPANY	ALARM SERVICES CIVIC OCT 2023	264.00
9/19/2023	BAY ALARM COMPANY	ALARM SERVICES CORP YARD OCT 2023	390.00
9/19/2023	BAY ALARM COMPANY	ALARM SERVICES FS16 OCT 2023	138.00
9/19/2023	BAY ALARM COMPANY	ALARM SERVICES FS17 OCT 2023	237.75
9/19/2023	BAY ALARM COMPANY	ALARM SERVICES HERITAGE OCT 2023	1,749.09
9/19/2023	BAY ALARM COMPANY	ALARM SERVICES SENIOR OCT 2023	576.30
9/19/2023	BAY ALARM COMPANY	ALARM SERVICES SHANNON OCT 2023	1,269.27
9/19/2023	BAY ALARM COMPANY	ALARM SERVICES WAVE OCT 2023	213.45
9/19/2023	CATHERYN M GRIER	PLANNING COMMISSION 9/12/2023	50.00
9/19/2023	CDW GOVERNMENT INC	AZURE - ELECTRONIC DISTRIBUTION - NO MEDIA	41,157.46
9/19/2023	CIVICA LAW GROUP APC	SPECIAL COUNSEL LEGAL SERVICES	8,254.00
9/19/2023	CONSOR NORTH AMERICA, INC.	PS&E - STREETS & PERSIMMON DR PEDEST PATH JUL 2023	12,595.75
9/19/2023	CORODATA SHREDDING, INC.	SHRED BIN PICKUP FOR AUG 2023	40.50
9/19/2023	CUBIC ITS, INC.	TRAFFIC SOFTWARE UPGRADE	745.00
9/19/2023	DARREN PHILLIPS	HERITAGE AND CULTURAL ARTS COMMISSION 9/14/2023	50.00
9/19/2023	DEIRDRE WEINBERG	UTILITY BOX ART	1,000.00
9/19/2023	DSRSD	SERVICE TO 8/31/2023	20,085.43
9/19/2023	DUTCHOVER & ASSOCIATES	LANDSCAPE PLAN CHECK & INSPECTIONS	75.00
9/19/2023	EMC CORPORATION	DELL IDPA BACKUP SYSTEM SUPPORT 2023/2024	25,058.16
9/19/2023	FEDEX	PACKAGE SHIPPING	11.69
9/19/2023	GINA MARIE GARCIA-GABRIELL	HERITAGE AND CULTURAL ARTS COMMISSION 9/14/2023	50.00
9/19/2023	GOVERNMENTJOBS.COM	SUBSCRIPTION FEE	5,530.00
9/19/2023	HEALTHEQUITY, INC.	HEALTHEQUITY: PE 9/8/23	3,889.09
9/19/2023	HINDERLITER, DE LLAMAS & ASSOC	SALES TAX AUDIT CONSULTING	10,953.53
9/19/2023	I C M A 401 PLAN	DEFERRED COMP 401A: PE 9/8/23	1,242.43
9/19/2023	I C M A 457 PLAN	DEFERRED COMP 457: PE 9/8/23	28,013.82
9/19/2023	IMPEC GROUP,LLC	DPS WALL SIGN	2,334.42
9/19/2023	JANINE THALBLUM	PLANNING COMMISSION 9/12/2023	50.00
9/19/2023	JESSICA LA STRAPE	DARE TRAINING REIMBURSEMENT	925.71
9/19/2023	JIEXING MARGARET LIANG	HERITAGE AND CULTURAL ARTS COMMISSION 9/14/2023	50.00
9/19/2023	JULIA H. TOMTANIA	HERITAGE AND CULTURAL ARTS COMMISSION 9/14/2023	50.00
9/19/2023	KIMLEY-HORN AND ASSOC. INC.	HOUSING ELEMENT UPDATE CONSULTING SERVICES	2,102.46
9/19/2023	L.N. CURTIS AND SONS	DUBLIN POLOS VELCO AND PATCHES	52.92
9/19/2023	LANLOGIC INC.	OPEN DNS SOFTWARE	1,050.00
9/19/2023	LANLOGIC INC.	INFORMATION SYSTEMS CONSULTING SVCS	637.50
9/19/2023	LENNAR HOMES	DV0140 BALANCE REFUND	194.31
9/19/2023	MARK TILLEY	DARE TRAINING REIMBURSEMENT	1,748.08
9/19/2023	MATTHEW AINI	PLANNING COMMISSION 9/12/2023	50.00

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9/19/2023	M-GROUP	PLANNING SERVICES - BOULEVARD PH 1-5	5,796.25
9/19/2023	MINUTEMAN PRESS	SPLATTER SUPPLIES AND MATERIALS	89.25
9/19/2023	MINUTEMAN PRESS	SPLATTER ADVERTISING	270.11
9/19/2023	NICHOLAS OCHOA	PLANNING COMMISSION 9/12/2023	50.00
9/19/2023	OFFICE TEAM	TEMPORARY EMPLOYEE-SHORT TERM RECORDS PROJECT	484.50
9/19/2023	ONE WORKPLACE L. FERRARI LLC	OFFICE CHAIR	795.53
9/19/2023	OPENGOV, INC. DEPT. 0370	COMMUNITY FEEDBACK	9,100.00
9/19/2023	PIVOT INTERIORS INC.	LIBRARY & RMR REPLACEMENT FURNITURE	119,367.34
9/19/2023	PLAN JPA	GENERAL LIABILITY MEMBER CONTRIBUTIONS / PROPERTY	2,450,121.00
9/19/2023	QUADIENT FINANCE USA, INC.	POSTAGE PD	304.18
9/19/2023	QUADIENT FINANCE USA, INC.	POSTAGE 07/28/24-08/24/23 - CIVIC	2,695.29
9/19/2023	RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS16 SEP 2023	225.40
9/19/2023	RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS17 SEP 2023	247.00
9/19/2023	RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS18 SEP 2023	194.35
9/19/2023	REDWOOD TOXICOLOGY LAB. INC.	TOXICOLOGY SERVICES	765.00
9/19/2023	ROTH STAFFING COMPANIES, L.P.	TEMP EMPLOYEE FOR CDD RECORDS RETENTION PROJECT	1,389.12
9/19/2023	RRM DESIGN GROUP, A CA CORP	LANDSCAPE PLAN CHECK & INSPECTIONS	2,350.00
9/19/2023	SHUMS CODA ASSOCIATES INC	BLDG. INSP., CODE ENF. & PLAN CHECK FY24 AUG 2023	840.00
9/19/2023	SHWETA AGRAWAL	HERITAGE AND CULTURAL ARTS COMMISSION 9/14/2023	50.00
9/19/2023	SNG & ASSOCIATES INC.	ENGINEERING SERVICES - PLAN REVIEW JUL 2023	11,484.00
9/19/2023	ST. FRANCIS ELECTRIC, LLC.	CONDUIT INSTALLATION JUL 2023 PAYMENT	129,211.70
9/19/2023	ST. RAYMOND CATHOLIC CHURCH BOY SCOUT TROOP 905	WASTE MANAGEMENT AT SPLATTER	1,500.00
9/19/2023	STANFORD HEALTH -VALLEYCARE OCCUPATIONAL HEALTH	TB TESTS	70.00
9/19/2023	SWA GROUP	JORDAN RANCH NEIGHBORHOOD SQ DESIGN JUL 2023	8,611.78
9/19/2023	TIMEA IHAROSI	HERITAGE AND CULTURAL ARTS COMMISSION 9/14/2023	50.00
9/19/2023	TRB AND ASSOCIATES, INC.	BLDG. INSP., CODE ENF. & PLAN CHECK FY24 AUG 2023	68,431.00
9/19/2023	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES & SUPPLY - CAMP PARKS SEP 2023	32,069.31
9/19/2023	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES SEP 2023	22,884.36
9/19/2023	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES SPLATTER SEP 2023	1,457.13
9/19/2023	TYLER GENE ROOFFENER	HARVEST FAIR PERFORMER	500.00
9/19/2023	U.S. BANK CORPORATE PMT SYSTEM	PURCHASE CARD STATEMENT – AUG 2023	74,584.93
9/19/2023	UNITED SITE SERVICES OF CA INC	SEPTIC TANK SERVICES OCT 2023	726.38
9/19/2023	US BANK - PARS	PARS: PE 9/8/23	4,020.90
9/19/2023	VERIZON WIRELESS	AIR CARDS IN PATROL VEHICLES	2,499.84
9/19/2023	WAHIDA I. RASHID	PLANNING COMMISSION 9/12/2023	50.00
9/19/2023	WC3-WEST COAST CODE CONSULTANT	BLDG. INSP., CODE ENF. & PLAN CHECK FY24 AUG 2023	12,798.50
9/19/2023	WESTEK SYSTEMS INC.	HARDWARE, SOFTWARE & TECHNICAL SUPPORT	1,936.00
9/19/2023	WILLDAN FINANCIAL SERVICES	PUBLIC FACILITIES STUDY	8,310.00
		Payments Issued 9/19/2023 Total:	**3,177,790.50**
9/20/2023	UNUM LIFE INS CO OF AMERICA	LIFE AND AD&D PREMIUM - AUG 2023	9,951.32
		Payments Issued 9/20/2023 Total:	**9,951.32**
9/25/2023	4LEAF INC.	BLDG. INSP., CODE ENF. & PLAN CHECK FY24 AUG 2023	71,792.00
9/25/2023	AT&T	PSC 600M INTERNET & VOIP SERVICES	2,059.99
9/25/2023	AT&T - CALNET 3	SERVICE TO CIVIC FIRE ALARM 09/01/23	75.76
9/25/2023	AT&T - CALNET 3	SERVICE TO PSC 09/01/23	124.49
9/25/2023	BAY AREA NEWS GROUP EAST BAY	LEGAL NOTICES - AUG 2023	1,426.87
9/25/2023	BELES & BELES, LLP	RETURN ASSET SEIZURE FUND CASE:D20-02216	133,207.65
9/25/2023	BEST VERSION MEDIA, LLC	AD SPACE IN EAST BAY LIVING	408.30
9/25/2023	BFS LANDSCAPE ARCHITECTURE	FALLON SPORTS PARK DESIGN SVCS - PHASE 3 JUL 2023	1,100.00
9/25/2023	BFS LANDSCAPE ARCHITECTURE	FALLON SPORTS PARK DESIGN SVCS - PHASE 3 JUN 2023	2,750.00
9/25/2023	BKF ENGINEERS	TASSAJARA RD GAP CLOSURE PROJECT JUL 2023	5,643.50
9/25/2023	BRIAN KEITH	HERITAGE PARK PUBLIC ART PROJECT	39,375.00
9/25/2023	BSK ASSOCIATES INC.	SPECIAL INSPECTIONS FOR HERITAGE PARK PUBLIC ART	2,237.50
9/25/2023	CALIFORNIA BUILDING OFFICIALS	WEBINAR - PUBLIC RIGHT OF WAY GUIDELINES	80.00
9/25/2023	CARBONIC SERVICE	THE WAVE POOL CHEMICALS	443.10
9/25/2023	CHRISTINE PETIT	REC CLASS INSTRUCTOR	936.00
9/25/2023	CITY OF PLEASANTON	AFFORDABLE HOUSING RENTAL GUIDE	260.30
9/25/2023	COMCAST	INTERNET/CABLE SVC VARIOUS CITY DEPARTMENTS	579.84
9/25/2023	COMCAST	CIVIC CENTER COMCAST 500M INTERNET	2,300.00
9/25/2023	CONSOR NORTH AMERICA, INC.	PP JUL 2023 CARRYOVER PO 2200165	11,655.50
9/25/2023	DAVID L. GATES & ASSOCIATES, INC.	ALAMO CREEK FENCE DESIGN SERVICES JUL 2023	1,296.20
9/25/2023	DELTA DENTAL OF CALIFORNIA	DELTA DENTAL PREMIUM - AUG 2023	13,113.32
9/25/2023	DIPIETRO & ASSOC. INC	CARDIAC PEDIATRIC ELECTRODE PADS	130.10
9/25/2023	DUBLIN CHEVROLET	POLICE VEHICLE REPAIRS & MAINTENANCE	45.00
9/25/2023	DUBLIN UNIFIED SCHOOL DISTRICT	ELECTRIC BILL (STAGER)	4,014.10
9/25/2023	EAST BAY POOL SERVICE, INC.	ROUTINE POOL MAINTENANCE AT THE WAVE	1,021.77
9/25/2023	ECS IMAGING INC.	CONFIGURATION OF RETENTION LASERFICHE WORKFLOW	560.00

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Payments Dated 9/1/2023 through 9/30/2023

9/25/2023	ECS IMAGING INC.	DOCUMENT SCANNING SERVICES	2,689.60
9/25/2023	ENTERPRISE RENT A CAR EAN SERVICES, LLC	RENTAL CARS	2,512.26
9/25/2023	EUROPEAN MOBILE WERKS	POLICE VEHICLE REPAIR & MAINTENANCE	2,335.05
9/25/2023	GANNETT FLEMING, INC.	TASK ORD 3 -CM/PM SERV FOR WALLIS RNCH PRK JUL2023	5,876.96
9/25/2023	GANNETT FLEMING, INC.	TASK ORD 3 -CM/PM SERV FOR WALLIS RNCH PRK AUG 2023	1,533.12
9/25/2023	GIS WORKSHOP LLC	ANNUAL FEE FOR SIMPLESIGNS MAINTENANCE 09/30/2024	1,638.00
9/25/2023	GOLDEN STATE FLEET SVCS INC	TOWING SERVICE	225.00
9/25/2023	GRAFIX SHOPPE	PATROL VEHICLE GRAPHIC KITS	1,684.00
9/25/2023	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC.	ALARM SERVICES OCT 2023	693.38
9/25/2023	JOSEPH REYDA	CASH BOND REFUND FOR PWEN-2022-00201	610.00
9/25/2023	KEYSER MARSTON ASSOCIATES, INC	REAL ESTATE CONSULTING SERVICES	3,867.50
9/25/2023	MAKE ME A PRO SPORTS	REC CLASS INSTRUCTOR	6,556.50
9/25/2023	MCE CORPORATION	MAINTENANCE SERVICES - JUL 2023	656,338.40
9/25/2023	MNS ENGINEERS, INC.	FALLON SPORTS PARK PH3 PW INSPECTIONS AUG 2022	2,155.28
9/25/2023	MNS ENGINEERS, INC.	FALLON SPORTS PARK PH3 PW INSPECTIONS JUL 2023	3,246.31
9/25/2023	MNS ENGINEERS, INC.	FALLON SPORTS PARK PH3 PW INSPECTIONS JUN 2023	1,197.38
9/25/2023	MNS ENGINEERS, INC.	FALLON SPORTS PARK PH3 PW INSPECTIONS MAY 2023	798.25
9/25/2023	MY JEEP CHRYSLER DODGE RAM	2023 DODGE CHARGER PURSUIT RWD V8	44,953.09
9/25/2023	NICHOLS CONSULTING ENGINEERS	TASK ORDER 3 - MULTI-YEAR PAVING WORK PLAN PHASE 1	517.50
9/25/2023	ONE WORKPLACE L. FERRARI LLC	OFFICE CHAIR	1,073.98
9/25/2023	PAKPOUR CONSULTING GROUP, INC.	CONSTRUCTION MGMT-DON BIDDLE COMM PARK AUG 2023	8,610.00
9/25/2023	PAKPOUR CONSULTING GROUP, INC.	EXTERIOR PAINT CITY FACIL CONSTRUCT MGM AUG 2023	5,040.00
9/25/2023	PAKPOUR CONSULTING GROUP, INC.	RESTROOM REPLACEMENT PROJECT MANAGEM AUG 2023	4,410.00
9/25/2023	PG&E	B1 IRRIG 2979 THREE CASTLES 08/27/23	29.30
9/25/2023	PG&E	B10S SERVICE TO CIVIC CENTER 08/14/23	16,449.74
9/25/2023	PG&E	SERVICE TO CORP YARD 08/29/23	1,582.80
9/25/2023	PG&E	SERVICE TO SHANNON CENTER 08/29/23	83.29
9/25/2023	PG&E	SERVICE TO SCH RNCH PARK 08/28/23	359.74
9/25/2023	PG&E	B1 SERVICE TO PASSATEMPO 08/23/23	69.10
9/25/2023	PG&E	B1 SERVICE TO SEAN DIAMOND 08/27/23	163.08
9/25/2023	PG&E	B1 SERVICE TO POSITANO IRRIG 08/29/23	269.78
9/25/2023	PG&E	SERVICE TO FALLON IRRIG 08/23/23	2.33
9/25/2023	PG&E	SERVICE TO DB PED IRRIG 08/28/23	14.46
9/25/2023	PG&E	SERVICE TO DB DOUGH IRRIG 08/29/23	13.94
9/25/2023	PG&E	SERVICE TO SIERRA/CLARK IRRIG 08/29/23	22.96
9/25/2023	PG&E	SERVICE TO POSITANO IRRIG 08/29/23	13.21
9/25/2023	PG&E	SERVICE TO GLEASON IRRIG 08/30/23	10.43
9/25/2023	PG&E	SERVICE TO GRAFTON IRRIG 08/23/23	6.66
9/25/2023	PG&E	SERVICE TO ART LIGHTING AVB 08/23/23	234.44
9/25/2023	PG&E	TC1 SERVICE TO FALLON 08/24/23	229.51
9/25/2023	PG&E	TC1 SERVICE TO 6795 DOUGHERTY 08/31/2023	190.19
9/25/2023	PG&E	TC1 SERVICE TO AVB 08/28/23	74.80
9/25/2023	PG&E	TC1 SERVICE TO POSITANO 08/30/23	315.89
9/25/2023	PG&E	LS2-A SERVICE TO AVB 08/30/23	1,439.98
9/25/2023	PG&E	SERVICE TO HCP 08/28/23	1,988.14
9/25/2023	PG&E	SERVICE TO FS16 08/10/23	656.11
9/25/2023	PG&E	SERVICE TO HPM 08/28/23	727.82
9/25/2023	PIERRE GALANG	SMALL BUSINESS NIGHT AT FARMER'S MARKET - DJ	650.00
9/25/2023	PULTEGROUP,INC	DV0123 BALANCE REFUND	3,256.14
9/25/2023	PULTEGROUP,INC	DV0086 BALANCE REFUND	3,149.79
9/25/2023	RRM DESIGN GROUP, A CA CORP	ENGINEERING SERVICES - PLAN REVIEW AUG 2023	1,045.00
9/25/2023	SPECIAL EVENTS	TENTING AND EQUIPMENT RENTAL - SPLATTER	17,917.02
9/25/2023	THE CITIES GROUP A JOINT POWERS AUTHORITY	WORKERS' COMP & SAFETY/COMPLIANCE ASSESSMENT	1,344.74
9/25/2023	THE RADAR SHOP INC	RADAR MAINTENANCE	1,244.00
9/25/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING SHANNON JUL 2023	1,244.25
9/25/2023	VISION SERVICE PLAN - (CA)	VISION INSURANCE PREMIUM - AUG 2023	2,217.85
9/25/2023	W L BUTLER CONSTRUCTION INC	TARGET REMODEL REFUNDABLE DEPOSIT FEE FOR TUP	500.00
		Payments Issued 9/25/2023 Total:	**1,112,714.34**
9/28/2023	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING PE 9/22/2023	71,597.06
		Payments Issued 9/28/2023 Total:	**71,597.06**
9/29/2023	EMPLOYMENT DEVELOPMENT DEPT	CA STATE WITHHOLDING PE 09/22/2023	22,364.20
		Payments Issued 9/29/2023 Total:	**22,364.20**

Grand Total for Payments Dated 9/1/2023 through 9/30/2023: 6,125,063.78

Total Number of Payments Issued: 328

Agenda Item 6.1

DUBLIN
CALIFORNIA

STAFF REPORT

CITY COUNCIL

DATE: **October 17, 2023**

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Downtown Dublin Preferred Vision Implementation General Plan and Downtown Dublin Specific Plan Amendments
Prepared by: Amy Million, Principal Planner

EXECUTIVE SUMMARY:

The City Council will consider amendments to the General Plan and the Downtown Dublin Specific Plan to further implement the Downtown Dublin Preferred Vision approved by the City Council in 2019. The amendments consist of adding Research and Development as a new land use, increasing the residential allocation by 465 units, decreasing the non-residential allocation by 300,000 square feet, increasing the height and floor area ratio in "The Core" area of the Retail District, and changes to setbacks. No specific development is proposed at this time. An Addendum to the Environmental Impact Report (EIR) has been prepared that concludes that all potential environmental effects were adequately addressed in the original EIR.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, and adopt the **Resolution** Amending the General Plan and Downtown Dublin Specific Plan to Further Implement the Downtown Dublin Preferred Vision.

FINANCIAL IMPACT:

Costs associated with the proposed amendments were included in the Community Development Departments Operating Budget. These costs include the hiring of a consultant to prepare the environmental review and the local transportation analysis for the proposed project at an estimated cost of $50,125, in addition to staff time associated with the development of the proposed amendments.

DESCRIPTION:

Background

The overarching goal of the Downtown Dublin Specific Plan (DDSP), adopted in 2011, is "to create a vibrant, dynamic commercial and mixed-use center that provides a wide array of opportunities for shopping, services, dining, working, living, and entertainment in a pedestrian-friendly and aesthetically pleasing setting that attracts both local and regional residents."

The DDSP established three distinct districts, each including its own set of design standards tailored to the envisioned uses. A map of the DDSP area and districts is provided in Figure 1.

Figure 1. Downtown Dublin Districts

The **Transit-Oriented District** embraces its proximity to the West Dublin BART station. The **Retail District** includes much of the existing retail core and aims to stimulate infill development and redevelopment of aging buildings and large surface parking areas. The **Village Parkway District** embraces the existing successful service and retail uses along a "Main Street" corridor, and this district has the most potential to reutilize and re-tenant existing buildings with more intense uses such as restaurants, service retail, and other local-serving businesses.

On November 5, 2019, the City Council adopted Resolution No. 115-19 approving the Downtown Dublin Preferred Vision (Preferred Vision). The Preferred Vision builds upon the DDSP's vision and includes a new and extensive street grid network, including a main street experience, a new town square, and a mixture of supportive land uses such as retail, office, hotel and residential. In 2020, the City Council approved amendments to the DDSP focused on the initial implementation of the Downtown Dublin Preferred Vision.

Proposal

The City has initiated amendments to the DDSP to further implement the Preferred Vision. The proposed amendments require amendments to the General Plan for consistency. The proposed DDSP Amendments and related General Plan Amendments consist of the following revisions in order to further implement the Preferred Vision:

1. Increasing the residential allocation by 465 units and decreasing the non-residential allocation by 300,000 square feet.
2. Increasing the height and floor area ratio in "The Core" area of the Retail District.
3. Changes to Design Standards and Allowable Uses.

The draft Resolution approving the proposed amendments to the General Plan and Downtown Dublin Specific Plan included as Attachment 1. The proposed amendments to the DDSP are provided in a redline format in Attachment 2 where underlined text is proposed to be added and text with a ~~strikethrough~~ is proposed to be deleted.

Analysis

Increase Residential Development Potential and Decrease Non-Residential Development Potential

In order to accommodate the additional residential growth envisioned by the Preferred Vision without creating new impacts, the proposal is to increase the residential development potential of the area while reducing the non-residential or commercial development potential. All other development standards and design guidelines currently in the DDSP that affect development are proposed to remain unchanged unless specifically noted.

The Initial Study concluded that with the proposed increase of 465 residential units and a corresponding decrease of 300,000 square feet of non-residential square footage would result in a net decrease of vehicle trips at project buildout. This reduction is because commercial development generates a greater number of trips than residential development when compared on an equivalent square footage basis. As such, impacts to the circulation system and traffic flow in Downtown (and throughout the City) would be less than what was anticipated in the DDSP EIR.

The certain amount of non-residential development capacity in the DDSP is held within a "Development Pool." The DDSP allows a "base" amount of development, or floor area ratio (FAR) on each parcel by right. If a property owner would like to develop beyond the base FAR, they may obtain additional square footage from the "Development Pool" up to the maximum allowed FAR. In order to access the Development Pool, a property owner must enter into a Community Benefit Agreement (CBA) with the City, which requires them to provide a community benefit to the City. Since approval of the DDSP, 10,329 square feet of non-residential uses have been constructed in the Retail District, which totals less than one percent of the allowed non-residential development.

The proposed amendments would result in corresponding adjustments to the total allowable development in the Downtown and the amount of development within the Development Pool as shown in Table 1 below.

Table 1. Existing and Proposed Development

	Residential Development		Non-Residential Development	
Total Allowable Development in the Downtown				
Existing	*Development Pool*	*2,500*	*Development Pool*	*1,320,220*
	Affordable Units not subject to Development Pool	*416*	*SF not subject to Development Pool*	*942,320*
	Total Units	**2,916**	**Total SF**	**2,262,540**[1]
Proposed	*Units to be Added*	*+ 465*	*SF to be Eliminated*	*- 300,000*
	Total Units	**3,381**	**Total SF**	**1,962,540**
Development Pool				
Existing	**Development Pool**	**2,500**	**Development Pool**	**1,320,220**
	Units Constructed	*- 783*	*SF Constructed*	*- 10,329*
	Units Reserved and Not Yet Constructed	*- 921*	*SF Reserved and Not Yet Constructed*	*0*
	Units Remaining	*796*	*SF Remaining*	*1,309,891*
Proposed	*Units to be Added*	*+ 465*	*SF to be Eliminated*	- 300,000
	Total Units	**2,965**	**Total SF**	**1,020,220**
	Units Remaining	*1,261*	*SF Remaining*	*1,009,891*
Anticipated Downtown Preferred Vision Development (Hines)				
	Total Units	1,455	Total SF	658,000

Increase the height and floor area ratio in "The Core" area of the Retail District

The initial focus of the Preferred Vision was development of first four blocks north of Dublin Boulevard, which includes the Town Square and is referred to as "The Core" as shown in Figure 2 below. A primary result of this planning effort was to create an environment where mixed-use buildings are located around the Town Square and in close proximity to each other, offer convenience, vibrancy and downtown character. The development standards in the Retail District encourage a walkable and pedestrian-friendly development throughout the District. The proposed amendments strengthen the existing requirements by continuing to focus the denser development in The Core.

The proposed changes have The Core mimic the maximum height and floor area ratio (FAR) of the Transit-Oriented District which is 8 floors and no more than 75 feet to the finished floor of the highest story and a maximum FAR of 2.5.

Figure 2. The Core

These changes would not increase the maximum development allowed in the Retail District, as previously approved.

Changes to Design Standards and Allowable Uses
The Preferred Vision envisioned a mass and density to reflect the intended character of Downtown. The overarching goal of the design standards was to create a pedestrian friendly environment and establish a sense of place. The blocks were designed to allow for parking structures to be hidden behind the buildings, wide sidewalks, and pockets of open space.

In collaboration with the property owner of the Dublin Place shopping center, additional clarification and flexibility in the design standards in the Retail District are needed to support the envisioned character. This includes clarification on building setbacks at the upper floors versus the ground floor as well as setbacks for stoops, windows and awnings and parking dimensions.

The Preferred Vision anticipated a mix of uses, including between 324,000 square feet and 948,000 square feet of office uses. Since development of the Preferred Vision, the need for the amount and type of office as changed; however, in collaboration with the property owner of the Dublin Place shopping center it has been determined that offices that support life sciences, research and development and laboratory uses are desirable. Office is a key component to creating vibrancy in a downtown. The amendment includes adding Research and Development as a new land use allowed in the Retail and Transit-Oriented District defined as follows:

> *Any establishment which primary use is for research and development purposes including, but not limited to, science and engineering laboratories (research, development, and testing), quality assurance work (dimensional analysis), and software development and engineering. Limited manufacturing uses are allowed as part of the primary use. Such uses may not generate nuisances related to emissions, noise, odors, and may not include outdoor storage and operations.*

The addition of Research and Development will allow for flexibility in the development of life sciences and other technology-based office uses to further enhance the mixed-use environment and create for a more financially feasible development of the area.

CONSISTENCY WITH THE GENERAL PLAN AND ZONING ORDINANCE:

The DDSP is located within the General Plan land use designations of Downtown Dublin - Village Parkway District, Downtown Dublin - Transit-Oriented District and Downtown Dublin - Retail District and the Downtown Dublin Zoning District. The amendments remain consistent with the General Plan designations, as amended, which allow a range of residential, commercial, and mixed uses consistent with the DDSP. The Downtown Dublin Zoning District was established to implement the DDSP and ensure that all development in the DDSP area is reviewed for substantial compliance with the DDSP. The amendments continue to require compliance with the development standards, land use regulations and design guidelines in the DDSP.

Transportation Impact Analysis Guidelines
The City of Dublin Transportation Impact Analysis (TIA) Guidelines require a local transportation analysis (LTA) for all General Plan Amendments to evaluate potential impacts on the circulation network. The analysis primarily focuses on local access and circulation in proximity to the project area. Per the TIA Guidelines, an LTA was initiated to evaluate the proposed land use changes and is outside the CEQA review process.

As stated in the General Plan, the City may consider improvements in the DDSP area to increase the efficiency of the roadway network especially to minimize transit delays and improve vehicular, bicyclist and pedestrian safety through striping, signalization timing, etc., as long as the proposed improvements are consistent with adopted Specific Plan and General Plan policies. The preliminary recommended improvements include lengthening turn pockets, adjusting signal timing and cycle lengths and improving bicycle improvements. These improvements will be further refined and identified in a future amendment to the Western Dublin Transportation Impact Fee program.

As stated in General Plan Policy 5.2.5 B., the City periodically reviews the improvements identified in the Western Dublin Transportation Impact Fee to ensure that the improvements identified are consistent with General Plan policies, the DDSP, the Dublin Bicycle and Pedestrian Plan, and improve the efficiency of the roadway network, especially for transit service, and enhance vehicular, bicycle and pedestrian safety.

ENVIRONMENTAL DETERMINATION:

In 2010, an Environmental Impact Report (EIR) was prepared to address potential environmental impacts of the DDSP. The DDSP EIR (SCH# 2010022005) was prepared in accordance with the California Environmental Quality Act (CEQA) and was certified by the City Council on February 1, 2011.

The DDSP was adopted by the Dublin City Council in February 2011 with the intent of

encouraging development within the Downtown area that would be more conducive to a walkable, mixed-use, and vibrant community. The boundaries of the DDSP encompassed boundaries of five other specific plans that were dissolved when the DDSP was adopted. The DDSP includes three distinct districts (Retail, Transit Oriented, and Village Parkway Districts), with separate development standards for each.

After adoption, the DDSP has been amended five times, including the 2020 DDSP Amendments focused on the initial implementation of the Downtown Dublin Preferred Vision approved by City Council on November 5, 2019, which included three primary components: 1) Siting of a Town Square; 2) New Street Grid Network; and 3) Downtown Character.

The proposed amendments further implement the Downtown Dublin Preferred Vision by increasing the residential development potential by 465 units and decreasing the non-residential square footage by 300,000 square feet, increasing the height and floor area ratio in "The Core" area of the Retail District and amendments to the design standards and allowable uses.

The project was examined to determine if any of the standards contained in CEQA Guidelines Section 15162(a) requiring preparation of supplemental environmental review would be met. CEQA Guidelines Section 15162 identifies the conditions requiring subsequent environmental review. After a review of these conditions, the City has determined that no subsequent EIR or Negative Declaration is required for this project. This is based on the following:

a) *Are there substantial changes to the Project involving new or more severe significant impacts?*

   There are no substantial changes to the project involving new or more severe significant impacts than what was analyzed in the DDSP EIR and subsequent Addendums. The project is consistent with the land uses for the project area analyzed in the DDSP EIR and subsequent Addendums. The project does not constitute a substantial change to the DDSP EIR and subsequent Addendums analyses, will not result in additional significant impacts, and no additional or different mitigation measures are required.

b) *Are there substantial changes in the conditions which the Project is undertaken involving new or more severe significant impacts?*

   There are no substantial changes in the circumstances or conditions involving new or more severe significant impact than was analyzed in the DDSP EIR or subsequent Addendums. The project will not change the allocation nor amount of development as previously analyzed in the EIR and subsequent Addendums.

c) *Is there new information of substantial importance, which was not known and could not have been known at the time of the previous EIR that shows the Project will have a significant effect not addressed in the previous EIR; or previous effects are more severe; or, previously infeasible*

mitigation measures are now feasible but the applicant declined to adopt them; or mitigation measures considerably different from those in the previous EIR would substantially reduce significant effects but the applicant declines to adopt them?

There is no new information showing a new or more severe significant effect beyond those identified in the prior CEQA documents. All future development projects would be required to comply with the design standards of the DDSP and applicable regulatory requirements. No new or different mitigation measures are required for the project. All previously adopted mitigations continue to apply to the project. The CEQA documents adequately describe the impacts and mitigations associated with the proposed development on portions of the Downtown Dublin Specific Plan area.

d) *If no subsequent EIR-level review is required, should a subsequent negative declaration be prepared?*

With adherence to applicable regulatory requirements, there would be no new or substantially more severe significant impacts beyond what has been analyzed in the DDSP EIR and subsequent Addendums, and no other CEQA standards for supplemental review are met. Therefore, no further environmental review or documentation is required. No subsequent Negative Declaration or Mitigated Negative Declaration is required because there are no significant impacts of the project beyond those identified in the DDSP EIR and subsequent Addendums.

The Initial Study and CEQA Addendum are included as Attachment 3.

PLANNING COMMISSION REVIEW:

The Planning Commission considered the proposed project at their regular meeting on September 12, 2023. There was no public comment provided at the meeting. The Planning Commission unanimously adopted Resolution No. 23-07 (Attachment 4) recommending approval of the DDSP Amendments.

STRATEGIC PLAN INITIATIVE:

Strategy 1: Downtown Dublin and Economic Development.
Objective A: Continue support of the Downtown Preferred Vision and Downtown Dublin Specific Plan including improving visual and environmental quality and evaluating specific business uses.
Objective B: Pursue mixed-use projects to create economic vitality. Implement the City's adopted Preferred Vision for Downtown Dublin.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

In accordance with State law, a public notice was published in the *East Bay Times* and posted at several locations throughout the City. A notice of this hearing was also mailed to all property owners and tenants in the DDSP area, those within 300 feet of the DDSP boundaries, and all persons who have expressed an interested in being notified of meetings.

ATTACHMENTS:

1) Resolution Amending the General Plan and Downtown Dublin Specific Plan to Increase the Residential Development Potential by 465 Units, Decrease the Non-Residential Square Footage Permitted by 300,000 Square Feet, Increase the Height and Floor Area Ratio in "The Core" Area of the Retail District and Amend the Design Standards and Allowable Uses.
2) DDSP Amendments - Redlined Pages
3) CEQA Addendum
4) Planning Commission Resolution No. 23-07 Recommending that the City Council Amend the General Plan and Downtown Dublin Specific Plan

RESOLUTION NO. xx - 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

AMENDING THE GENERAL PLAN AND DOWNTOWN DUBLIN SPECIFIC PLAN TO FURTHER IMPLEMENT THE DOWNTOWN DUBLIN PREFERRED VISION PLPA-2023-00001

WHEREAS, the Downtown Dublin Specific Plan (DDSP) project area is located in the southwestern portion of the City and is approximately 284 acres in size. The project area is generally bound by Village Parkway to the east, Interstate 580 to the south, San Ramon Road to the west, and Amador Valley Boulevard to the north; and

WHEREAS, on February 1, 2011, the Dublin City Council adopted Resolution No. 09-11 approving the DDSP and associated implementation actions. At the same time, the City Council adopted Resolution No. 08-11 certifying the Downtown Dublin Specific Plan Environmental Impact Report (DDSP) (EIR) (SCH# 2010022005, incorporated herein by reference). The DDSP EIR evaluated the potential impacts associated with intensifying development in the 284-acre Downtown Dublin area to accommodate additional residential and non-residential uses; and

WHEREAS, Subsequent to adoption, the DDSP has been amended five times, including the 2020 DDSP Amendments focused on the initial implementation of the Downtown Dublin Preferred Vision approved by City Council on November 5, 2019, which included three primary components: 1) Siting of a Town Square; 2) New Street Grid Network; and 3) Downtown Character; and

WHEREAS, the proposed amendments to the General Plan and DDSP further implement the Downtown Dublin Preferred Vision by increasing the residential development potential by 465 units and decreasing the non-residential square footage by 300,000 square feet, increasing the height and floor area ratio (FAR) in “The Core” area of the Retail District and amendments to the design standards and allowable uses, hereafter referred to as the “2023 DDSP Amendment” or the “Project;” and

WHEREAS, consistent with Section 65352.3 of the California Government Code, the City obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the City on the proposed General Plan Amendment. None of the contacted tribes requested a consultation within the 90-day statutory consultation period and no further action is required under Section 65352.3; and

WHEREAS, the California Environmental Quality Act (CEQA), Public Resources Code Section 21166, et seq., and the State CEQA Guidelines Section 15162(a) require that when an EIR or negative declaration has been certified for a project, no subsequent EIR or negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adoption measures or alternative; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines, the Project was examined to determine if any of the standards contained in CEQA Guidelines Section 15162(a) requiring preparation of supplemental environmental review would be met. The analysis, as further detailed the Staff Report, dated October 17, 2023, and incorporated herein by reference, concluded that none of the standards contained in CEQA Guidelines Section 15162(a) requiring preparation of supplemental environmental review are met; the Project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in DDSP EIR and subsequent Addendums; no other CEQA standards for supplemental review are met and no further environmental review is required; and

WHEREAS, the Planning Commission held a properly noticed public hearing on the Project, including the proposed General Plan and Downtown Dublin Specific Plan Amendments, on September 12, 2023, at which time all interested parties had the opportunity to be heard; and

WHEREAS, on September 12, 2023, the Planning Commission adopted Resolution No. 23-07 recommending that the City Council approve the 2023 DDSP Amendment, which Resolution is incorporated herein by reference; and

WHEREAS, a Staff Report, dated October 17, 2023, and incorporated herein by reference, described and analyzed the 2023 DDSP Amendment for the City Council; and

WHEREAS, the City Council held a properly noticed public hearing on the 2023 DDSP Amendment on October 17, 2023, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the City Council considered the DDSP EIR and CEQA Addendum, all above-referenced reports, recommendations, and testimony to evaluate the Project.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED that the City Council finds that the General Plan amendments, as set forth below, are in the public interest and that the General Plan as amended will remain internally consistent.

BE IT FURTHER RESOLVED that the City Council finds that the Downtown Dublin Specific Plan amendments, as set forth below, are in the public interest will promote general health, safety and welfare, and that the Downtown Dublin Specific Plan as amended will remain internally consistent.

BE IT FURTHER RESOLVED that the City Council hereby approves the following amendments to the General Plan:

Page 1-9, Section 1.8.1.5 Primary Planning Area revise the Downtown Dublin-Retail District land use classification to increase the FAR to a maximum of 2.5 and the Downtown Dublin -Transit Oriented District land use classification to a maximum FAR of 2.5 to be consistent with Table 2.1 as follows:

B. DOWNTOWN DUBLIN SPECIFIC PLAN AREA

Downtown Dublin – Village Parkway District (Maximum FAR: .35; employee density: 200-450 square feet per employee)
This designation allows a range of residential, commercial, and mixed uses consistent with the Downtown Dublin Specific Plan.

Downtown Dublin – Retail District (Maximum FAR: 2.0 - 2.5; employee density: 200-450 square feet per employee)
This designation allows a range of residential, commercial, and mixed uses consistent with the Downtown Dublin Specific Plan.

Maximum FAR is 2.5 in “The Core.” In “The Core”, the FAR may be spread through all developable parcels (this does not include the Town Square). Outside “The Core”, the maximum FAR is 2.0.

Downtown Dublin – Transit-Oriented District (Maximum FAR: 2.5; employee density: 200-450 square feet per employee)
This designation allows a range of residential, commercial, and mixed uses consistent with the Downtown Dublin Specific Plan.

Table 2.1 shall be revised as follows: (Only the section of the table related to the DDSP area is shown here. All other sections of Table 2.1 remain the same):

Table 2.1 Land Use Development Potential: Primary Planning Area

Downtown Dublin Specific Plan Area	**Acres**	**Dwelling Units/acre**	**Dwelling Units**	**Persons/Dwelling Unit**	**Population**
Downtown Dublin	230.2	6.1-25.1+	2,500	2.7	6,750
Downtown Dublin Specific Plan Area	**Acres**	**Maximum Floor Area Ratio (Gross)**	**Maximum Potential Square Feet[4]**	**Square Feet/employee**	**Jobs**
Village Parkway District	32.9	.35	.50	200-450	1,115-2,508
Retail District	113.1	2.5	9.9[4,5]	200-450	6,139-13,814
Transit-Oriented District	84.2	2.5	9.2[4]	200-450	8,492-19,108
Total:	**230.2**		**19.6**		**15,746-35,430**

[4] This designation allows a range of residential, commercial, and mixed uses consistent with the Downtown Dublin Specific Plan.
[5] Maximum FAR is 2.5 in "The Core". In "The Core", the FAR may be spread through all developable parcels (this does not include the Town Square). Outside "The Core", the maximum FAR is .60.

BE IT FURTHER RESOLVED that the City Council hereby approves the following amendments to the Downtown Dublin Specific Plan:

Page 43, Table 3-1: Land Uses, shall be amended to add "Research and Development" as an allowed use in the Retail District and Transit-Oriented District and Prohibited in the Village Parkway Districts as follows:

Table 3-1: Land Uses

BUILDING USES[1]	RETAIL DISTRICT	TRANSIT-ORIENTED DISTRICT	VILLAGE PARKWAY DISTRICT
Research and Development	Allowed[7]	Allowed[7]	Prohibited

[7] Manufacturing uses are limited to less than 10% of the building area. A CUP is required for manufacturing uses greater than 10% up to maximum of 20% of the building area.

Page 45, add new Section 3.4.16 Research and Development to read as follows:

3.4.16 Research and Development

Any establishment which primary use is for research and development purposes including, but not limited to, science and engineering laboratories (research, development, and testing), quality assurance work (dimensional analysis), and software development and engineering. Limited

manufacturing uses are allowed as part of the primary use. Such uses may not generate nuisances related to emissions, noise, odors, and may not include outdoor storage and operations.

Page 47, Table 3-3 shall be amended to read as follows:

Table 3-3: Base and Maximum FAR Per District

DISTRICT	BASE FAR	MAXIMUM FAR
Retail	0.35	2.0
The Core	0.50	2.5
Transit-Oriented	0.50	2.5
Village Parkway	0.35	0.35

Page 47, Fifth Paragraph shall be amended to read as follows:
This Specific Plan allows for a future construction of approximately 2.2 million square feet of non-residential development and 3,381 residential dwelling units (416 of these units are exempt from the Community Benefit Program as further described in Section 6.4 Development Pool and Community Benefit Program).

Page 48, Table 3-4 shall be amended to read as follows:

Table 3-4: Net New Development

DISTRICT	NON-RESIDENTIAL (SF)	RESIDENTIAL (DU)	MINIMUM RESIDENTIAL DENSITY
Retail	1,866,810 (+150 hotel rooms)	**3,381**	22 units/net acre
Transit-Oriented			30 units/net acres
Village Parkway	20,730		No minimum
Total	**1,962,540 (includes 150 hotel rooms)**		

Notes. Includes projects that have been approved, but not yet constructed

Page 53 Section 4.1 Retail District Development Standards, 4 Street Setback from Dublin Boulevard and San Ramon Road shall be amended to read as follows:

LOT SIZE AND BUILDING PLACEMENT		
4	Street Setback from Dublin Boulevard and San Ramon Road	10 ft. min at ground level. The street setback may be improved as an extension of the public sidewalk if accessible to the public through an established easement. Along Dublin Boulevard, upper floors above 20 ft. may reduce setback to 5 ft.

Page 57 Section 4.1 Retail District Development Standards, 1 Floor Area Ratio (FAR), 2 Res and 3 Building Height shall be amended to read as follows:

BUILDING DESIGN		
1	Floor Area Ratio (FAR)	0.35 base outside “The Core” and 0.50 in “The Core.” 2.0 max outside “The Core” and 2.5 max in “The Core.” In The Core, the FAR may be spread through all developable parcels (this does not include the Town Square) (required participation in the development density pool, an agreement with the City, and provision of a community benefit in compliance with the Community Benefit Program).[1]

2	Residential Units	Not permitted west of San Ramon Road. Allowed at a minimum density of 22 units per net acre. Permitted within a mixed-use development if designed based on the following standards: • The development includes ground floor retail or office space that equals an FAR of 0.3 min • Retail or office space is built along at least 80% of the property's total street frontage and set back no more than 10 ft. from the building setback requirement • Common open space for the residential units are provided at a rate of 15% of the site's total area • The above standards may be modified through an SDR as part of a mixed-use development in the Town Core area. Projects that include residential development within 1,000 ft. of either Interstate 580 or 680 (or less per Bay Area Air Quality Management District's current guidelines) shall incorporate the following standards to minimize potentially adverse air quality affects: • Configure the proposed buildings so that the bulk of the building is located farther from the highway. • Place heating ventilation and air conditioning (HVAC) system intakes as far away from highway as feasible. • Include high efficiency filters in the HVAC system (rated with a minimum efficiency rating value [MERV] of at least 13). This would also include a commitment to regular maintenance and replacement of filters as needed. • Provide positive pressure with the HVAC system in all occupied spaces to prevent the incursion of outside air that bypasses the HVAC filters. • To reduce the amount of outside unfiltered air indoors, do not place operable windows in close proximity to the highway. In addition, signs should be posted to keep exterior doors closed when not in use.
3	Building Height	8 floors and no more than 75 feet to the finished floor of the highest story. Maximum building height it 90 ft. (tower elements, architectural and articulated design features, solar panels, and small-scale wind turbines may extend 10 ft. max beyond this height). The height may be increased through an SDR in the Town Core area. Minimum building height in "The Core" is 40 feet, except for structures within the Town Square.

Page 58 Section 4.1 Retail District Development Standards, 2 Stoops, 3 Bay Windows and 6 Storefront Awnings shall be amended to read as follows:

PROJECTIONS AND ENCROACHMENTS INTO SETBACKS		
2	Stoops	Permitted for residential use only. 5 ft. min usable walkway must be maintained on private streets and 10 ft. on public streets.
3	Bay Windows	2 ft. max into all setbacks. 4 ft. max along Dublin Boulevard. 12 ft. min vertical clearance required over sidewalks, walkways, and private outdoor spaces.
6	Storefront Awnings	6 ft. max into all setbacks. 8 ft. max along Dublin Boulevard and Golden Gate Drive. 8 ft. min vertical clearance required over sidewalks, walkways, and private outdoor spaces.

Page 86 Office/Lodging Fronts, first bullet point shall be amended to read as follows:

- At least 20% of the facade's surface area should consist of windows (including glass on doors). Windows shall be provided on all floors of the building. Exceptions to window area may be approved for parking structures. See Section 4.4.14 for design guidelines for Parking Structures.

Page 103 Section 4.4.14 Parking Areas, fourth bullet point shall be amended to be consistent with graphic on page 104 as follows:

- The length of parking spaces may be reduced by up to 2.5 feet if the vehicle will overhang a landscape planter which has been designed to accommodate the vehicle overhang plus additional space for planting. The planter shall be protected by a curb or wheel stop and should include low lying plants where the vehicle will overhang the planter.

Table 6-1 shall be revised as follows:

Table 6-1: Development Pool

DISTRICT	NON-RESIDENTIAL SQUARE FOOTAGE	NUMBER OF RESIDENTIAL DWELLINGS
Retail	1,020,220 (+150 hotel rooms)	2,965
Transit-Oriented		
Village Parkway	0	

PASSED, APPROVED, AND ADOPTED this 17th day of October, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

3.4 Land Use Designations

Within each of the Specific Plan districts, there are a variety of land uses that may be permitted. Table 3-1: Land Uses, identifies the uses that are allowed, prohibited, and permitted with a use permit within each of the districts. Descriptions of each land use are described below, and the Community Development Director can allow similar uses. In addition, the Downtown Dublin Preferred Vision sites a Town Square within the Retail District.

Table 3-1: Land Uses

BUILDING USES[1]	RETAIL DISTRICT	TRANSIT-ORIENTED DISTRICT	VILLAGE PARKWAY DISTRICT
Regional Retail	Allowed	Prohibited [2]	Prohibited
Community Retail	Allowed	Allowed	Allowed
Outdoor Dining	Allowed [3]	Allowed [3]	Allowed [3]
Dining and/or Entertainment	Allowed	Allowed	Allowed
Office	Allowed	Allowed	Allowed
Lodging	Allowed	Allowed	Prohibited
Live-Work [5]	Allowed [6]	Allowed	CUP/PC [4]
Multi-Family Residential [5]	Allowed [6]	Allowed	Allowed
Mixed-Use Non-Residential	Allowed	Allowed	Allowed
Mixed-Use Residential [5]	Allowed [6]	Allowed	Allowed
Indoor Recreation	ZC or MUP/ZA	ZC or MUP/ZA	ZC or MUP/ZA
Auto Service/Sales	CUP/ZA	CUP/PC	CUP/ZA
Drive-Through and Drive-In Businesses	CUP/PC	CUP/PC	CUP/PC
Civic, Cultural, and Institutional	CUP/PC	CUP/PC	CUP/PC
Town Square	Allowed	Prohibited	Prohibited
Research and Development	Allowed[7]	Allowed[7]	Prohibited
Temporary Uses	TUP	TUP	TUP

Notes

1 Additional and similar uses may be permitted by the Community Development Director.
2 Prohibited unless adjacent to Dublin Boulevard.
3 Assuming accessibility (ADA) standards can be met.
4 May be permitted with a CUP/PC in a mixed-use development.
5 Subject to additional development standards if located within 1,000 feet of I-580 or I-680.
6 Allowed throughout the Retail District except on those properties west of San Ramon Road
~~6~~7 Manufacturing uses are limited to less than 10% of the building area. A CUP is required for manufacturing uses greater than 10% up to maximum of 20% of the building area.
.

CUP – Conditional Use Permit
TUP – Temporary Use Permit
ZC – Zoning Clearance
PC – Planning Commission
ZA – Zoning Administrator
MUP – Minor Use Permit

3.4.13 Civic, Cultural, and Institutional

Any establishment that is open to the general public or a group of members that involves gathering for religious, social, cultural, or educational purposes. Such uses include museums, churches, gathering halls, community centers, post office, and public parking.

3.4.14 Temporary Uses

Any non-permanent use as defined by Chapter 8.108 (Temporary Use Permit), in the Zoning Ordinance.

3.4.15 Town Square

A one-acre park and plaza that serves as Downtown Dublin's central public gathering place.

3.4.16 Research and Development

Any establishment which primary use is for research and development purposes including, but not limited to, science and engineering laboratories (research, development, and testing), quality assurance work (dimensional analysis), and software development and engineering. Limited manufacturing uses are allowed as part of the primary use. Such uses may not generate nuisances related to emissions, noise, odors, and may not include outdoor storage and operations.

3.5 Future Development Assumptions

Development activities under this Specific Plan are anticipated to occur over the next 15 to 20 years. During that time, it is assumed that only a portion of the existing land uses will include new development and that many of the existing structures will remain essentially the same in their size and configuration but perhaps remodeled.

A brief assessment of development conditions since 2000 is described below, followed by a summary of future market demand. Based on this information, future development assumptions for each district are identified, which will be used as the basis for infrastructure improvements and potential environmental impacts as described in the Downtown Dublin Specific Plan Environmental Impact Report.

Past Development Activities

Downtown Dublin is largely built-out and there are very few vacant parcels on which new development could occur. Future development will therefore occur as properties are modified, in some cases at a higher density. Due to existing FAR and parking requirements, limited net new additional density opportunities exist, particularly in the Village Parkway District.

Based on City estimates and as described in the Downtown Dublin Opportunities, Issues & Strategies Report (RBF Consulting, 2009), approximately 258,734 square feet of non-residential development has occurred since adoption of the West Dublin BART, Downtown Core, and Village Parkway Specific Plans in December 2000. With the exception of a senior residential development (Wicklow Square) and senior center (15,300 square feet), all of this development (243,434 square feet) has been commercial retail development. There has been no hotel, office or residential development constructed in the Downtown December 2000 through 2009, despite the fact that the three above mentioned specific plans collectively allowed for nearly 3.2 million square feet of retail/office/commercial space, 150 hotel rooms, and 740 residential dwelling units.

Large format retail has also been changing and now competes directly with online shopping. A more diverse and mixed development pattern is more likely to replace large format retail in due time.

Proposed New Development

Several new projects are either under construction or have been entitled in the Specific Plan Area. The most significant development is the construction of the West Dublin/Pleasanton BART Station. The station is being constructed within the median of Interstate 580 with pedestrian access north and south over both sections of the freeway. By the year 2013, the project is projected to accommodate 8,600 users per day.

Within the City of Dublin, a 713-space parking garage has been constructed at the southern terminus of Golden Gate Drive for BART commuters. As part of the BART project, a 150-room hotel, 7,500 square feet of retail space have been planned for (Stage I Development Plan), and 309 residential units (Essex) have been entitled west of Golden Gate Drive.

Development Plan

This Specific Plan provides a development plan for the next 15 to 20 years. Each Specific Plan district identifies a broad range of land uses that can be developed, either outright or through a Conditional Use Permit. These land uses, which include regional retail, community retail, office, residential, mixed use and public uses, are described in detail in Section 3.4: Land Use Designations. This approach will allow greater flexibility in the ultimate development pattern, while still maintaining a common vision for function and urban character within Downtown Dublin.

For each district, this Specific Plan identifies a specific set of development standards that will apply to all new buildings and significantly remodeled buildings. These standards include lot size and building placement, access, parking, building density or floor area ratio (FAR), and building height and setbacks.

The actual density of development allowed on a particular parcel will be regulated by the FAR. This Specific Plan identifies both a base FAR that is allowed outright and a maximum FAR that can be constructed based on the use and district. If a property owner would like to develop a project beyond the base FAR, they may obtain additional square footage up to the maximum FAR by drawing on the Development Pool that has been established for specific uses in each district. The density Development Pool applies to both residential and non-residential development. As shown below in Table 3-3: Base and Maximum FAR Per District, the maximum FAR would be greater than the base FAR for the Retail and Transit-Oriented Districts, but would remain the same in the Village Parkway District.

Table 3-3: Base and Maximum FAR Per District

DISTRICT	BASE FAR	MAXIMUM FAR
Retail	0.35	2.0
The Core	0.50	2.5
Transit-Oriented	0.50	2.5
Village Parkway	0.35	0.35

Downtown Dublin is largely built out, which means that new development projects will primarily replace (or expand upon) existing developments and land uses. Based on discussions with stakeholders, the general public, and City staff, as well as an assessment of underutilized parcels, a conservative estimate was made that 50% of the parcels within Downtown Dublin could be privately developed with new development projects over the next 15+ years.

This Specific Plan allows for a future construction of approximately 2.2 million square feet of non-residential development and ~~2,916~~ 3,381 residential dwelling units (416 of these units are exempt from the Community Benefit Program as further described in Section 6.4 Development Pool and Community Benefit Program).

Assuming an average of 1,200 square feet per residential unit (and an average of 500 square feet per hotel room), this represents 5.83 million square feet under this Specific Plan.

A breakdown of development potential (including base and maximum FAR) by district is shown in Table 3-4: Net New Development.

Table 3-4: Net New Development

DISTRICT	NON-RESIDENTIAL (SF)	RESIDENTIAL (DU)	MINIMUM RESIDENTIAL DENSITY
Retail	~~2,166,810~~1,866,810 (+150 hotel rooms)	~~2,916~~ 3,381	22 units/net acre
Transit-Oriented			30 units/net acres
Village Parkway	20,730		No minimum
Total	**~~2,262,540~~1,962,540 (includes 150 hotel rooms)**	**~~2,916~~ 3,381**	

Notes: Includes projects that have been approved, but not yet constructed. Includes 416 units which are exempt from the Development Pool, as further discussed in Section 6.4: Development Pool and Community Benefit Program.

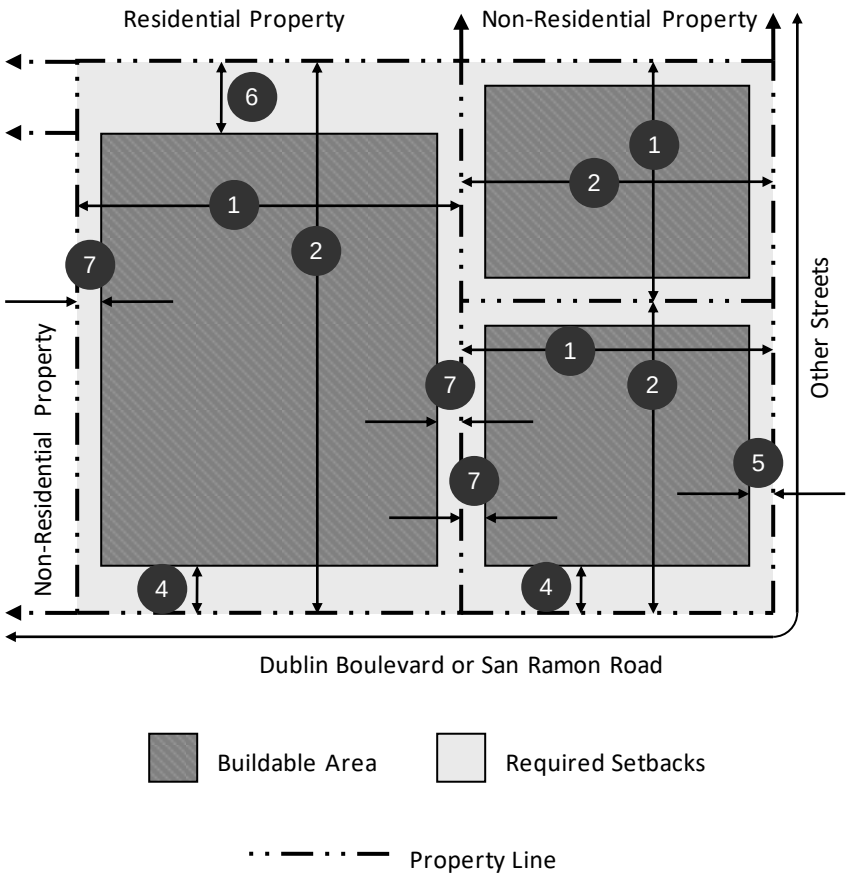
While this represents the theoretical buildout of net new development in Downtown Dublin, the ultimate amount of future development will likely be less due to non-tangibles such as market demand, ownership patterns, tenant lease terms, other available vacant land (e.g. East Dublin), etc. Additionally, Downtown Dublin is largely developed, resulting in significant physical limitations such as parcel configurations, parking, and circulation.

When a project applicant proposes to develop using a portion of the density development pool allocation, they will be required to enter into an agreement with the City and provide a community benefit in accordance with the Community Benefit Program. The life of the agreement will be limited to a specific time period so that if a project is not constructed, the square footage can be returned to the density development pool and available for use by another development project in the same District. See Section 6.4 for further discussion on the density development pool and Community Benefit Program.

LOT SIZE AND BUILDING PLACEMENT		
1	Lot Width[1]	50 ft min
2	Lot Depth[1]	80 ft min
3	Lot Size[1]	10,000 sf min
4	Street Setback from Dublin Boulevard and San Ramon Road	10 ft min The street setback may be improved as an extension of the public sidewalk if accessible to the public through an established easement. Along Dublin Boulevard, upper floors above 20 ft may reduce setback to 5 ft.
5	Street Setback from Other Streets	5 ft min The street setback may be improved as an extension of the public sidewalk if accessible to the public through an established easement
6	Internal Setback from Property Lines shared with Residential Uses	15 ft min
7	Internal Setback from Property Lines shared with Non-Residential Uses	Per Building Code
8	Freeway/Drainage Channel Setback	10 ft min from property lines adjacent to freeway or drainage channel
9	Required Frontage Buildout[2]	Not required

Notes
1 These standards only apply to new land subdivisions and do not apply to condominium subdivisions
2 If residential units are provided, see buildout requirements in the Building Design table, below

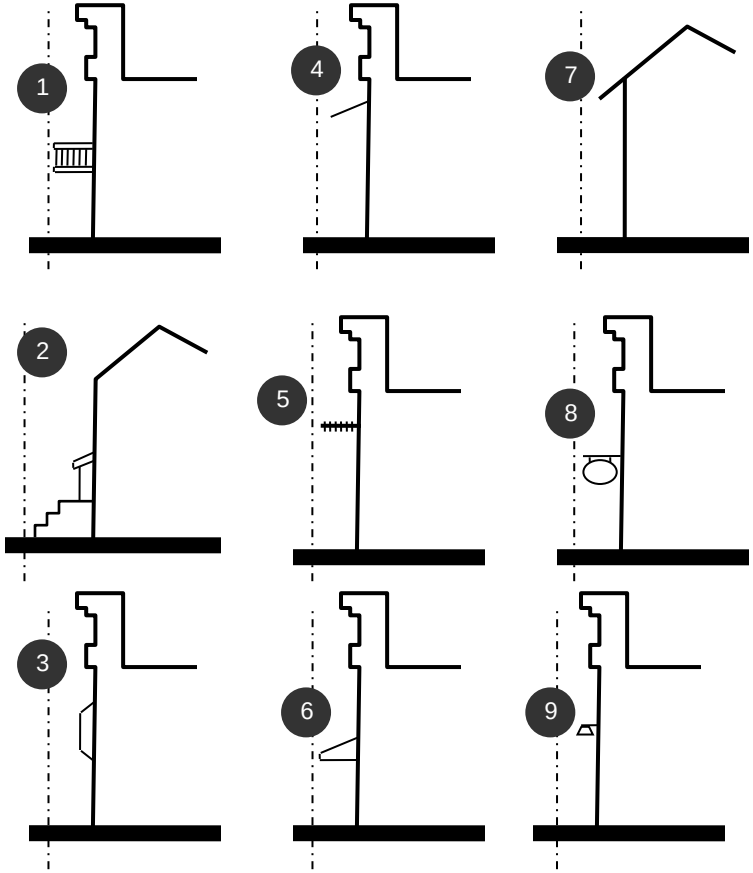
Figure 4-3: Examples of Lot Size and Building Placements in the Retail District



BUILDING DESIGN	
1 Floor Area Ratio (FAR)	0.35 base, outside "The Core" and 0.50 in "The Core" 2.0 max outside "The Core" and 2.5 max in "The Core". In this area, the FAR may be averaged across the parcels (excluding the Town Square) (required participation in the development density pool, an agreement with the City, and provision of a community benefit in compliance with the Community Benefit Program)[1]
2 Residential Units	Not permitted west of San Ramon Road. Allowed at a minimum density of 22 units per net acre. Permitted within a mixed-use development if designed based on the following standards: ■ The development includes ground floor retail or office space that equals an FAR of 0.3 min ■ Retail or office space is built along at least 80% of the property's total street frontage and set back no more than 10 ft from the building setback requirement ■ Common open space for the residential units are provided at a rate of 15% of the site's total area ■ The above standards may be modified through an SDR as part of a mixed-use development in the Town Core area. Projects that include residential development within 1,000 ft. of either Interstate 580 or 680 (or less per Bay Area Air Quality Management District's current guidelines) shall incorporate the following standards to minimize potentially adverse air quality affects: ■ Configure the proposed buildings so that the bulk of the building is located farther from the highway. ■ Place heating ventilation and air conditioning (HVAC) system intakes as far away from highway as feasible. ■ Include high efficiency filters in the HVAC system (rated with a minimum efficiency rating value [MERV] of at least 13). This would also include a commitment to regular maintenance and replacement of filters as needed. ■ Provide positive pressure with the HVAC system in all occupied spaces to prevent the incursion of outside air that bypasses the HVAC filters. ■ To reduce the amount of outside unfiltered air indoors, do not place operable windows in close proximity to the highway. In addition, signs should be posted to keep exterior doors closed when not in use.
3 Building Height	~~6~~ 8 floors and no more than 75 feet to the finished floor of the highest story. Maximum ~~max~~ building height is 90 feet (tower elements, architectural and articulated design features, solar panels, and small-scale wind turbines may extend 10 ft max beyond this height). The height may be increased through an SDR in the Town Core area. Minimum building height in "The Core" is 40 feet, except for structures within the Town Square
4 Building Stepbacks	Encouraged on upper floors, but not required
5 Allowed Frontages[2]	At least one of the following frontages (based on the ground floor use) shall be provided on all facades that front a street: ■ Anchor Storefronts ■ Storefronts ■ Office/Lodging Fronts ■ Auto Service Fronts ■ Public Fronts
6. Ground Floor Commercial in "The Core"	Minimum height of ground floor to second floor is 18 feet Provide a minimum of 50 feet of depth; 60 feet is preferabl Space structural columns 30 feet apart

Notes
1 Refer to Section 3.5: Future Development Assumptions
2 For frontage standards/guidelines, see Section 4.4: Design Standards and Guidelines

PROJECTIONS AND ENCROACHMENTS INTO SETBACKS		
1	Balconies	4 ft max into all setbacks 12 ft min vertical clearance required over sidewalks, walkways, and private outdoor spaces
2	Stoops	Permitted for residential use only 5 ft min usable walkway must be maintained on private streets and 10 ft on public streets
3	Bay Windows	2 ft max into all setbacks 4 ft max along Dublin Boulevard 12 ft min vertical clearance required over sidewalks, walkways, and private outdoor spaces
4	Window Shades (Vertical / Horizontal)	5 ft max into all setbacks 8 ft min vertical clearance required over sidewalks, walkways, and private outdoor spaces
5	Trellises	5 ft max into all setbacks 8 ft min vertical clearance required over sidewalks, walkways, and private outdoor spaces
6	Storefront Awnings	6 ft max into all setbacks 8 ft max along Dublin Boulevard and Golden Gate Drive 8 ft min vertical clearance required over sidewalks, walkways, and private outdoor spaces
7	Roofs	5 ft max into all setbacks
8	Projecting Signs	4 ft max into all setbacks 8 ft min vertical clearance required over sidewalks, walkways, and private outdoor spaces
9	Building Lighting	3 ft max into all setbacks If extending more than 6 in from the facade, 8 ft min vertical clearance required over sidewalks, walkways, and private outdoor spaces



= Property Line

NOTE: Buildings shown built to setback line

Office/Lodging Fronts

The following guidelines apply to facades that are designed with office/lodging fronts:

- At least 20% of the facade's surface area should consist of windows (including glass on doors). Windows shall be provided on all floors of the building. Exceptions to window area may be approved for parking structures. See Section 4.4.14 for design guidelines for Parking Structures.
- Both common entrances (to lobbies or interior courtyards) and private entrances (to individual business suites on the ground floor) may be provided.
- Primary building entrances should be highlighted and serve as the prominent building feature with elements such as (but not limited to) recessed or protruding entries, tower elements, different materials/colors, decorative or display windows, shade structures or galleries, and special paving and landscaping.
- Awnings, marquees, window shades and trellises, and second floor balconies are encouraged to provide shade.
- Porte-cocheres (covered driveways providing temporary guest registration parking and valet services) may be provided on lodging fronts.
- Fences, walls, and hedges that are located along this frontage should not exceed a height of 40 inches.
- Raised planters are allowed between the sidewalk and the building. If a planter is raised, it should be elevated a maximum of 40 inches above the elevation of the adjacent sidewalk. Planters that are designed to retain and filter stormwater runoff from the roof are encouraged.

Examples of Office/Lodging Fronts

4.4.14 Parking Areas

Surface Parking Lots

- Where feasible, views of surface parking areas from sidewalks should be minimized and parking should be located internally and to the rear of buildings that front a street. Landscaped buffers along the perimeter of surface parking areas should include a variety of trees, shrubs, and groundcovers designed to soften views of parked vehicles from pedestrians walking along the sidewalk, walkway, or private outdoor space. These landscaped buffers may include fences, walls, or hedges.
- Surface parking areas should include measures to reduce impervious surfaces, including, but not limited to:
  - Vegetated swales/planters;
  - Green gutters and flow-through planters;
  - Landscaped medians/planters; and
  - Pervious/porous paving (for parking stalls, walkways, and driveways).
- Where feasible and appropriate, walkways that connect surface parking areas to building entrances, sidewalks, private outdoor spaces, and additional parking areas should be provided.
- The length of parking spaces may be reduced by up to ~~2~~ 2.5 feet if the vehicle will overhang a landscape planter which has been designed to accommodate the vehicle overhang plus additional space for planting. The planter shall be protected by a curb or wheel stop and should include low lying plants where the vehicle will overhang the planter.
- Where feasible, consider innovative measures to manage stormwater with "leftover" space in front of angled parking stalls.
- Parking spaces with decorative and permeable pavers are strongly encouraged.
- Evergreen trees are encouraged within parking lots.
- Where on-site circulation can be designed to permit it, shared access to multiple parcels and businesses is strongly encouraged,
- A direct and clearly visible pedestrian connection shall be provided through the surface parking lot that connects to the primary building entrance and sidewalk.
- Landscaping and landscape buffers along sidewalks should be attractive and should encourage and provide interest to pedestrians. Features such as benches may be incorporated into these areas.
- Parking lots along sidewalks shall include perimeter shrubs with a minimum height of 3 feet to screen parked vehicles.

Table 6-1: Development Pool

DISTRICT	NON-RESIDENTIAL SQUARE FOOTAGE	NUMBER OF RESIDENTIAL DWELLINGS
Retail	~~1,320~~1,020,220 (+150 hotel rooms)	~~2,500~~ 2,965
Transit-Oriented		
Village Parkway	0	

The above Development Pool for the Transit-Oriented District includes the AMB project (150,000 square feet of office and 308 residential dwellings), the Essex project (309 residential dwellings) and the BART hotel (150 hotel rooms and 7,500 square feet of commercial). In the event that these projects are constructed, the corresponding development potential will be removed from the Development Pool. As these projects were approved prior to the adoption of this Specific Plan, the developers are not required to enter into the Community Benefit Program. If these projects are not constructed, the associated development potential will be made available to developers in the Transit-Oriented District. If only a portion of one of these projects is constructed, the remaining development potential will be returned to the Development Pool for the Transit-Oriented District.

For all three districts, the density obtained from the Development Pool will be available to the property owner for the period of time specified in a binding agreement between the City and the developer. At the expiration of that period, the density will be returned to the Development Pool if the project has not been constructed.

The City will manage the Development Pool and maintain an inventory of all projects that are developed above the base FAR to ensure that development does not exceed the density cap in each district.

Community Benefit Program

A Community Benefit Program will be established to ensure that developers provide a benefit to the Specific Plan Area in exchange for receiving a higher density on their property.

A developer who is taking part in the Community Benefit Program will be required to enter into a binding agreement with the City that specifies the community benefit that will be provided in exchange for use of density from the pool. The City will negotiate the terms of the Agreement including the period during which the density will be available to the developer and community benefits that will be provided by the developer.

A developer may be required to provide one or a combination of benefits in relation to the density they are obtaining from the Pool. Improvements or fees which are required by the Municipal Code are not considered to be a community benefit and are regardless of the project status. Examples of appropriate community benefits that might be provided by the developer include the following.

- Public Plaza or gathering space;
- Public Parks or Outdoor Play Areas;
- Measures aimed at reducing Greenhouses Gases and Transportation trips including charging stations for electric vehicles, preferred parking for carpool vehicles, site specific transportation demand management programs, etc.;
- Sponsorship of a downtown special event (event to be approved by the City);
- Public Safety enhancements including substation, vehicles, defibrillators, fire extinguishers, etc.;
- Enhanced streetscape improvements (e.g. sidewalks, landscaping, fountains, etc.);
- Pedestrian connections to other sites or facilities (e.g. easement dedications and pathway improvements). Note: This does not include pedestrian connections within the project site, which are required by good site planning principles;
- Transit improvements (e.g., enhance or construct bus shelters);
- Payment into a Downtown Fund for future public improvements; and

2023 DDSP Amendment

CEQA Addendum

August 7, 2023
Planning Application Number: PLPA-2023-00001

Downtown Dublin Preferred Vision, November 2019

Kimley»Horn

2023 DDSP Amendment

CEQA Addendum

August 7, 2023

Project Description

The Downtown Dublin Specific Plan (DDSP) was adopted by the Dublin City Council in February of 2011 with the intent of encouraging development within the downtown area that would be more conducive to a more walkable, mixed development, and vibrant community. The DDSP includes three distinct districts (Retail, Transit-Oriented, and Village Parkway Districts), with separate development standards for each. The DDSP Environmental Impact Report (EIR) (SCH #2010022005) was certified by the Dublin City Council concurrent with approval of the DDSP in 2011.

The proposed project (the project) will complete an amendment to the DDSP (2023 DDSP Amendment) which would:

- Add Research and Development as a new land use allowed in Retail District and Transit-Oriented District. Uses may include, but are not limited to, science and engineering laboratories (research, development, and testing), quality assurance work (dimensional analysis), and software development and engineering. Manufacturing uses are limited to less than ten percent of the building area. Such uses may not generate nuisances related to emissions, noise, odors, and may not include outdoor storage and operations.
- Increase the floor area ratio (FAR) from 2.0 to 2.5 for the defined "The Core" area located within the Retail District.
- Decrease the non-residential net new development and allowable allocation (Development Pool) by 300,000 square feet; Net New Development from 2,166,810 to 1,866,810 and the Development Pool from 1,320,220 to 1,020,220 square feet.
- Increase the residential allowable allocation (Development Pool) by 465 units; from 2,500 to 2,965 units.
- Increase the building height in the defined area of "The Core" area of the Retail District from six to eight floors and no more than 75 feet to the finished floor of the highest story. This change would be consistent with the Transit-Oriented District standards.
- Incorporate minor revisions to the development standards and design guidelines (e.g., street setbacks, stoops, storefront awnings, etc.) in the Retail District.

The project would increase the number of residential units and correspondingly decrease the amount of non-residential development in the plan area, thereby maintaining the same maximum level of development intensity (gross square footage) as analyzed in the DDSP EIR.

Prior CEQA Analysis

Downtown Dublin Specific Plan EIR

The DDSP Environmental Impact Report (EIR) (SCH #2010022005) was certified by the Dublin City Council concurrent with approval of the DDSP in 2011 (City Council Resolution Nos 08-11 and 09-11). The EIR analyzed the environmental impacts of potential development associated with the DDSP in accordance with the California Environmental Quality Act (CEQA).

Subsequent Amendments

Subsequent to adoption, the DDSP has been amended five times, the latest occurring in November 2022. Two of these amendments included reappropriating the amount of residential and non-residential development in the Retail and Transit-Oriented Districts.

All amendments were reviewed and recommended by the Planning Commission and approved by the Dublin City Council. A CEQA Analysis with a supporting Initial Study was prepared as part of each of these amendments and adopted by the Dublin City Council.

Proposed CEQA Analysis in this Document

The City of Dublin (City) has determined that an Addendum to the DDSP EIR is the appropriate CEQA review for the project. This Addendum has been prepared pursuant to CEQA Guidelines Section 15164 for the project. The City prepared an Initial Study dated August 7, 2023, incorporated herein by reference, to assess whether any further environmental review is required for this Project. Through this Initial Study, the City has determined that no subsequent EIR or Negative Declaration is required per the following:

No Subsequent Review is Required per CEQA Guidelines Section 15162

CEQA Guidelines Section 15162 identifies the conditions requiring subsequent environmental review. After a review of these conditions, the City has determined that no subsequent EIR or Negative Declaration is required for this project. This is based on the following analysis:

a) *Are there substantial changes to the Project involving new or more severe significant impacts?*

There are no substantial changes to the project as analyzed in the DDSP EIR. The project is similar to land uses for the project area analyzed in the DDSP EIR and there is no net change in overall development intensity, as amended. As demonstrated in the Initial Study, the project does not constitute a substantial change to the DDSP EIR analysis, will not result in additional significant impacts, and no additional or different mitigation measures are required.

b) *Are there substantial changes in the conditions which the Project is undertaken involving new or more severe significant impacts?*

There are no substantial changes in the conditions assumed in the DDSP EIR, as amended. The project will not change the net development intensity in the project area, as previously analyzed. This is documented in the attached Initial Study.

c) *Is there new information of substantial importance, which was not known and could not have been known at the time of the previous EIR that shows the Project will have a significant effect not addressed in the previous EIR; or previous effects are more severe; or, previously infeasible mitigation measures are now feasible but the applicant declined to adopt them; or mitigation measures considerably different from those in the previous EIR would substantially reduce significant effects but the applicant declines to adopt them?*

As documented in the attached Initial Study, there is no new information showing a new or more severe significant effect beyond those identified in the prior CEQA documents. Similarly, the Initial Study documents that no new or different mitigation measures are required for the project. All previously adopted mitigations continue to apply to the project. The CEQA documents adequately describe the impacts and mitigations associated with the proposed development on portions of the DDSP area.

d) *If no subsequent EIR-level review is required, should a subsequent negative declaration be prepared?*

No subsequent Negative Declaration or Mitigated Negative Declaration is required because there are no significant impacts of the project beyond those identified in the DDSP EIR, as documented in the attached Initial Study.

Conclusion

This Addendum is prepared pursuant to CEQA Guidelines Section 15164 based on the attached Initial Study. The Addendum and Initial Study review the proposed 2023 Amendments to the DDSP as discussed above. Through the adoption of this Addendum and related Initial Study, the City determines that the above minor changes do not require a subsequent or supplemental EIR or Negative Declaration under CEQA Section 21166 or CEQA Guidelines Sections 15162 and 15163. The City further determines that the DDSP EIR adequately addresses the potential environmental impacts of the 2023 DDSP Amendment.

There are no project changes, new information or changed circumstances that would result in a new or substantial increase in severity of a significant impact from those identified in the DDSP EIR because the proposed 2023 DDSP Amendment would not exceed the maximum allowable land development limits as defined in the DDSP EIR (as amended). No standards for requiring supplemental environmental review under CEQA are met.

As provided in Section 15164 of the CEQA Guidelines, this Addendum need not be circulated for public review, but shall be considered with the prior environmental documents before making a decision on this project.

The Initial Study, the DDSP and EIR, and the previous amendments are incorporated herein by reference and are available for public review during normal business hours in the Community Development Department, Dublin City Hall, 100 Civic Plaza, Dublin, CA.

DUBLIN
CALIFORNIA

2023 DDSP Amendment

CEQA Initial Study

August 7, 2023
Planning Application Number: PLPA-2023-00001

Downtown Dublin Preferred Vision, November 2019

Kimley»Horn

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2023 DDSP Amendment

Introduction

Project Title

2023 DDSP Amendment
(PLPA-2023-00001)

Lead Agency

City of Dublin
Community Development Department
100 Civic Plaza
Dublin, CA 94568

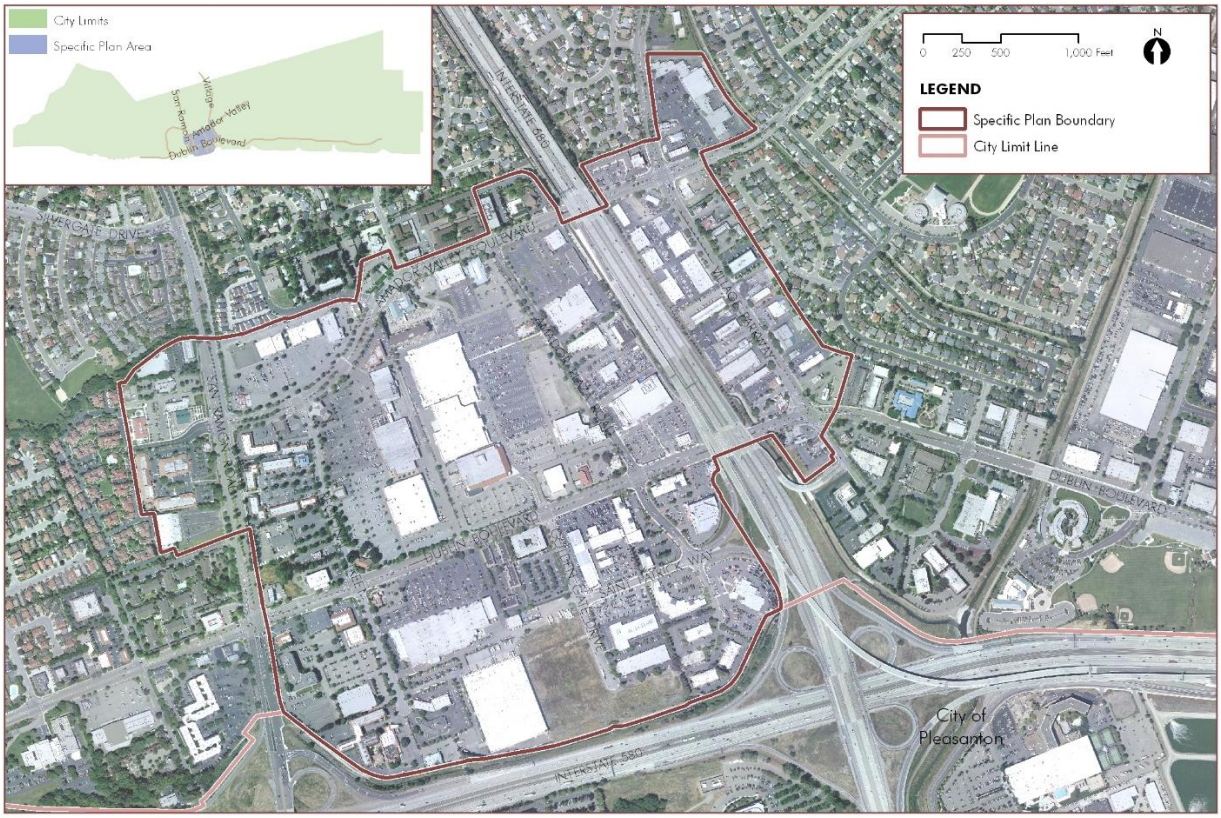
Contact

Amy Million
Principal Planner
Phone: 925/833-6610
Amy.Million@dublin.ca.gov

Project Location

The Downtown Dublin Specific Plan (DDSP) project area is located in the southwestern portion of the City of Dublin and is approximately 284 acres in size. The project area is generally bound by Village Parkway to the east, Interstate 580 to the south, San Ramon Road to the west, and Amador Valley Boulevard to the north. There are some partial boundary limits that extend beyond those roadways, most notably portions of San Ramon Road and Amador Valley Boulevard, and all of the Village Parkway, which are located within the Specific Plan area. See Figure 1: Project Location.

Figure 1: Project Location



Project Applicant / Sponsor

City of Dublin
100 Civic Plaza
Dublin, CA 94568

General Plan Designation

- Downtown Dublin – Village Parkway District
- Downtown Dublin – Transit-Oriented District
- Downtown Dublin – Retail District

Zoning

- DDZD – Downtown Dublin Zoning District

Project Background

The Downtown Dublin Specific Plan (DDSP) was adopted by the Dublin City Council in February of 2011 with the intent of encouraging development within the downtown area that would be more conducive to a more walkable, mixed-use, and vibrant community. The boundaries of the DDSP encompassed boundaries of five other specific plans that were dissolved when the DDSP was adopted. The DDSP includes three distinct districts (Retail, Transit-Oriented, and Village Parkway Districts), with separate development standards for each. See Figure 2: Downtown Dublin Specific Plan Districts.

Figure 2: Downtown Dublin Specific Plan Districts

Prior CEQA Analysis

Downtown Dublin Specific Plan EIR

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Project Description

The proposed project (the project) is to complete an amendment to the DDSP (2023 DDSP Amendment) which would:

- Add Research and Development as a new land use allowed in Retail District and Transit-Oriented District. Uses may include, but are not limited to, science and engineering laboratories (research, development, and testing), quality assurance work (dimensional analysis), and software development and engineering. Manufacturing uses are limited to less than ten percent of the building area. Such uses may not generate nuisances related to emissions, noise, odors, and may not include outdoor storage and operations.
- Increase the floor area ratio (FAR) from 2.0 to 2.5 for the defined "The Core" area located within the Retail District (see Figure 3: Downtown Preferred Vision Town Square, Street Grid, and The Core).
- Decrease the non-residential net new development and allowable allocation (Development Pool) by 300,000 square feet; Net New Development from 2,166,810 to 1,866,810 and the Development Pool from 1,320,220 to 1,020,220 square feet.
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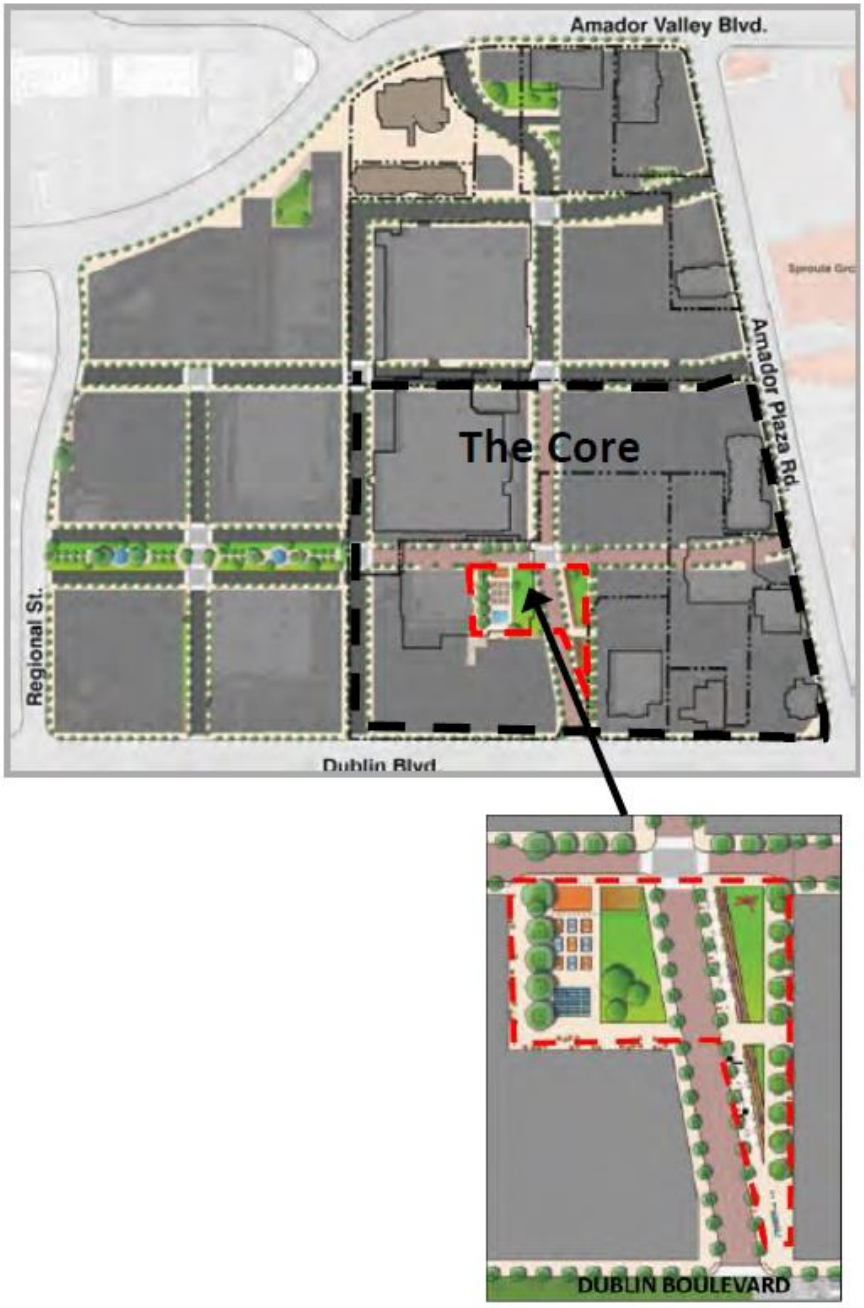
- Incorporate minor revisions to the development standards and design guidelines (e.g., street setbacks, stoops, storefront awnings, etc.) in the Retail District.

The project would increase the number of residential units and correspondingly decrease the amount of non-residential development in the plan area, thereby maintaining the same maximum level of development intensity as analyzed in the DDSP EIR.

Figure 3: Downtown Preferred Vision Town Square, Street Grid, and The Core



Other Public Agencies Whose Approval Is Required

None.

Environmental Checklist

Environmental Factors Potentially Affected by the Project

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agricultural and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology/Soils		Greenhouse Gas Emissions		Hazards & Hazardous Materials
	Hydrology/Water Quality		Land Use/Planning		Mineral Resources
	Noise		Population/Housing		Public Services
	Recreation		Transportation/Traffic		Tribal Cultural Resources
	Utilities/Service Systems		Wildfire		Mandatory Findings of Significance

Instructions

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question (see Source List, attached). A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less-than-significant with mitigation, or less-than-significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that any effect may

be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. “Negative Declaration: Less Than Significant with Mitigation Incorporated: applies where incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level.
5. Earlier Analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a discussion should identify the following on attached sheets:
    a. Earlier analysis used. Identify earlier analyses and state where they are available for review.
    b. Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation measures. For effects that are "Less Than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting information sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
    - The significance criteria or threshold, if any, used to evaluate each question; and
    - The mitigation measure identified, if any, to reduce the impact to less than significance.
10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section

21080.3.1? If so, has consultation begun?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

Determination

On the basis of this initial evaluation:

I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the project MAY have a potentially significant or a potentially significant unless mitigated impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.	**X**

CITY OF DUBLIN

_____ August 7, 2023

Amy Million, Principal Planner Date

Environmental Analysis

The discussion below analyzes the potential environmental impacts of the project per the criteria as described in Public Resources Code Section 21166 and CEQA Guidelines Section 15162. For convenience, this analysis uses Appendix G of the CEQA Guidelines as a framework for analysis. As such, the checkboxes in the column labeled "Equal or Less Severe Impact than Identified in the DDSP EIR" in the tables below indicates that no new environmental review is required because none of the standards under Public Resources Code Section 21166 and CEQA Guidelines Section 15162 are met. There are no project changes, new information or changed circumstances that would result in a new or substantial increase in severity of a significant impact from those identified in the Downtown Dublin Specific Plan (DDSP) EIR because the proposed 2023 DDSP Amendment would not exceed the maximum allowable land development limits as defined in the DDSP EIR (as amended). No standards for requiring supplemental environmental review under CEQA are met.

Aesthetics

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
1. AESTHETICS. Would the project:			
a) Have a substantial adverse effect on a scenic vista?			☒
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			☒
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality			☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			☒

Project Impacts and Mitigation Measures

(a) Scenic vistas, views

As described in the DDSP EIR, there are no designated scenic vistas in the vicinity of the project area and, therefore, there would be no impact.

(b) Scenic resources

Located in an urban setting, the project area is fully developed and there are no natural or built features that are considered scenic resources.

Portions of the project area are visible from Interstate-680 (an officially designated State Scenic Highway and a locally designated scenic route), Interstate-580 (a highway eligible for designation as a State Scenic Highway and locally designated scenic route), and San Ramon Road (a locally designated scenic route).

As described in the DDSP EIR, all proposed projects visible from Interstate-680 and Interstate-580 would be subject to design review per polices of the General Plan. Furthermore, specific projects would be required to comply with the development standards and be consistent with the design guidelines as identified in the DDSP, as amended.

(c) Conflict with applicable zoning and other regulations governing scenic quality

The project area is located in an urban built-out area and is adjacent to two major interstate freeways.

The DDSP EIR concluded that impacts to the existing visual character would be less than significant. The project would increase the building height in the defined area of “The Core” area of the Retail District from six to eight floors and no more than 75 feet to the finished floor of the highest story. This change would be consistent with the Transit-Oriented District standards.

All new development projects would be required to comply with the FAR, as amended. Future projects would also be required to comply with other existing development standards and be consistent with the design guidelines as identified in the DDSP.

These DDSP changes to the development standards and design guidelines (as amended) would not conflict with zoning or other regulations governing scenic quality.

(d) Create a new source of substantial light or glare

The project area is located within an urban area that produces considerable light and glare. Newly proposed development projects would be required to comply with the DDSP which includes a number of specific design guidelines that address light and glare.

The DDSP EIR concluded that impacts from light and glare would be less than significant. The project would continue to require that all new development projects comply with the DDSP design guidelines regarding light and glare.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified aesthetic/visual impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements, there would be no new or substantially more severe significant impacts to aesthetic resources beyond what has been analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Agricultural and Forestry Resources

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSPEIR	Equal or Less Severe Impact than Identified in the DDSP EIR
2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?			☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?			☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion			☒

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSPEIR	Equal or Less Severe Impact than Identified in the DDSP EIR
of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			

Project Impacts and Mitigation Measures

(a-e) Convert farmland or conflict with zoning

The project area is located in an urbanized setting where there are no agricultural or forestry resources. As described in the DDSP EIR, agricultural and forestry resources were not analyzed as they were determined to be an "effect found not to be significant" and, therefore, there would be no impact on agricultural and forest resources and no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Air Quality

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSPEIR	Equal or Less Severe Impact than Identified in the DDSP EIR
a) Conflict with or obstruct implementation of the applicable air quality plan?			☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			☒
c) Expose sensitive receptors to substantial pollutant concentrations?			☒
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			☒

Project Impacts and Mitigation Measures

(a) Consistent with air quality plans

As described in the DDSP EIR, short-term air quality impacts associated with construction would be anticipated with future development projects; however, all development within the project area would be required to comply with the Bay Area Air Quality Management District (BAAQMD) control measures identified in the DDSP EIR.

Additionally, the DDSP EIR concluded that the DDSP is consistent with population growth assumptions in the BAAQMD Clean Air Plan, and it is anticipated to reduce vehicle miles traveled due to the DDSP guiding principles to create a walkable, transit-oriented, and mixed-use community. The project does not increase the overall net development intensity in the DDSP, as amended. As such, the project would not conflict with or obstruct implementation of an air quality plan.

(b) Project emissions

Because all future development projects would be required to comply with the design standards in the DDSP and applicable air quality regulations as identified in the DDSP EIR, the project would not conflict with or obstruct the air quality plan, violate air quality standards, nor result in cumulatively considerable net increase in any criteria pollutant.

(c) Expose sensitive receptors to pollutant concentrations and create odors

As described in the DDSP EIR, because all future development projects that generate toxic air contaminants are required to comply with BAAQMD rules, regulations, and permitting requirements, and all projects are required to comply with the California Air Resources Board's rules and regulations and implement any applicable toxics control measures, the project would not expose sensitive receptors to pollutant concentrations and create odors.

With adherence to applicable regulatory requirements, there will be no new or substantially more severe significant impacts to exposing sensitive receptors to substantial pollutant concentrations beyond what has been analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met.

(d) Odors

As described in the DDSP EIR, odors anticipated within the project area would result from construction activities and business operations (e.g., odors from restaurants or waste receptacles). Construction odors would be temporary and are not generally considered offensive. Future uses would be required to comply with City regulations as defined in the Dublin Municipal Code (Chapter 8.24: Commercial Zoning Districts, Chapter 8.64: Home Occupations Regulations, and Chapter 8.20: Residential Zoning Districts) which minimize operational odors. Therefore, impacts would remain less than significant.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified air quality impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements, there would be no new or substantially more severe significant impacts associated with air quality resources beyond what has been analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Biological Resources

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSPEIR	Equal or Less Severe Impact than Identified in the DDSP EIR
4. BIOLOGICAL RESOURCES. Would the project:			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife			☒

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSPEIR	Equal or Less Severe Impact than Identified in the DDSP EIR
corridors, or impede the use of native wildlife nursery sites?			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			☒

Project Impacts and Mitigation Measures

(a-f)

The project area is located in an urbanized setting, is primarily development and has been disturbed through prior development. As described in the DDSP EIR, biological resources were not analyzed as they were determined to be an "effect found not to be significant." Therefore, there will be no impact on biological resources.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Cultural Resources

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSPEIR	Equal or Less Severe Impact than Identified in the DDSP EIR
5. CULTURAL RESOURCES. Would the project:			
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?			☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			☒

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSPEIR	Equal or Less Severe Impact than Identified in the DDSP EIR
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			☒

Project Impacts and Mitigation Measures

(a-c)

The project area is located in an urban setting and most of the area has been disturbed through prior development. As described in the DDSP EIR, cultural resources were not analyzed as they were determined to be an "effect found not to be significant." Therefore, there would be no impact on cultural resources.

While the likelihood of finding archaeological resources is extremely low, Chapter 8.48 Archaeological Resources Regulations of the City of Dublin Municipal Code outlines a process to protect archaeological resources and prehistoric or historic artifacts that are discovered during any construction or excavation, which will be adhered to.

Additionally, all development projects constructed subsequent to certification of the 2023 DDSP Amendment are required to comply with Section 7050.5 of the California Health and Safety Code in the event of the discovery or recognition of any human remains in any location other than a dedicated cemetery during future development activities. Section 7050.5 requires that there is no further excavation or disturbance of the area, or any nearby area reasonably suspected to overlie adjacent remains. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24-hours of identification.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project will not substantially increase the severity of the previously identified cultural resources impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements, there will be no new or substantially more severe significant impacts to cultural resources beyond what has been analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Energy

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
13. ENERGY. Would the project:			
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			☒

(a-b) Wasteful consumption of energy resources and conflict with local plan for renewable energy

At the time the DDSP EIR was prepared, the Environmental Checklist Form (Appendix G of the CEQA Guidelines) did not include energy. Therefore, the DDSP EIR did not specifically analyze impacts to energy.

Because the DDSP EIR has been certified, the determination of whether energy needs to be analyzed for this project is governed by the law on supplemental or subsequent EIRs (Public Resources Code Section 21166 and CEQA Guidelines, Sections 15162 and 15163). Energy is not required to be analyzed under those standards unless it constitutes "new information of substantial importance, which was not known and could not have been known at the time" the DDSP EIR was certified as complete. (CEQA Guidelines Section 15162 (a)(3).)

Energy impacts were not analyzed in the DDSP EIR; however, this impact is not new information that was not known or could not have been known at the time the previous EIR was certified. The issue of energy was widely known prior to the certification of the DDSP EIR, particularly in context to the environmental effects associated with greenhouse gas emissions.

Under CEQA standards, energy is not new information that requires analysis in a supplemental EIR or Negative Declaration. No supplemental environmental analysis of the project's impacts on this issue is required under CEQA.

Additionally, as described in the DDSP EIR, development under the DDSP includes mixed-use, commercial, and transit-oriented development. The DDSP EIR concluded that construction fuel consumption associated with the DDSP would not be any more inefficient, wasteful, or

unnecessary than other similar development projects. Additionally, the public transit services and proximity to the West Dublin / Pleasanton BART station would help ensure that implementation of the DDSP would not result in the inefficient, wasteful, or unnecessary consumption of transportation energy.

Newly proposed development projects in the DDSP would be required to comply with all Federal, State, and local requirements for energy efficiency, including Title 24 of the California Code of Regulations regarding building energy efficiency standards. In addition, Chapter 7.94, Green Building, of the City of Dublin Municipal Code encourages sustainable construction in the following categories: planning and design, energy efficiency, water efficiency and conservation, materials conservation and resource efficiency and environmental quality. The type of development would not change as a result of this project and, therefore, impacts on energy consumption would remain less than significant.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified energy impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements, there would be no new or substantially more severe significant impacts to energy resources beyond what has been analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Geology and Soils

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
6. GEOLOGY AND SOILS. Would the project:			
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault			☒

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			
ii) Strong seismic ground shaking?			☒
iii) Seismic-related ground failure, including liquefaction?			☒
iv) Landslides?			☒
b) Result in substantial soil erosion or the loss of topsoil?			☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			☒
d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			☒
e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			☒

Project Impacts and Mitigation Measures

(a, i-iii) Seismic hazards

As described in the DDSP EIR, there are three faults within six miles of the project area and future development projects may be subject to liquefaction. Mitigation Measure 3.3-1 requires project applicants to consult with a registered geotechnical engineer to complete a site-specific geotechnical investigation prior to development of individual projects. The project will comply with Mitigation Measure 3.3-1 in all respects, including reviewing ground shaking and liquefaction effects. Recommendations made by the geotechnical engineer will be incorporated into the project plans. Future development project will also be required to comply with the latest version of the California Building Code which includes design standards to protect

structures from seismic hazards. Therefore, these impacts will be reduced to a less than significant level.

(a, iv) Landslides

As described in the DDSP EIR, the project area is relatively flat, lacks steep slopes, and is not within a seismic hazard zone where landslides may occur during a strong earthquake and, therefore, there would be no impact.

(b) Erosion/topsoil loss

As described in the DDSP EIR, future development could result in soil erosion or loss of topsoil during construction. Mitigation Measures 3.5-1a and 3.5-1b require compliance with the City's Public Works Department Policy No. 95-11, National Pollutant Discharge Elimination System permit process, and the City's Building Code requirements. Compliance with Mitigation Measures 3.5-1a and 3.5-1b during construction would continue to mitigate impacts to soil loss and erosion to less than significant levels.

(c-d) Soil stability

As described in the DDSP EIR, the project area does not exhibit characteristics of expansive soils; however, site-specific soil evaluations and adherence to City and State building codes is required as part of any proposed development.

(e) Soil capability to support wastewater disposal, including septic

As described in the DDSP EIR, the project area does not exhibit characteristics of expansive soils and wastewater sewers will be available to all new development projects. Therefore, there will be no impact.

(f) Paleontological/unique geological resources

As described in the DDSP EIR, the project area is located in an urban setting and has been disturbed through prior development. There are no identified cultural resources within the project area and, therefore, there will be no impact to paleontological or unique geologic resources.

While the likelihood of finding unrecorded and unidentified artifacts is extremely low, regulatory requirements identified within the DDSP EIR with respect to the discovery of potential cultural resources during construction will continue to apply.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that will require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project will not substantially increase the severity of the previously identified geology and soils impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements and mitigation measures, there would be no new or substantially more severe significant impacts to the discovery of potential cultural resources beyond what has been analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Greenhouse Gas Emissions

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
7. GREENHOUSE GAS EMISSIONS. Would the project:			
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			☒
b) Conflict with applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			☒

Project Impacts and Mitigation Measures

(a-b) Generate greenhouse gas (GHG) emissions or conflict with GHG plans or regulations

As described in the DDSP EIR, California is a substantial contributor of global greenhouse gases, emitting over 400 million tons of CO_2 a year and that it is not anticipated that any single development project would have a substantial effect on global climate change.

Greenhouse gas emissions from the project would include emissions from area sources and mobile sources associated with new projects. Cumulative GHG emissions could occur as a result of future development under the DDSP. This development was previously considered, and the project will not result in a substantial change than what was analyzed in the DDSP EIR. Additionally, future projects within the project area and the rest of the City would be reviewed on a project-by-project basis to ensure their compliance with the City's *Climate Action Plan 2030 and Beyond* to determine if any impacts would occur beyond those already identified in DDSP EIR. Furthermore, the DDSP includes several measures that would help to reduce GHG emissions.

The project is consistent with the overall goals of the Metropolitan Transportation Commission's Plan Bay Area 2040 Regional Transportation Plan/Sustainable Communities

Strategy in concentrating new development in locations where there is existing infrastructure, as well the GHG reduction planning efforts and housing performance targets outlined in Plan Bay Area 2040.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified GHG impacts, nor result in new significant impacts.

With adherence to required applicable regulatory requirements and plans, there would be no new or substantially more severe significant impacts to cumulative GHG emissions beyond what has been analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

City of Dublin Climate Action Plan 2030 and Beyond, 2020

Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:			
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?			☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result,			☒

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
would it create a significant hazard to the public or the environment?			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			☒

Project Impacts and Mitigation Measures

(a-b) Transport, use or disposal of hazardous materials

As described in the DDSP EIR, new projects could involve the transport, use, disposal, and release of hazardous materials during construction and may result in the demolition and removal of structures which may contain asbestos and/or lead based paints. Mitigation Measures 3.5-1a, 3.5-1b, and 3.4-1 within the DDSP EIR will continue to apply, requiring compliance with the Regional Water Quality Control Board (RWQCB) and preparation of a stormwater pollution prevention plan (SWPPP). A SWPPP is designed to reduce the risk of spills or leaks from reaching the environment. The SWPPP would also include a Spill Response Plan to address minor spills of hazardous materials. Compliance with SWPPP requirements would ensure that potential significant hazards associated with routine transport, use, or disposal of hazardous materials during and after construction would be less than significant.

Additionally, prior to demolition of structures constructed prior to 1980 (when asbestos and lead based paints were commonly used), a qualified environmental specialist shall inspect the buildings to determine the presence of asbestos and/or lead based paints. If found, subsequent permits and approvals would be required along with the appropriate disposal of the contaminated materials. Any hazardous materials stored and used at in the project area as part of a development project would be required to be managed in accordance with applicable local, State, and federal hazardous materials regulations that would reduce risks associated with leakage, explosions, fires, or the escape of harmful gases.

With incorporation of these mitigation measures and adherence to all regulations, impacts would remain less than significant.

(c) Emit hazardous materials within one-quarter mile of an existing or proposed school

As described in the DDSP EIR, Nielsen Elementary School (7500 Amarillo Drive, Dublin) is located within a quarter mile of the project area and new businesses that are located near residential areas or schools may expose these sensitive uses to a greater risk of exposure to hazardous materials, wastes, or emissions. However, all new projects would be required to comply with regulations established by federal, state and local regulatory agencies. Compliance with these regulations will ensure that potential impacts to sensitive uses will not result in a substantially more severe significant impact beyond was previously analyzed in the DDSP EIR.

(d) Listed as a hazardous materials site

As described in the DDSP EIR, the project area is not located on a hazardous material site pursuant Government Code Section 65962.5, however, there are three Cleanup Program Sites within the project area that are currently (2023) being monitored by the RWQCB. Two of these sites are on Dublin Boulevard (Shamrock Ford and Aster Apartments), and one site is on San Ramon Road (Crow Canyon Cleaners). Mitigation Measure 3.4-2 within the DDSP EIR would continue to apply to new projects and will require the preparation of a Phase I Environmental Site Assessment and subsequent testing. Therefore, impacts would remain less than significant.

(e) Proximity to a public airport

As described in the DDSP EIR, the project area is not located within an airport land use plan or within the vicinity of a private airstrip and, therefore, there would be no impact.

(f) Impair implementation of an emergency response plan or emergency evacuation plan

The City uses the Tri-Valley Local Hazard Mitigation Plan, which was developed in compliance with State requirements and also meets the requirements of the Federal Emergency Management Agency (FEMA), as its local hazard mitigation plan. The Tri-Valley Local Hazard Mitigation Plan provides a uniform hazard mitigation strategy for the Tri-Valley area, addressing a range of hazards including, but not limited to, earthquakes, floods and wildland fire. The City also has an adopted Comprehensive Emergency Management Plan and a Local Hazard Mitigation Plan to assess hazards and mitigate risks prior to a disaster event.

Finally, as described in the DDSP EIR, future development would not impair implementation of or physically interfere with an emergency response plan or emergency evacuation plan and, therefore, there would be no impact.

(g) Expose people or structures to wildland fires

A wildland fire is a fire occurring in a suburban or rural area which contains uncultivated land, timber, range, brush, or grasslands. Wildland fires are primarily a concern in areas where there is a mix of developed and undeveloped lands. As described in the DDSP EIR, the project area is

located in an urbanized area and the project site is not identified as an area of moderate, high, or very high fire hazard severity for the Local Responsibility Area. It is identified as an area of moderate fire hazard severity for the State Responsibility Area, as mapped by the California Department of Forestry and Fire Protection (CAL FIRE). Further, future development will be constructed in accordance with the requirements of the CBC, California Fire Code, and the City's Wildfire Management Plan.

The project is not subject to potential wildfire hazards and, therefore, there would be no impact.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified hazards and hazardous materials impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements and required mitigation measures and applicable regulatory requirements, there would be no new or substantially more severe significant impacts to hazards and hazardous materials beyond what has been analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Livermore Municipal Airport, Airport Land Use Compatibility Plan, 2012.

RWQCB Geotracker (https://geotracker.waterboards.ca.gov/), accessed July 10, 2023.

Hydrology and Water Quality

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
9. HYDROLOGY AND WATER QUALITY. Would the project:			
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			☒

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			
(i). Result in substantial erosion or siltation on- or off-site;			☒
(ii). Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			☒
(iii). Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			☒
(iv). Impede or redirect flood flows?			☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			☒

Project Impacts and Mitigation Measures

(a) Violate water quality or waste discharge requirements or degrade surface or groundwater quality

As described in the DDSP EIR, new project construction would be required to comply with Mitigation Measures 3.5-1a and 3.5-1b, which require compliance with RWQCB water quality and waste discharge requirements and preparation of a SWPPP. Compliance with these mitigation measures will ensure that potential water quality impacts associated with project construction are reduced to a less-than-significant level.

(b-c) Substantially decrease or interfere with groundwater supplies; Alter existing drainage patterns re: erosion/siltation, re: flooding, or degrade water quality

As described in the DDSP EIR, the project area is largely developed and served by existing stormwater facilities that have been designed to accommodate future anticipated development. Per RWQCB requirements, new projects will include design features to increase percolation (thereby decreasing stormwater flows, impact to drainage systems, and groundwater degradation). Therefore, the project will not substantially decrease or interfere with groundwater supplies.

The project will not alter existing drainage patterns because the project site is already developed and consists of impervious surface areas in the form of buildings and surface parking lots. Current regulations are now more stringent and would result in greater on-site retention than currently exists and thereby improving groundwater supplies.

(d) Flood hazard, seiche, or tsunami

As described in the DDSP EIR, the project area is located well inland from the San Francisco Bay or other major bodies of water to be impacted by a tsunami or seiche and is not within a designated dam failure inundation area. Therefore, there would be no impact.

(e) Water Quality

As described in the DDSP EIR, the water source for new projects in the DDSP area would rely on surface water supplies from the Dublin San Ramon Services District and no local groundwater supplies. As a result, the project would not conflict with a water quality control or sustainable groundwater management plan. Therefore, there would be no impact.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified hydrology and water quality impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements and required mitigation measures and applicable regulatory requirements, there would be no new or substantially more severe significant impacts to hydrology and water quality resources beyond what was analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Land Use and Planning

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
10. LAND USE AND PLANNING. Would the project:			
a) Physically divide an established community?			☒
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			☒

Project Impacts and Mitigation Measures

(a) Physically divide an established community

The physical division of an established community typically refers to the construction of a feature (such as an interstate highway or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community, or between a community and outlying areas. For instance, the construction of an interstate highway through an existing community may constrain travel from one side of the community to another; similarly, such construction may also impair travel to areas outside of the community.

As described in the DDSP EIR, the DDSP would help ensure greater land use compatibility and would not physically divide a community. The project would maintain the land use compatibility principals of the DDSP and, therefore, there would be no impact.

(b) Conflict with land use plan, policy, or regulation

The 2023 DDSP Amendment would re-allocate the maximum allowed development densities for residential and non-residential uses in the plan area, allow Research and Development as a permitted use in the "Core" portion of the Retail District, and include other various refinements to the DDSP development standards and design guidelines. These changes, as amended, would not conflict with any city land use plan, policy, or regulation.

Therefore, there would be no change to the analysis of consistency with land use plans, policies and regulations, from that previously analyzed in the DDSP EIR. The project would be consistent with the DDSP (as amended) as well as the City's General Plan (including the 6th Cycle Housing Element) and Zoning and, therefore, there would be no impact.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP

EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified land use and planning impacts, nor result in new significant impacts.

With adherence to required mitigation measures and applicable regulatory requirements, there would be no new or substantially more severe significant impacts to land use and planning beyond what was analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

City of Dublin. 2023 – 2031 Housing Element (6th Cycle), 2023.

Mineral Resources

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
11. MINERAL RESOURCES. Would the project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?			☒

Project Impacts and Mitigation Measures

(a-b) Loss of known or identified mineral resource

As described in the DDSP EIR, mineral resources were not analyzed as they were determined to be an "effect found not to be significant." The project would be consistent with the DDSP (as amended) and within the scope of what was analyzed in the DDSP EIR. Therefore, there would be no impact to mineral resources.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Noise

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
12. NOISE. Would the project result in:			
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?			☒
b) Generation of excessive ground borne vibration or ground borne noise levels?			☒
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			☒

Project Impacts and Mitigation Measures

(a-b) Generate noise or vibration exceeding standards

As described in the DDSP EIR, compliance with DDSP design guidelines and development standards would ensure that new projects do not exceed long-term stationary noise thresholds.

However, new projects could result in short-term construction-related noise and vibrations that exceed noise standards for nearby sensitive uses and increased long-term mobile noise sources (vehicular traffic). Mitigation Measures 3.7-1a and 3.7-1b described in the DDSP EIR would continue to apply to new projects including the preparation of construction noise management plans (when applicable) and noise from transporting construction materials. Additionally, new projects located adjacent to heavily traveled roadways would be required to prepare acoustical analyses and incorporate site-specific mitigations to limit construction to the less noise sensitive periods of the day and ensure that proper operating procedures are followed during construction so that nearby sensitive receptors are not adversely affected by noise and vibration. Based on these requirements, impacts would remain less than significant.

Mitigation Measure 3.7-3 described in the DDSP EIR would continue to apply to new developments located adjacent to Interstate 580, Amador Plaza Road (between Dublin Boulevard and St. Patrick's Way), and Dublin Boulevard (between the following locations: Amador Plaza Road and Village Parkway, Regional Street and Golden Gate Drive, and San Ramon Road and Regional Street) and requires a site-specific acoustical analysis. The mitigation

measure requires design features to be incorporated into the future development to reduce noise impacts to noise sensitive land uses.

(c) Excessive noise level near a public or private airport

The project area is not located within an airport land use plan or within the vicinity of a private airstrip and, therefore, there would be no impact.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified noise impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements and required mitigation measures and applicable regulatory requirements, there would be no new or substantially more severe significant impacts related to exposure to noise exceeding standards beyond what was analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Livermore Municipal Airport, Airport Land Use Compatibility Plan, 2012.

Population and Housing

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
13. POPULATION AND HOUSING. Would the project:			
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			☒

Project Impacts and Mitigation Measures

(a, b) Population and Housing

As described in the DDSP EIR, impacts to population and housing was not analyzed as they were determined to be an "effect found not to be significant." The project would be consistent with the DDSP (as amended) and within the scope of what was analyzed in the DDSP EIR. Therefore, there would be no impact.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Public Services

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:			
a) Fire protection?			☒
b) Police protection?			☒
c) Schools?			☒
d) Parks?			☒
e) Other public facilities?			☒

Project Impacts and Mitigation Measures

(a) Fire

As stated in the DDSP EIR, new projects would be required to comply with applicable building, safety, and fire codes (e.g., 2022 California Fire Code, Part 9, Title 24 of the California Code of Regulations and City of Dublin Chapter 5.08 Fire Code). New projects would also be required to fund on- and off-site improvements and contribute to the City's public facilities fees.

Specifically, the proposed project is required to adhere to the California Fire Code and City of Dublin codes, ordinance and regulations to minimize fire hazards, including fire prevention and

suppression measures; fire hydrants and sprinkler systems; emergency access; and other similar requirements. Alameda County Fire Department would continue to provide services to the project site and would not require additional firefighters to serve the proposed project. The demand for fire protection services resulting from the proposed project would not require the construction of new or alteration of existing fire protection facilities to maintain an adequate level of fire protection service. No physical impacts associated with the provision of fire protection services would occur.

(b) Police

As stated in the DDSP EIR, new projects would be required to comply with applicable City of Dublin safety requirements. This includes paying City of Dublin public facility impact fees to assist in funding new police facilities. Additionally, per Dublin Police Services, future projects will be required to incorporate various safety and security requirements, including but not limited to adequate locking devices, security lighting, and ensuring adequate surveillance for structures and parking areas. These incorporations are minor and will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physically altered governmental facilities.

(c) Schools and other public facilities

The project would increase the number of residential units and corresponding decrease the amount of non-residential development in the plan area, thereby maintaining the same maximum level of development intensity as analyzed in the DDSP EIR. The project would still be consistent with the DDSP's policies to encourage residential development downtown. Dublin Unified School District fees, City public facilities fees, and the DDSP provision for community benefit (e.g., gathering spaces) would continue to apply for new projects.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified public services impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements, there would be no new or substantially more severe significant impacts to public services beyond what was analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Recreation

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
15. RECREATION. Would the project:			
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			☒
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			☒

Project Impacts and Mitigation Measures

(a, b) Increase the use of existing recreation facilities causing deterioration or require new recreation facilities

As described in the DDSP EIR, recreation facilities were not analyzed as they were determined to be an "effect found not to be significant." The project would be consistent with the DDSP and within the scope of what was analyzed in the DDSP EIR. Therefore, there would be no impact.

Furthermore, each new development project would be required to pay public facilities impact fees that will fund the acquisition of parkland and the development of future park facilities.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified recreation impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements, there would be no new or substantially more severe significant impacts to recreation facilities beyond what was analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Transportation

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
16. TRANSPORTATION/TRAFFIC. Would the project:			
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			☒
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			☒
d) Result in inadequate emergency access?			☒

Project Impacts and Mitigation Measures

(a) Conflict with applicable transportation plans standards, including bicycle and pedestrian facilities

As part of the DDSP, the City amended the City's General Plan related to acceptable Levels of Service (LOS) standards within the City to require a LOS of D or better for all intersections **except** for intersections within the DDSP area. The objective of this amendment was to balance vehicular and non-vehicular circulation requirements and, thereby, create a more pedestrian-friendly downtown.

As shown in Table 1: Change in Project Traffic Trips, the project would increase the allowable allocation of residential units by 465 units and a decrease in the allowable allocation of non-residential uses by 300,000 square feet. It would result in a net decrease of 11,488 daily trips, a net decrease of 162 AM peak hour trips, and net decrease of 1,110 PM peak hour trips. This reduction is because commercial development generates a greater number of trips than residential development when compared on a similar square footage basis.

Table 1: Change in Project Traffic Trips

Proposed or Removed	ITE Land Use Code	Land Use	Size	Units	Daily Trips	AM Peak			PM Peak		
						Total	In	Out	Total	In	Out
Proposed	221	Multifamily Housing (Mid-Rise)[1]	465	Dwelling Units	2,209	149	54	95	135	88	47
Removed	820	Shopping Center (>150 KSF)[2]	300	KSF	-13,697	-311	-193	-118	-1,245	-597	-648
Net New Project Trips					**-11,488**	**-162**	**-139**	**-23**	**-1,110**	**-509**	**-601**

Note: ITE Trip Generation Manual, 11th Edition (2021) used to develop trip generation rates.
[1] Average rate used for ITE Land Use Code 221 and also assumed close to transit.
[2] Fitted curve used for ITE Land Use Code 820.

Since this proposed change would result in a negative trip generation for all time periods, no new impacts would be created compared to the previous analysis in the DDSP EIR.

Additionally, Mitigation Measures 3.9-1 and 3.9-4 require support of Alameda County's project and program aimed at reducing traffic congestion, development of Transportation Demand Management Programs, implementation of the City's policies to use alternative modes of transportation and working with Livermore Amador Valley Transit Authority (LAVTA) to increase service. These measures would continue to apply to any future development project. Therefore, impacts would remain less than significant.

(b) Conflict with CEQA Section 15064.3 (b)

Since certification of the DDSP EIR in 2011, the issue of vehicle miles traveled (VMT) has become a more prominent issue of concern as evidenced by passage of SB 743 in 2013. Previously, CEQA analysis was conducted using a level of service (LOS) measurement that evaluated traffic delay. As specified under SB 743 and implemented under Section 15064.3 of the State CEQA Guidelines (effective December 28, 2018), VMT is the required metric to be used for identifying CEQA impacts and mitigation. In December 2018, the Office of Planning and Research (OPR) published a Technical Advisory on Evaluating Transportation Impacts, including guidance for VMT analysis. The Office of Administrative Law approved the updated CEQA Guidelines and lead agencies were given until July 1, 2020, to implement the updated guidelines for VMT analysis.

The topic of the project's contribution to vehicle miles traveled (VMT) was not analyzed in the DDSP EIR. Because DDSP EIR has been certified, the determination of whether VMT needs to be analyzed for this project is governed by the law on supplemental or subsequent EIRs (Public Resources Code Section 21166 and CEQA Guidelines, Sections 15162 and 15163). VMT is not required to be analyzed unless it constitutes new information of substantial importance that was not known and could not have been known at the time the previous environmental documents were certified as complete (Public Resources Code Section 21166 and CEQA Guidelines Section 15162 and 15163). VMT was known at the time of the certification of the DDSP EIR (Public Resources Code Section 21166 and CEQA Guidelines Section 15162 and

15163). Increased traffic was analyzed using other methods (LOS) at the time of certification of the DDSP EIR. Under CEQA standards, VMT is not considered new information that requires analysis in a Supplemental EIR or negative declaration. Therefore, no supplemental environmental analysis of the project's impacts on this issue is required under CEQA. Therefore, the City is not required to conduct an analysis of VMT and the 2023 DDSP Amendment would have no impact.

(c) Substantially increase hazards due to a design feature

The 2023 DDSP Amendment does not include specific development plans which would substantially increase hazards, nor does it alter roadway design such that implementation of the proposed project would create sharp curves or dangerous intersections and, therefore, there would be no impact.

(d) Result in inadequate emergency access

As described in the DDSP EIR, new projects would be required to comply with applicable building, safety, and fire codes to ensure proper design and adequacy of emergency access.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified transportation impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements, there would be no new or substantially more severe significant impacts to transportation beyond what was analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

City of Dublin. Transportation Impact Analysis Guidelines, 2021.

Tribal Cultural Resources

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
17. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:			
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			☒

Project Impacts and Mitigation Measures

The topic of tribal cultural resources is a relatively new category in the CEQA checklist and was not analyzed in the DDSP EIR. However, mitigation measures related to potential impacts to historic and archeological resources on the site are described in the Cultural Resources section, above.

Because the DDSP EIR has been certified, the determination of whether tribal cultural resources need to be analyzed for this proposed project is governed by the law on supplemental or subsequent EIRs (Public Resources Code Section 21166 and CEQA Guidelines, Sections 15162 and 15163). Tribal cultural resources are not required to be analyzed under those standards unless it constitutes "new information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete" (CEQA Guidelines Sec. 15162 (a) (3)).

(a) Listed or eligible for listing in the California Register of Historical Resources

The project area is located in an urban setting and has been disturbed through prior development. There are no identified historic resources within the project area and, therefore, there would be no impact.

(b) Significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1

There are no known significant tribal cultural resources within the project area. While the likelihood of finding archaeological resources is extremely low, Chapter 8.48 Archaeological Resources Regulations outlines a process to protect archaeological resources and prehistoric or historic artifacts that are discovered during any construction or excavation.

Furthermore, the 2023 DDSP Amendment would continue to require new projects to comply with Section 7050.5 of the California Health and Safety Code in the event of the discovery or recognition of any human remains in any location other than a dedicated cemetery during future development activities, which would require that there be no further excavation or disturbance of the area, or any nearby area reasonably suspected to overlie adjacent remains. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24-hours of identification.

As required under Senate Bill 18, a letter regarding the project was mailed to eleven tribes on June 23, 2023, using a mailing list provided by the Native American Heritage Commission. No request for consultation has been received to date.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified tribal cultural impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements, there would be no new or more severe significant impacts to tribal cultural resources beyond those previously analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Utilities and Service Systems

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
18. UTILITIES AND SERVICE SYSTEMS. Would the project:			
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?			☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			☒
e) Comply with federal, state, and local statutes and regulations related to solid waste?			☒

Project Impacts and Mitigation Measures

(a and c) Require relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities and sufficient wastewater capacity

The project would increase the number of residential units and correspondingly decrease the amount of non-residential development in the plan area, thereby maintaining the same maximum level of development intensity as analyzed in the DDSP EIR.

The proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities beyond that which was already anticipated in the DDSP EIR. Additionally, new projects would be required to pay impact fees to fund stormwater infrastructure.

The proposed project would be consistent with the type and intensity of development assumed for the project site in the City's General Plan and accounted for in Dublin San Ramon Services District 2020 Urban Water Management Plan.

(b) Sufficient water supply

As described in the DDSP EIR, there is adequate capacity to service buildout of the DDSP area. Because the proposed project would not increase the existing maximum allowable commercial space nor would there be an increase in the maximum number of residential units beyond what was previously approved and analyzed in the DDSP EIR, there would be no impacts to water supply. Therefore, no further environmental review is required.

(d-e) Adequate landfill and compliance

As described in the DDSP EIR, the project area is served by the Altamont Landfill, which has a total estimated permitted capacity of 62,000,000 cubic yards and a remaining estimated capacity of 45,720,000 cubic yards (74 percent remaining capacity). Future development would occur over an extended period of time and the Altamont Landfill would see an incremental increase in additional solid waste until ultimate buildout of the project area.

Because the 2023 DDSP Amendment would not increase projected total solid waste generation because the existing maximum limit of commercial space and residential units would remain as previously analyzed in the DDSP EIR, there would be no impacts. Therefore, no further environmental review is required.

Disposal of solid waste would be required to comply with all federal state, and local statutes and regulations associated with solid waste. This would include providing receptacles for green waste, recyclables, and garbage.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified utilities and service system impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements, there would be no new or more severe significant impacts to utilities and service systems beyond those previously analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

City of Dublin. Downtown Dublin Specific Plan EIR, 2010.

Wildfire

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
18. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:			
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			☒

Project Impacts and Mitigation Measures

(a-d) Wildfire and emergency evacuation plans

The topic of wildfire is a new category in the CEQA checklist and was not analyzed in the DDSP EIR. Since the DDSP EIR has been certified, the determination of whether wildfire and emergency evacuation plans need to be analyzed for this 2023 DDSP Amendment is governed by the law on supplemental or subsequent EIRs (Public Resources Code Section 21166 and CEQA Guidelines, Sections 15162 and 15163).

Wildfire and emergency evacuation plans are not required to be analyzed under the CEQA standards for supplemental or subsequent EIRs unless it constitutes "new information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete" (CEQA Guidelines Section 15162 (a)(3)).

The impact of wildfire and emergency evacuation plans was known at the time of the certification of the DDSP EIR. Under CEQA standards, it is not new information that requires analysis in a supplemental EIR or Negative Declaration. No supplemental environmental analysis of the project's impacts on this issue is required under CEQA.

Furthermore, the project area is located outside of a very high fire hazard severity zone as identified by the California Department of Forestry and Fire Protection (CALFIRE). The project area is in an urbanized area and is not located within an area that would be subject to the requirements of the City's *Wildfire Management Plan* (City of Dublin 2010).

In addition, the Alameda County Fire Department, as part of the City's entitlement process, will review all plans for adequate fire suppression, fire access, and emergency evacuation for all future new developments.

Conclusion

The project does not propose substantial changes that were not previously analyzed in the DDSP EIR that would require major changes to the EIR. Based on the information in the DDSP EIR and this environmental analysis, the project would not substantially increase the severity of the previously identified wildfire impacts, nor result in new significant impacts.

With adherence to applicable regulatory requirements, there would be no new or more severe significant impacts to wildfire beyond those previously analyzed in the DDSP EIR and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required.

Source(s)

CALFIRE FHSZ Viewer. Accessed July 6, 2023.

City of Dublin. Wildfire Management Plan, 2010.

Mandatory Findings of Significance

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
18. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			☒

ENVIRONMENTAL IMPACTS Issues	New Significant Impact	Substantial Increase in the Severity of an Impact Identified in the DDSP EIR	Equal or Less Severe Impact than Identified in the DDSP EIR
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)			☒
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			☒

Project Impacts and Mitigation Measures

(a) Substantially degrade the quality of the environment

No new impact. There are no substantial changes to the project as analyzed in the DDSP EIR. The project is similar to land uses for the project area analyzed in the DDSP EIR and there is no change in the maximum amount of commercial square footage or residential units permitted under the DDSP. As demonstrated in this Initial Study, the project does not constitute a substantial change to the DDSP EIR analysis, will not result in additional significant impacts, and no additional or different mitigation measures are required. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed, and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required for this impact area.

(b) Cumulative impacts

No new impact. The DDSP EIR considered the project's cumulatively considerable impacts where effects had the potential to degrade the quality of the environment as a result of build-out of the DDSP. Implementation of the proposed project would not result in any new cumulative impacts or increase the severity of a previously identified significant cumulative impact as previously analyzed, and no other CEQA standards for supplemental review are met. Therefore, there would be no cumulative impacts.

(c) Substantial adverse effects on human beings

No new impact. The proposed project would not create adverse environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. The proposed project would allow for residential and commercial development in compliance with the DDSP standards and land uses, as amended. These uses or activities would not result in any substantial adverse effects on human beings, either directly or indirectly, as discussed

throughout this document. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in the DDSP EIR, and no other CEQA standards for supplemental review are met. Therefore, no further environmental review is required for this impact area.

RESOLUTION NO. 23-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUBLIN

RECOMMENDING THAT THE CITY COUNCIL AMEND THE GENERAL PLAN AND DOWNTOWN DUBLIN SPECIFIC PLAN TO INCREASE THE RESIDENTIAL DEVELOPMENT POTENTIAL BY 465 UNITS, DECREASE THE NON-RESIDENTIAL SQUARE FOOTAGE PERMITTED BY 300,000 SQUARE FEET, INCREASE THE HEIGHT AND FLOOR AREA RATIO IN "THE CORE" AREA OF THE RETAIL DISTRICT AND AMEND THE DESIGN STANDARDS AND ALLOWABLE USES PLPA-2023-00001

WHEREAS, the Downtown Dublin Specific Plan (DDSP) project area is located in the southwestern portion of the City and is approximately 284 acres in size. The project area is generally bound by Village Parkway to the east, Interstate 580 to the south, San Ramon Road to the west, and Amador Valley Boulevard to the north; and

WHEREAS, on February 1, 2011, the Dublin City Council adopted Resolution No. 09-11 approving the DDSP and associated implementation actions. At the same time, the City Council adopted Resolution No. 08-11 certifying the Downtown Dublin Specific Plan Environmental Impact Report (DDSP) (EIR) (SCH# 2010022005, incorporated herein by reference). The DDSP EIR evaluated the potential impacts associated with intensifying development in the 284-acre Downtown Dublin area to accommodate additional residential and non-residential uses; and

WHEREAS, Subsequent to adoption, the DDSP has been amended five times, including the 2020 DDSP Amendments focused on the initial implementation of the Downtown Dublin Preferred Vision approved by City Council on November 5, 2019, which included three primary components: 1) Siting of a Town Square; 2) New Street Grid Network; and 3) Downtown Character; and

WHEREAS, the proposed amendments to the General Plan and DDSP further implement the Downtown Dublin Preferred Vision by increasing the residential development potential by 465 units and decreasing the non-residential square footage by 300,000 square feet, increasing the height and floor area ratio in "The Core" area of the Retail District and amendments to the design standards and allowable uses, hereafter referred to as the "2023 DDSP Amendment" or the "Project;" and

WHEREAS, consistent with Section 65352.3 of the California Government Code, the City obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the City on the proposed Specific Plan Amendment; and

WHEREAS, the California Environmental Quality Act (CEQA), Public Resources Code Section 21166, *et seq.*, and the State CEQA Guidelines Section 15162(a) require that when an EIR or negative declaration has been certified for a project, no subsequent EIR or negative

declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adoption measures or alternative; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines, the Project was examined to determine if any of the standards contained in CEQA Guidelines Section 15162(a) requiring preparation of supplemental environmental review would be met. The analysis, as further detailed the Staff Report, dated September 12, 2023, and incorporated herein by reference, concluded that none of the standards contained in CEQA Guidelines Section 15162(a) requiring preparation of supplemental environmental review are met; the Project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in DDSP EIR and subsequent Addendums; no other CEQA standards for supplemental review are met and no further environmental review is required; and

WHEREAS, a Staff Report, dated September 12, 2023, and incorporated herein by reference, described and analyzed the 2023 DDSP Amendment, for the Planning Commission; and

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WHEREAS, the Planning Commission held a properly noticed public hearing on the 2023 DDSP Amendment on September 12, 2023, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission considered all above-referenced reports, recommendations, and testimony to evaluate the 2023 DDSP Amendment.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council approve the amendments to the General Plan and Downtown Dublin Specific Plan, as described in **Exhibit A**, based on findings, as set forth in **Exhibit A**, that the amendments are in the public interest, promotes general health, safety and welfare, and that the General Plan and Downtown Specific Plan, as so amended, will remain internally consistent.

PASSED, APPROVED AND ADOPTED this 12th day of September 2023 by the following vote:

AYES: Aini, Grier, Ochoa, Thalblum, Wahida

NOES:

ABSENT:

ABSTAIN:

DocuSigned by:
64E9DDAD421F421...
Planning Commission Chairperson

ATTEST:

DocuSigned by:
A1E22E565B484A3...
Community Development Director

5480452.2

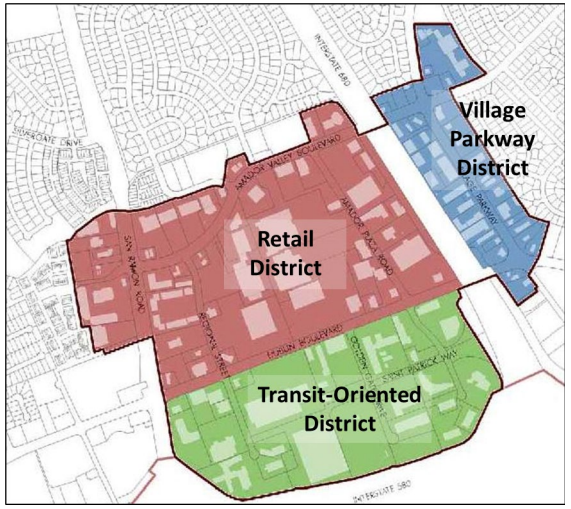
DOWNTOWN DUBLIN SPECIFIC PLAN AMENDMENTS

City Council
October 17, 2023

DUBLIN
CALIFORNIA

Downtown Dublin Specific Plan and Preferred Vision

- Downtown Dublin Specific Plan
- Preferred Vision
  - City Council Approved November 2019
  - Primary Components:
    - Siting of a Town Square
    - New Street Grid Network
    - Downtown Character



Downtown Dublin Preferred Vision Implementation 2019

DDSP Amendments

- Increase FAR
  - TOD and Retail Districts
- Combine Residential Allocation
  - All Districts
- Amend Parking Standards
  - TOD and Village Parkway District
  - Hotel and Office Uses in TOD

Coordination with Property Owner

- Approval of Memorandum of Understanding between the City and American Realty Advisors
  - Acquisition of 7300 Amador Plaza Road

Downtown Dublin Preferred Vision Implementation 2020

DDSP Amendments

- Incorporate Town Square
- Incorporate Street Grid
- Combine Non-Residential Allocation
  - TOD and Retail Districts
- Add Hotel as a Permitted Use
  - Retail District
- Update Design Guidelines Standards

Internal Coordination

- Street Cross Sections
  - Determining Right-of-Way Needs

Downtown Dublin Preferred Vision Implementation 2021 to Now

Coordination with Property Owner

- Amended MOU April 2021
- ROW Acquisition for New Streets and Continue Street Cross Sections (2021)
- Parking Assessment (2022)
- Hines Draft Master Plan (2022)
- Hines North Project (2023)
- Transportation Analysis (2023)
- Coordination with DSRSD (2023)

City Council Discussions

- Strategic Planning Workshop (Feb. 2022)
  - Increase FAR
  - Increase Residential Allocation
    - Housing Element approx. 400 units
    - Hines approx. 1,500 units
  - Increase Height to Match TOD
  - Life Sciences – New Land Use
  - Private vs. Public Streets
    - WDTIF update
- Hines Presents Master Plan (Oct. 2022)

Proposed Amendments to Implement Preferred Vision

- Increase Residential Allocation
  - 465 Units
- Decrease Non-residential Allocation
  - 300,000 square feet
- Increase Floor Area Ratio in The Core
  - Base FAR .50 / Maximum FAR 2.5
- Design Standards and Allowable Uses
  - Projections and setbacks
  - Flexibility in The Core
  - Research and Development

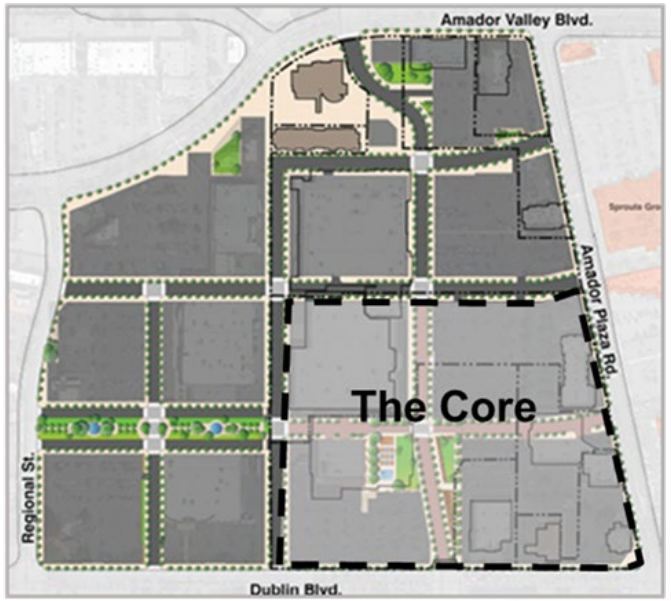
Residential and Non-Residential Development Potential

	Residential Development		Non-Residential Development	
Total Allowable Development in the Downtown				
Existing	*Development Pool*	*2,500*	*Development Pool*	*1,320,220*
	Affordable Units not subject to Development Pool	*416*	*SF not subject to Development Pool*	*942,320*
	Total Units	**2,916**	**Total SF**	**2,262,540**
Proposed	*Units to be Added*	*+ 465*	*SF to be Eliminated*	*- 300,000*
	Total Units	**3,381**	**Total SF**	**1,962,540**
Development Pool				
Existing	**Development Pool**	**2,500**	**Development Pool**	**1,320,220**
	Units Constructed	*- 783*	*SF Constructed*	*- 10,329*
	Units Reserved and Not Yet Constructed	*- 921*	*SF Reserved and Not Yet Constructed*	*0*
	Units Remaining	*796*	*SF Remaining*	*1,309,891*
Proposed	*Units to be Added*	*+ 465*	*SF to be Eliminated*	- 300,000
	Total Units	**2,965**	**Total SF**	**1,020,220**
	Units Remaining	*1,261*	*SF Remaining*	*1,009,891*
Anticipated Downtown Preferred Vision Development (Hines)				
	Total Units	1,455	Total SF	658,000

DUBLIN
CALIFORNIA

Changes to Standards and Uses

- Design Standards
  - Setbacks on Upper Floors
  - Projections (stoops, windows, awnings)
  - Parking Space Length
- Design Standards for The Core
  - Maximum Height (Match TOD)
  - Floor Area Ratio (Match TOD)
  - Location of Residential Units
- New Use
  - Research and Development



Environmental Review

- Downtown Dublin Specific Plan EIR (2011)
- Prior Amendments (2014-2020)
- Current Project
  - No new impacts
  - Mitigation Monitoring and Reporting Program

Planning Commission Review

- Regular Meeting September 12, 2023
- Resolution No. 23-07 Recommending Approval

Recommendation

Conduct the public hearing, deliberate and adopt the **Resolution** Amending the General Plan and Downtown Dublin Specific Plan to Further Implement the Downtown Dublin Preferred Vision.

October 17, 2023

SB 343

Senate Bill 343 mandates supplemental materials that have been received by the City Clerk's office that relate to an agenda item after the agenda packets have been distributed to the City Council be available to the public.

The attached documents were received in the City Clerk's office after distribution of the October 17, 2023, Regular City Council meeting agenda packet.

Item 6.1

CITY MANAGER'S OFFICE MEMORANDUM

DATE: October 17, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Item 6.1 Downtown Dublin Preferred Vision Implementation General Plan and Downtown Dublin Specific Plan Amendments

The October 17, 2023, City Council Meeting includes an item adopting the Resolution Amending the General Plan and Downtown Specific Plan to Further Implement the Downtown Dublin Preferred Vision.

Table 2.1 (page 4) in the Resolution (Attachment 1) has been updated to reflect City Council Resolution No. 84-23 to correct the total number of dwelling units, persons per dwelling units and population. In addition, a correction has been made to the footnote for Table 2.1 to state the maximum FAR outside "The Core" is 2.0.

RESOLUTION NO. xx - 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

AMENDING THE GENERAL PLAN AND DOWNTOWN DUBLIN SPECIFIC PLAN TO FURTHER IMPLEMENT THE DOWNTOWN DUBLIN PREFERRED VISION PLPA-2023-00001

WHEREAS, the Downtown Dublin Specific Plan (DDSP) project area is located in the southwestern portion of the City and is approximately 284 acres in size. The project area is generally bound by Village Parkway to the east, Interstate 580 to the south, San Ramon Road to the west, and Amador Valley Boulevard to the north; and

WHEREAS, on February 1, 2011, the Dublin City Council adopted Resolution No. 09-11 approving the DDSP and associated implementation actions. At the same time, the City Council adopted Resolution No. 08-11 certifying the Downtown Dublin Specific Plan Environmental Impact Report (DDSP) (EIR) (SCH# 2010022005, incorporated herein by reference). The DDSP EIR evaluated the potential impacts associated with intensifying development in the 284-acre Downtown Dublin area to accommodate additional residential and non-residential uses; and

WHEREAS, Subsequent to adoption, the DDSP has been amended five times, including the 2020 DDSP Amendments focused on the initial implementation of the Downtown Dublin Preferred Vision approved by City Council on November 5, 2019, which included three primary components: 1) Siting of a Town Square; 2) New Street Grid Network; and 3) Downtown Character; and

WHEREAS, the proposed amendments to the General Plan and DDSP further implement the Downtown Dublin Preferred Vision by increasing the residential development potential by 465 units and decreasing the non-residential square footage by 300,000 square feet, increasing the height and floor area ratio (FAR) in “The Core” area of the Retail District and amendments to the design standards and allowable uses, hereafter referred to as the “2023 DDSP Amendment” or the “Project;” and

WHEREAS, consistent with Section 65352.3 of the California Government Code, the City obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the City on the proposed General Plan Amendment. None of the contacted tribes requested a consultation within the 90-day statutory consultation period and no further action is required under Section 65352.3; and

WHEREAS, the California Environmental Quality Act (CEQA), Public Resources Code Section 21166, et seq., and the State CEQA Guidelines Section 15162(a) require that when an EIR or negative declaration has been certified for a project, no subsequent EIR or negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adoption measures or alternative; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines, the Project was examined to determine if any of the standards contained in CEQA Guidelines Section 15162(a) requiring preparation of supplemental environmental review would be met. The analysis, as further detailed the Staff Report, dated October 17, 2023, and incorporated herein by reference, concluded that none of the standards contained in CEQA Guidelines Section 15162(a) requiring preparation of supplemental environmental review are met; the Project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in DDSP EIR and subsequent Addendums; no other CEQA standards for supplemental review are met and no further environmental review is required; and

WHEREAS, the Planning Commission held a properly noticed public hearing on the Project, including the proposed General Plan and Downtown Dublin Specific Plan Amendments, on September 12, 2023, at which time all interested parties had the opportunity to be heard; and

WHEREAS, on September 12, 2023, the Planning Commission adopted Resolution No. 23-07 recommending that the City Council approve the 2023 DDSP Amendment, which Resolution is incorporated herein by reference; and

WHEREAS, a Staff Report, dated October 17, 2023, and incorporated herein by reference, described and analyzed the 2023 DDSP Amendment for the City Council; and

WHEREAS, the City Council held a properly noticed public hearing on the 2023 DDSP Amendment on October 17, 2023, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the City Council considered the DDSP EIR and CEQA Addendum, all above-referenced reports, recommendations, and testimony to evaluate the Project.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED that the City Council finds that the General Plan amendments, as set forth below, are in the public interest and that the General Plan as amended will remain internally consistent.

BE IT FURTHER RESOLVED that the City Council finds that the Downtown Dublin Specific Plan amendments, as set forth below, are in the public interest will promote general health, safety and welfare, and that the Downtown Dublin Specific Plan as amended will remain internally consistent.

BE IT FURTHER RESOLVED that the City Council hereby approves the following amendments to the General Plan:

Page 1-9, Section 1.8.1.5 Primary Planning Area revise the Downtown Dublin-Retail District land use classification to increase the FAR to a maximum of 2.5 and the Downtown Dublin -Transit Oriented District land use classification to a maximum FAR of 2.5 to be consistent with Table 2.1 as follows:

B. DOWNTOWN DUBLIN SPECIFIC PLAN AREA

Downtown Dublin – Village Parkway District (Maximum FAR: .35; employee density: 200-450 square feet per employee)
This designation allows a range of residential, commercial, and mixed uses consistent with the Downtown Dublin Specific Plan.

Downtown Dublin – Retail District (Maximum FAR: 2.0 - 2.5; employee density: 200-450 square feet per employee)
This designation allows a range of residential, commercial, and mixed uses consistent with the Downtown Dublin Specific Plan.

Maximum FAR is 2.5 in “The Core.” In “The Core”, the FAR may be spread through all developable parcels (this does not include the Town Square). Outside “The Core”, the maximum FAR is 2.0.

Downtown Dublin – Transit-Oriented District (Maximum FAR: 2.5; employee density: 200-450 square feet per employee)
This designation allows a range of residential, commercial, and mixed uses consistent with the Downtown Dublin Specific Plan.

Table 2.1 shall be revised as follows: (Only the sections of the table related to the DDSP area and Grand Total are shown here. All other sections of Table 2.1 remain the same):

Table 2.1 Land Use Development Potential: Primary Planning Area

Downtown Dublin Specific Plan Area	**Acres**	**Dwelling Units/acre**	**Dwelling Units**	**Persons/Dwelling Unit**	**Population**
Downtown Dublin	230.2	6.1-25.1+	3,381[5]	2.99	10,109
Downtown Dublin Specific Plan Area	**Acres**	**Maximum Floor Area Ratio (Gross)**	**Maximum Potential Square Feet[4]**	**Square Feet/employee**	**Jobs**
Village Parkway District	32.9	.35	.50	200-450	1,115-2,508
Retail District	113.1	2.5[6]	9.9[4]	200-450	6,139-13,814
Transit-Oriented District	84.2	2.5	9.2[4]	200-450	8,492-19,108
Total:	**230.2**		**19.6**		**15,746-35,430**
	ACRES	**DWELLING UNITS**	**POPULATION**	**SQUARE FEET (MILLIONS)**	**JOBS**
GRAND TOTAL	**2,494.48**	**6,770-14,333**	**20,242-42,854**	**14.16-16.59**	**28,952-63.175**

[6] Maximum FAR is 2.5 in "The Core". In "The Core", the FAR may be spread through all developable parcels (this does not include the Town Square). Outside "The Core", the maximum FAR is 2.0.

BE IT FURTHER RESOLVED that the City Council hereby approves the following amendments to the Downtown Dublin Specific Plan:

Page 43, Table 3-1: Land Uses, shall be amended to add "Research and Development" as an allowed use in the Retail District and Transit-Oriented District and Prohibited in the Village Parkway Districts as follows:

Table 3-1: Land Uses

BUILDING USES[1]	RETAIL DISTRICT	TRANSIT-ORIENTED DISTRICT	VILLAGE PARKWAY DISTRICT
Research and Development	Allowed[7]	Allowed[7]	Prohibited

[7] Manufacturing uses are limited to less than 10% of the building area. A CUP is required for manufacturing uses greater than 10% up to maximum of 20% of the building area.

Page 45, add new Section 3.4.16 Research and Development to read as follows:

3.4.16 Research and Development
Any establishment which primary use is for research and development purposes including, but not limited to, science and engineering laboratories (research, development, and testing), quality assurance work (dimensional analysis), and software development and engineering. Limited manufacturing uses are allowed as part of the primary use. Such uses may not generate nuisances related to emissions, noise, odors, and may not include outdoor storage and operations.

Page 47, Table 3-3 shall be amended to read as follows:

Table 3-3: Base and Maximum FAR Per District

DISTRICT	BASE FAR	MAXIMUM FAR
Retail	0.35	2.0
The Core	0.50	2.5
Transit-Oriented	0.50	2.5
Village Parkway	0.35	0.35

Page 47, Fifth Paragraph shall be amended to read as follows:
This Specific Plan allows for a future construction of approximately 2.2 million square feet of non-residential development and 3,381 residential dwelling units (416 of these units are exempt from the Community Benefit Program as further described in Section 6.4 Development Pool and Community Benefit Program).

Page 48, Table 3-4 shall be amended to read as follows:

Table 3-4: Net New Development

DISTRICT	NON-RESIDENTIAL (SF)	RESIDENTIAL (DU)	MINIMUM RESIDENTIAL DENSITY
Retail	1,866,810 (+150 hotel rooms)	**3,381**	22 units/net acre
Transit-Oriented			30 units/net acres
Village Parkway	20,730		No minimum
Total	**1,962,540 (includes 150 hotel rooms)**		

Notes. Includes projects that have been approved, but not yet constructed

Page 53 Section 4.1 Retail District Development Standards, 4 Street Setback from Dublin Boulevard and San Ramon Road shall be amended to read as follows:

LOT SIZE AND BUILDING PLACEMENT		
4	Street Setback from Dublin Boulevard and San Ramon Road	10 ft. min at ground level. The street setback may be improved as an extension of the public sidewalk if accessible to the public through an established easement. Along Dublin Boulevard, upper floors above 20 ft. may reduce setback to 5 ft.

Page 57 Section 4.1 Retail District Development Standards, 1 Floor Area Ratio (FAR), 2 Res and 3 Building Height shall be amended to read as follows:

BUILDING DESIGN		
1	Floor Area Ratio (FAR)	0.35 base outside “The Core” and 0.50 in “The Core.” 2.0 max outside “The Core” and 2.5 max in “The Core.” In The Core, the FAR may be spread through all developable parcels (this does not include the Town Square) (required participation in the development density pool, an agreement with the City, and provision of a community benefit in compliance with the Community Benefit Program).[1]

2	Residential Units	Not permitted west of San Ramon Road. Allowed at a minimum density of 22 units per net acre. Permitted within a mixed-use development if designed based on the following standards: • The development includes ground floor retail or office space that equals an FAR of 0.3 min • Retail or office space is built along at least 80% of the property's total street frontage and set back no more than 10 ft. from the building setback requirement • Common open space for the residential units are provided at a rate of 15% of the site's total area • The above standards may be modified through an SDR as part of a mixed-use development in the Town Core area. Projects that include residential development within 1,000 ft. of either Interstate 580 or 680 (or less per Bay Area Air Quality Management District's current guidelines) shall incorporate the following standards to minimize potentially adverse air quality affects: • Configure the proposed buildings so that the bulk of the building is located farther from the highway. • Place heating ventilation and air conditioning (HVAC) system intakes as far away from highway as feasible. • Include high efficiency filters in the HVAC system (rated with a minimum efficiency rating value [MERV] of at least 13). This would also include a commitment to regular maintenance and replacement of filters as needed. • Provide positive pressure with the HVAC system in all occupied spaces to prevent the incursion of outside air that bypasses the HVAC filters. • To reduce the amount of outside unfiltered air indoors, do not place operable windows in close proximity to the highway. In addition, signs should be posted to keep exterior doors closed when not in use.
3	Building Height	8 floors and no more than 75 feet to the finished floor of the highest story. Maximum building height it 90 ft. (tower elements, architectural and articulated design features, solar panels, and small-scale wind turbines may extend 10 ft. max beyond this height). The height may be increased through an SDR in the Town Core area. Minimum building height in "The Core" is 40 feet, except for structures within the Town Square.

Page 58 Section 4.1 Retail District Development Standards, 2 Stoops, 3 Bay Windows and 6 Storefront Awnings shall be amended to read as follows:

PROJECTIONS AND ENCROACHMENTS INTO SETBACKS	
2 Stoops	Permitted for residential use only. 5 ft. min usable walkway must be maintained on private streets and 10 ft. on public streets.
3 Bay Windows	2 ft. max into all setbacks. 4 ft. max along Dublin Boulevard. 12 ft. min vertical clearance required over sidewalks, walkways, and private outdoor spaces.
6 Storefront Awnings	6 ft. max into all setbacks. 8 ft. max along Dublin Boulevard and Golden Gate Drive. 8 ft. min vertical clearance required over sidewalks, walkways, and private outdoor spaces.

Page 86 Office/Lodging Fronts, first bullet point shall be amended to read as follows:

- At least 20% of the facade's surface area should consist of windows (including glass on doors). Windows shall be provided on all floors of the building. Exceptions to window area may be approved for parking structures. See Section 4.4.14 for design guidelines for Parking Structures.

Page 103 Section 4.4.14 Parking Areas, fourth bullet point shall be amended to be consistent with graphic on page 104 as follows:

- The length of parking spaces may be reduced by up to 2.5 feet if the vehicle will overhang a landscape planter which has been designed to accommodate the vehicle overhang plus additional space for planting. The planter shall be protected by a curb or wheel stop and should include low lying plants where the vehicle will overhang the planter.

Table 6-1 shall be revised as follows:

Table 6-1: Development Pool

DISTRICT	NON-RESIDENTIAL SQUARE FOOTAGE	NUMBER OF RESIDENTIAL DWELLINGS
Retail	1,020,220 (+150 hotel rooms)	2,965
Transit-Oriented		
Village Parkway	0	

PASSED, APPROVED, AND ADOPTED this 17th day of October, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Agenda Item 7.1

STAFF REPORT

CITY COUNCIL

DATE: October 17, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: East Ranch Community Facilities District Formation
Prepared by: Jay Baksa, Finance Director

EXECUTIVE SUMMARY:

The City Council will consider various actions to initiate proceedings to form a Community Facilities District at the East Ranch (Francis Ranch) project location.

STAFF RECOMMENDATION:

Adopt the following: 1) **Resolution** Declaring Intention to Form a Community Facilities District and Levy Special Taxes in the City of Dublin Community Facilities District No. 2023-1 (East Ranch) to Finance Certain Public Services and the Acquisition and Construction of Certain Public Facilities in and for Such Community Facilities District; and 2) **Resolution** Declaring Intention to Incur Bonded Indebtedness to Finance the Acquisition and Construction of Certain Public Facilities in and for City of Dublin Community Facilities District No. 2023-1 (East Ranch).

FINANCIAL IMPACT:

Approval of the recommended actions has no financial impact on the City. All costs associated with the formation of the proposed Community Facilities District are borne entirely by the developer. The proposed Community Facilities District will be self-sustaining, including annual compensation to the City for its management.

DESCRIPTION:

Background

The 165.5-acre East Ranch development project site is an undeveloped parcel located within the Fallon Village area of the Eastern Dublin Specific Plan (EDSP). The site is located north of Interstate 580, east of Fallon Road and the Jordan Ranch development, south of the Positano development, and adjacent to the City's eastern boundary. The project site generally increases in elevation from south to north with knolls and hilly terrain in the northeastern portion of the site.

The City Council has received two presentations, on April 18, 2023, and June 20, 2023, from TH East Ranch Dublin, LLC (an affiliate of developer Trumark) on the project, which included a discussion on the formation of two types of Community Facilities Districts (CFDs), a Services CFD and a Facilities CFD. The Services CFD would fund the maintenance of public streets. The Facilities CFD would help fund construction of certain public infrastructure and development impact fees associated with the project. The City Council expressed general support for the CFDs, with specifics of the proposed CFDs to be brought back to the City Council at future meetings as detailed below.

After further discussions between the City and the developer, it was decided the most efficient approach was to establish a single CFD, that would levy two separate special taxes – one to pay for services and one to pay for facilities, instead of creating two separate CFDs, with the result being the same.

The first step in the CFD formation process was to enter into a deposit and reimbursement agreement with the developer. This agreement was approved at the September 19, 2023 City Council Meeting. The deposit agreement will allow the City to cover all costs associated with the formation of the CFD.

The next step in the CFD formation process is for the City Council to consider the adoption of the two resolutions described below. Should the City Council approve these items, a public hearing and special landowner election will be scheduled for December 5, 2023.

Resolutions City Council Consideration

1. **Resolution of Intention to Form the CFD (Attachment 1)**

The Resolution of Intention (ROI) governs the levy of special taxes, using a calculation called the Rate and Method of Apportionment (RMA), which is included as Exhibit A to the Resolution of Intention.

As previously discussed, the City and Trumark have agreed to cap the maximum effective tax rate for the East Ranch CFD at 1.58% of the unit average sales price in each tax zone. As shown below, the East Ranch project is divided into six tax zones, based on the type and size of the homes being sold. The maximum tax rate is based on the average estimated selling price of homes in each zone. The table below also shows the estimated year-one tax burden on homeowners in each of the six zones.

	Zone 1 65 x 100 lots	Zone 2 55 x 95 lots	Zone 3 50 x 110 lots	Zone 4 49.5 x 80 lots	Zone 5 Cluster lots	Zone 6 Townhomes
Estimated Average Base Sales Price (1)	$2,657,000.00	$2,204,000.00	$2,143,000.00	$1,872,000.00	$1,711,000.00	$1,267,000.00
Ad Valorem (2)	$33,547.28	$27,827.70	$27,057.52	$23,635.87	$21,603.09	$15,997.14
Other Charges (3)	$2,676.48	$2,477.48	$2,423.48	$2,240.48	$2,190.48	$2,053.48

Proposed CFD No. 2023-1 Special Taxes (4)	**$5,850.00**	**$4,600.00**	**$4,400.00**	**$3,750.00**	**$3,300.00**	**$2,000.00**
Total	$42,073.76	$34,905.18	$33,881.00	$29,626.35	$27,093.57	$20,050.62
Estimated Effective Tax Rate	**1.58%**	**1.58%**	**1.58%**	**1.58%**	**1.58%**	**1.58%**

(1) Prices per RCLCO report dated 10.04.23
(2) Estimated at 1.2626%per DPFG analysis dated 10.03.23
(3) Estimate per DPFG analysis dated 10.03.23
(4) Per Draft RMA from Goodwin Consulting Group

The proposed RMA also incorporates an automatic 2% annual escalator, meaning that the CFD special taxes, once set, will increase 2% each year, regardless of adjustments to the unit's assessed valuation or to direct charges.

Finally, the Resolution of Intention sets December 5, 2023 as the date for the City Council to conduct a public hearing and special landowner election on the matter, and describes the thresholds for voter approval or rejection of the CFD. In this case, as Trumark is the sole owner of the subject property, and the City will be confirming that there are no registered voters residing on the property, the CFD would be approved with the vote of Trumark at the special election.

2. Resolution Declaring Intention to Incur Indebtedness (Attachment 3)
This Resolution declares the necessity to incur indebtedness to finance identified public facilities to be financed through the East Ranch CFD and identifies a maximum proposed debt amount of $67 million.

Next Steps

Should the City Council approve the ROI and Resolution Declaring Intention to Incur Indebtedness, (Attachments 1 and 3) the City and Trumark will proceed with preparation of legal documents for the public hearing and related City Council actions scheduled for December 5, 2023, which will include the following actions:

1. Hold Public Hearing
2. Adopt Resolution of Formation of the CFD
3. Adopt Resolution Deeming it Necessary to incur Bonded Indebtedness for CFD
4. Adopt Resolution Calling the Election
5. Conduct Landowner-Voter Election
6. Adopt Resolution Declaring Election Results
7. Introduce Ordinance Levying a Special Tax (First Reading)

Following the December 5, 2023 meeting, the City Council will, at a future meeting, consider adoption of the Ordinance Levying a Special Tax, which will authorize the CFD to levy special taxes within the CFD as well as the issuance of special tax bonds for the CFD.

Based on the proposed timelines and a successful formation of the East Ranch CFD, Staff anticipates bringing to the City Council the documents required for the first bond sale in late 2024.

STRATEGIC PLAN INITIATIVE:

Strategy 3: Infrastructure Maintenance and Reinvestment
Objective D: Explore use of funding mechanisms like community facilities districts for capital and ongoing maintenance needs.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

A copy of this Staff Report was provided to TH East Ranch Dublin LLC and the City Council Agenda was posted.

ATTACHMENTS:

1) Resolution of Intention to Form a Community Facilities District and Levy Special Taxes in City of Dublin Community Facilities District No. 2023-1 (East Ranch) to Finance Certain Public Services and the Acquisition and Construction of Certain Public Facilities in and for Such Community Facilities District
2) Exhibit A to the Resolution – Rate and Method of Apportionment
3) Resolution Declaring Intention to Incur Bonded Indebtedness to Finance the Acquisition and Construction of Certain Public Facilities in and for City Of Dublin Community Facilities District No. 2023-1 (East Ranch)
4) Public Comment

RESOLUTION NO. XX – 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

DECLARING INTENTION TO FORM A COMMUNITY FACILITIES DISTRICT AND LEVY SPECIAL TAXES IN THE CITY OF DUBLIN COMMUNITY FACILITIES DISTRICT NO. 2023-1 (EAST RANCH) TO FINANCE CERTAIN PUBLIC SERVICES AND THE ACQUISITION AND CONSTRUCTION OF CERTAIN PUBLIC FACILITIES IN AND FOR SUCH COMMUNITY FACILITIES DISTRICT

WHEREAS, under the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code (the "Act"), the City Council of the City of Dublin (the "City Council") is authorized to establish a community facilities district, and to act as the legislative body for such community facilities district; and

WHEREAS, the City Council, having received indications of interest on behalf of the owner of the land proposed to be included in a proposed community facilities district, desires to proceed with the establishment of a community facilities district in order to finance costs of public facilities and public services necessary or incidental to new development in the City.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Dublin hereby finds, determines and resolves as follows:

1. It is proposed to establish a community facilities district within the City of Dublin under the terms of the Act to finance costs of public services and public infrastructure necessary or incidental to new development in the City, which may include the payment of impact fees related to new development.

2. The name proposed for the community facilities district is the City of Dublin Community Facilities District No. 2023-1 (East Ranch) (the "CFD").

3. The proposed boundaries of the CFD are shown on the Map of Proposed Boundary of a proposed community facilities district to be known as City of Dublin Community Facilities District No. 2023-1 (East Ranch), City of Dublin, Alameda County, California, on file with the City Clerk, which the City Council approves as the map describing the extent of the territory included in the proposed CFD. The City Council finds that the map is in the form and contains the matters prescribed by Section 3110 of the California Streets and Highways Code. The City Council directs the City Clerk to certify the adoption of this resolution on the face of the map, and to file a copy of the map in the office of the City Clerk in accordance with Section 3111 of the California Streets and Highways Code and within 15 days of the date of adoption of this resolution but in no event later than 15 days prior to the public hearing provided for herein, transmit the map to the County Recorder for recording in the Book of Maps of Assessment and Community Facilities Districts in the office of the County Recorder of the County of Alameda.

4. Except to the extent that funds are otherwise available to the CFD to pay for the Facilities and Services (as defined below), and/or the principal and interest as it becomes due on bonds issued by the City for the CFD to construct and/or acquire the Facilities, special taxes (the "Special Taxes") sufficient to pay the costs thereof, secured by recordation of a continuing lien

against all non-exempt real property in the CFD, will be levied annually within the CFD, and collected in the same manner as ordinary *ad valorem* property taxes, or in such other manner as the City Council or its designee shall determine, including direct billing of the affected property owners. The proposed rate and method of apportionment of the Special Taxes among the parcels of real property within the CFD, in sufficient detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay, are described in the Rate and Method of Apportionment of Special Taxes attached hereto as **Exhibit A** and hereby incorporated herein (the "Rate and Method").

The City Council hereby finds that the provisions of Sections 53313.6, 53313.7 and 53313.9 of the Act (relating to adjustments to *ad valorem* property taxes and schools financed by a community facilities district) are inapplicable to the proposed CFD.

As required by Section 53339.3(d) of the Act, the City Council hereby determines that the special tax proposed to pay for public facilities financed with bonds that have already been issued and that are secured by the existing CFD shall be the same as the tax levied in the existing CFD for that purpose, except that a higher special tax may be levied for that purpose within the territory proposed to be annexed or to be annexed in the future to compensate for the interest and principal previously paid by the existing CFD, less any depreciation allocable to the public facility. In so finding, the City Council does not intend to limit its ability to levy a special tax within territory to be annexed or to be annexed in the future to pay for new or additional public facilities, with or without bond financing.

5. The type of public facilities proposed to be financed by the CFD and pursuant to the Act shall consist of those items listed as Facilities (the "Facilities") on **Exhibit B** hereto and hereby incorporated herein. The financing of the costs of Facilities may include, without limitation, the payment of principal of and interest on bonds together with all direct, indirect periodic, and/or other related costs (including, without limitation, costs of administering the CFD, levying the Special Taxes and administering the bonds, and establishing and replenishing reserve funds). The City Council hereby finds and determines that the public interest will not be served by allowing the property owners in the CFD to enter into a contract in accordance with Section 53329.5(a) of the Act. Notwithstanding the foregoing, the City Council, on behalf of the CFD, may enter into one or more contracts directly with any of the property owners with respect to the construction and/or acquisition of any portion of the Facilities.

The type of services proposed to be financed by the special tax levied in the CFD pursuant to the Act shall consist of those listed as services in **Exhibit B** hereto and hereby incorporated herein (the "Services"). The City Council hereby determines that the Services are necessary to meet increased demands for such services placed upon local agencies as the result of development occurring within the area of the CFD. The Services are in addition to those provided in the territory of the CFD as of the date hereof and will not supplant services already available within the territory of the CFD as of the date hereof.

6. Except as may otherwise be provided by law or by the Rate and Method, all lands owned by any public entity, including the United States, the State of California and the City, or any departments or political subdivisions thereof, shall be omitted from the levy of the Special Taxes. In the event that a portion of the property within the CFD shall become for any reason exempt, wholly or in part, from the levy of the Special Taxes, the City Council will, on behalf of the CFD, increase the levy to the extent necessary upon the remaining property within the CFD which is not exempt in order to yield the required debt service payments and other annual expenses of the CFD, if any, subject to the provisions of the Rate and Method. It is anticipated that the Special

Taxes will be billed as a separate line item on the regular property tax bill. However, the City Council reserves the right, under Section 53340 of the Act, to utilize any method of collecting the Special Taxes which it shall, from time to time, determine to be in the best interests of the City, including, but not limited to, direct billing by the City to the property owners and supplemental billing.

7. The levy of the Special Taxes shall be subject to the approval of the qualified electors of the CFD at a special election. The proposed voting procedure shall be by mailed or hand-delivered ballot among the landowners in the proposed CFD, with each owner having one vote for each acre or portion of an acre such owner owns in the CFD. The City Council hereby determines that the Facilities are necessary to meet increased demands placed upon local agencies as the result of development occurring within the CFD.

8. It is the intention of the City Council, acting as the legislative body for the CFD, to cause bonds of the City to be issued for the CFD pursuant to the Act to finance in whole or in part the construction and/or acquisition of the Facilities. The bonds issued in these proceedings shall be callable in accordance with the provisions of the Act, and shall be issued in such series and bear interest payable semi-annually or in such other manner as the City Council shall determine, at a rate not to exceed the maximum rate of interest as may be authorized by applicable law at the time of sale of such bonds, shall mature not to exceed 40 years from the date of the issuance thereof and shall be as more specifically set forth in any resolution authorizing the issuance of such bonds.

9. Section 53314.9 of the Act provides that, either before or after formation of the CFD, the City may accept work in-kind from any source, including, but not limited to, private persons or private entities, may provide, by resolution, for the use of that work in-kind for any authorized purpose and the City Council may enter into an agreement (an “Acquisition Agreement”), by resolution, with the person or entity advancing the work in-kind, to reimburse the person or entity for the value, or cost, whichever is less, of the work in-kind, as determined by the City Council, with or without interest, under the conditions specified in the Act. Any work in-kind must be performed or constructed as if the work had been performed or constructed under the direction and supervision, or under the authority of, the City. The City Manager and each other authorized officer of the City is hereby authorized and directed to enter into the Acquisition Agreement with the City and the developer(s).

Section 53316.2 of the Act provides that a community facilities district may finance facilities to be owned or operated by a public agency other than the agency that created the district, or services to be provided by a public agency other than the agency that created the district, or any combination, only pursuant to a joint community facilities agreement or a joint exercise of powers agreement adopted pursuant to this section. The City Manager and each other authorized officer of the City is hereby authorized and directed to enter into joint community facilities agreements and/or acquisition agreements with the City and any other public agency that will own or operate any of the Facilities or provide any of the Services, as may be necessary to comply with the provisions of Section 53316.2 of the Act. The City Council hereby declares that such joint agreements will be beneficial to owners of property in the area of the CFD.

10. The Finance Director of the City, as the officer having charge and control of the Facilities and Services in and for the CFD, or the designee of such official, is hereby directed to cause and direct a study of said proposed CFD and the Facilities and Services, and to cause to be prepared for filing at the public hearing the report required by Section 53321.5 of the Act (the “CFD Report”) presenting at least the following:

(a) A brief description of the Facilities and Services by type which will be required to adequately meet the needs of the CFD.

(b) An estimate of the fair and reasonable cost of the Facilities including the cost of acquisition of lands, rights-of-way and easements, any physical facilities required in conjunction therewith and incidental expenses in connection therewith, including the costs of the proposed bond financing and all other related costs as provided in Section 53345.3 of the Act.

(c) An estimate of the fair and reasonable cost of the Services and incidental expenses in connection therewith, and all other related costs.

The CFD Report shall be made a part of the record of the public hearing specified below.

11. The City Council also intends to establish an initial annual appropriations limit for the CFD in an amount not to exceed $67,000,000, subject to increase in accordance with law.

12. The City Council hereby sets December 5, 2023, at 7:00 p.m., at the City of Dublin Civic Center Council Chambers located at 100 Civic Plaza, Dublin, California 94568, as the time and place when and where the City Council, as legislative body for the CFD, will conduct a public hearing on the establishment of the CFD, and consider and finally determine whether the public interest, convenience and necessity require the formation of the CFD, and the levy of the Special Taxes. At the hearing, testimony concerning the CFD, the extent of the CFD, or the furnishing of the particular types of Facilities and Services will be heard and protests will be considered from registered voters residing within the CFD and persons owning real property within the CFD. Written protests by the owners of a majority of the land which would be subject to special taxation within the proposed CFD will require the suspension of proceedings for at least one year. Written protests must be filed with the City Clerk at or before the time fixed for the hearing. If such protests are directed only against certain elements of the proposed improvements or proposed Special Taxes, and if such protests constitute a majority protest, only those elements shall be deleted from the proceedings.

13. The City Clerk is hereby directed to cause notice of the public hearing, attached hereto as **Exhibit C**, to be given by one-time publication in a newspaper published in the area of the CFD. The publication shall be completed at least 7 days before the date of the public hearing referenced above. The notice shall be substantially in the form specified in Section 53322 of the Act and attached hereto, with the form summarizing the provisions hereof hereby specifically approved.

14. This Resolution shall take effect from and after its adoption.

PASSED, APPROVED AND ADOPTED this 17th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A

Shown as Attachment 2 – Exhibit A to Resolution of Intention to Form a Community Facilities District

EXHIBIT B

LIST OF AUTHORIZED FACILITIES AND SERVICES

The CFD is authorized to finance, in whole or in part, the following facilities and services:

Authorized Facilities, Including Fees Financing Facilities

In accordance with the Act, the CFD is authorized to finance the purchase, construction, expansion, improvement, or rehabilitation of any real or other tangible property with an estimated useful life of five years or longer, together with the planning and design work that is directly related to the purchase, construction, expansion, or rehabilitation of any real or tangible property (collectively, the "Facilities"). By way of example and not limitation, the CFD may fund any of the following: roadways and roadway improvements, traffic signals, regional hiking and biking trails, storm drains and basins, water and wastewater facilities (including, without limitation, domestic and non-domestic water facilities, wells, pre-treatment basins, infiltration basins, reservoirs, pipelines, storm and sewer drains and related infrastructure and improvements), wet and dry utilities, bridges and pedestrian bridges, tunnels, parks sites, park facilities and equipment, open space, school sites, school facilities and equipment, facilities and equipment relating to fire protection and suppression, facilities and equipment relating to police protection services, animal control facilities, library facilities and equipment, general government facilities, and related infrastructure improvements, both onsite and offsite, and all appurtenances and appurtenant work in connection with the foregoing (including utility line relocations and electric, gas and cable utilities). The Facilities may be constructed and installed by the City of Dublin ("City"), County of Alameda ("County"), Zone 7 Water Agency, Dublin San Ramon Services District, Dublin Unified School District or other local agency and/or acquired by the City, County, Zone 7 Water Agency, Dublin San Ramon Services District, or other local agency from private parties that construct the Facilities. Authorized Facilities also include the prepayment of overlapping community facilities district and assessment district liens.

Authorized Facilities include facilities financed by development impact fees paid and not otherwise reimbursed, whether levied by the City, County, Zone 7 Water Agency, Dublin San Ramon Services District, Dublin Unified School District or other local agency.

Authorized Services

The CFD is authorized to finance each and every service authorized to be financed under the Act (collectively, the "Services.") By way of example and not limitation, the CFD may fund any of the following: furnishing, operating, maintaining and repairing equipment, apparatus or facilities related to providing the Services and/or equipment, apparatus, facilities or fixtures in areas to be maintained or repaired, paying the salaries and benefits of personnel necessary or convenient to provide the Services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of Services. "Maintenance" shall include replacement, and the creation and funding of a reserve fund to pay for a replacement. It is expected that the Services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof.

Administrative and Incidental Expenses

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, include these: the cost of planning, permitting, engineering, and designing the facilities (including the cost of environmental evaluation, orthophotography, and environmental remediation/mitigation); land acquisition and easement payments for authorized CFD facilities; project management; construction staking; engineering studies and preparation of an engineer's report; utility relocation and demolition costs incidental to construction of the facilities financed through the CFD; determination of the amount of taxes and collection of taxes; payment of taxes; costs otherwise incurred to carry out the authorized purposes of the CFD, including the issuance of bonds; reimbursements to other areas for infrastructure facilities or planning purposes serving development in the CFD; and any other expenses incidental to the construction, completion, and inspection of the facilities.

In addition, the CFD shall fund the direct and indirect expenses incurred by the City, County or any other local agency in carrying out its duties with respect to the CFD including, but not limited to:

1. The levy and collection of the special taxes.
2. The fees and expenses of attorneys and consultants.
3. Any fees related to the collection of the special taxes.
4. An allocable share of the salaries and benefits of any City staff, or consultant fees, directly related thereto and a proportionate amount of the City's general administrative overhead related thereto.
5. Any amounts paid by the City with respect to the CFD.
6. Expenses incurred in undertaking action to foreclose on properties for which the payment of special taxes is delinquent.
7. Administrative fees of the City and the bond trustee or fiscal agent related to the CFD and the bonds issued by or for the CFD.
8. Costs related to the formation of the CFD.
9. Reimbursement of costs related to the formation of the CFD advanced by the City, the landowner(s) in the CFD or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, the landowner(s) in the CFD or any party related to any of the foregoing, for facilities, fees or other purposes or costs of the CFD.
10. Costs related to the issuance of bonds by or for the CFD, including underwriters discount, reserve fund, capitalized interest, letter of credit fees and expenses, fees and expenses of bond counsel, disclosure counsel, special tax consultant, municipal advisor and appraiser, bond remarketing costs, and all other incidental expenses.
11. All other costs and expenses of the City in any way related to the CFD.

EXHIBIT C

FORM OF

NOTICE OF PUBLIC HEARING ON PROPOSED
CITY OF DUBLIN COMMUNITY FACILITIES DISTRICT NO. 2023-1 (EAST RANCH)
CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

The City of Dublin is considering the formation of a community facilities district (the "CFD") under the authority of the Mello-Roos Community Facilities District Act of 1982, as amended, to fund certain public facilities related to new development within the City of Dublin, and to incur bonded indebtedness of the CFD.

This Notice contains a brief summary of the proposal, but you are referred to the City Council's Resolution of Intention to Form a Community Facilities District and Levy Special Taxes (No. 23-_____, adopted October 17, 2023) and its Resolution of Intention to Incur Bonded Indebtedness (No. 23-_____, adopted October 17, 2023) for details of the proposals.

The proposal is to subject the property within the CFD to special taxes which will be used to pay for authorized services and facilities within the CFD, including paying principal and interest on bonds used to build facilities. The proceeds of the bonds will be used to pay for the facilities and services and other expenses set forth in the resolutions referred to in the preceding paragraph. A map showing the land proposed to be included in the CFD is on file with the City Clerk.

As set forth below, the City Council will hold a public hearing on the establishment of the CFD, the facilities and services to be financed by the CFD, and the levy of the special taxes within the CFD.

The proposal also includes authority to issue up to $67,000,000 in bonds to be repaid by the special tax levied for facilities and bonds. Neither the City of Dublin nor any person outside the CFD has any liability for the special taxes or the bonds. The security for the bonds is limited to the property subject to the special taxes within the CFD.

In order to confer the authority upon the City Council of the City of Dublin to levy the special taxes and to issue the bonds, a public hearing must be held on the proposal, then the City Council will decide whether to form the CFD, and finally the qualified electors within the CFD must approve the proposal by a two-thirds vote. Where the CFD is uninhabited (as is the case here) the qualified electors are, pursuant to law, the owners of property within the CFD.

This is the notice of the public hearing. The public hearing will be held during the City Council meeting on December 5, 2023 at 7:00 p.m. at the City of Dublin Civic Center Council Chambers located at 100 Civic Plaza, Dublin, California 94568.

At the hearing, the testimony of all interested persons or potential special taxpayers for or against the formation of the CFD, the authorization to levy the special taxes to pay for the proposed services and facilities, and the authorization to issue the bonds will be heard.

If written protests against the proposed CFD are delivered to the City Clerk at or before the time set for the hearing by either registered voters residing within, or the owners of property

within, the proposed CFD, they will be counted toward a possible majority protest. Such protests by a majority of the registered voters residing within the CFD or by the owners of a majority of the land area within CFD which is or will be subject to the special taxes, if not withdrawn prior to the close of the hearing so as to reduce the value of the protests to less than a majority, will require the proposed CFD to be eliminated from immediate consideration, and prevent its being included in a subsequent proceedings for at least one year.

If the City Council, after the public hearing, determines that a majority protest under Section 53324 of the California Government Code was not made at the hearing, the City Council may conduct an election by mailed ballot to levy the special taxes within the CFD.

Questions should be directed to the undersigned, telephone (925) 833-6650.

Dated: _____, 2023

_____
Marsha Moore, MMC
City Clerk, City of Dublin

CITY OF DUBLIN
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(EAST RANCH)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

Special Taxes applicable to each Assessor's Parcel in the City of Dublin Community Facilities District No. 2023-1 (East Ranch) shall be levied and collected according to the tax liability determined by the City Council through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in the CFD, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded at the County Recorder's Office.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City in carrying out its duties with respect to the CFD and the Bonds, including, but not limited to, the levy and collection of Special Taxes, the fees and expenses of its counsel, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Taxes, costs associated with appeals or requests for interpretation associated with the Special Taxes and this RMA, amounts needed to pay rebate to the federal government with respect to Bonds, costs associated with complying with continuing disclosure requirements for the City and any major property owners or other obligated parties, costs associated with foreclosure and collection of delinquent Special Taxes, and all other costs and expenses of the City in any way related to the establishment or administration of the CFD.

"Administrator" shall mean the person or firm designated by the City to administer the Special Taxes according to this RMA.

"Affordable Housing Unit" means any Residential Unit on a Parcel of Developed Property for which a deed restriction has been recorded on title of the property that limits the rental rate or sales price or otherwise restricts the affordability of the Residential Unit or income of its occupants. It is incumbent upon the builder, developer, or property owner to make the Administrator aware of such deed restriction. Residential Units on Welfare Exemption Property shall be categorized as Welfare Exemption Property for purposes of this RMA, not as Affordable Housing Units.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating Parcels by Assessor's Parcel number.

"Authorized Facilities" means the public facilities authorized to be financed, in whole or in part, by the CFD.

"Authorized Services" means the public services authorized to be funded, in whole or in part, by the CFD.

"Average Sales Price" means the weighted average sales price for all Residential Units within a particular Tax Zone that have sold within the past 6 months or are expected to sell in a normal marketing environment, and shall not include Affordable Housing Units or Residential Units that are sold at a discount for the purpose of stimulating initial sales activity. The sales price shall include the actual sales price of the Residential Units within the respective Tax Zone that have sold within the past 6 months or are expected to sell in a normal marketing environment including, but not limited to, options, upgrades, and premiums.

"Base Facilities Special Tax" means, for any Land Use Category, the applicable Special Tax initially identified in Table 1 of Section C, as may be adjusted pursuant to Section D herein.

"Bonds" means bonds or other debt (as defined in the Act), whether in one or more series, secured by the Facilities Special Tax and issued or assumed by the CFD to fund Authorized Facilities.

"Building Permit" means a permit that allows for vertical construction of a building or buildings, which shall not include a separate permit issued for construction of the foundation thereof.

"Capitalized Interest" means funds in any capitalized interest account available to pay debt service on Bonds.

"CFD" means the City of Dublin Community Facilities District No. 2023-1 (East Ranch).

"CFD Formation" means the date on which the Resolution of Formation to form the CFD was adopted by the City Council.

"City" means the City of Dublin.

"City Council" means the City Council of the City of Dublin, acting as the legislative body of CFD No. 2023-1.

"County" means the County of Alameda.

"Developed Property" means, in any Fiscal Year, all Parcels of Taxable Property that are not Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption

Property for which a Building Permit for new construction was issued prior to June 1 of the preceding Fiscal Year.

"Development Class" means, individually, Developed Property, Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Welfare Exemption Property, and Taxable Public Property.

"Exempt Affordable Units Parcel" means the Parcel in the CFD on which all Residential Units are expected to be Affordable Housing Units and, therefore, such Parcel (or Parcels once subdivided) is exempt from the levy of the Special Taxes unless and until Residential Units constructed on such Parcel(s) no longer have a deed restriction making them Affordable Units. The Exempt Affordable Units Parcel is identified in Attachment 1 hereto. Such exemption shall apply to the Parcel once it becomes a stand-alone Assessor's Parcel, whether such Parcel is Developed Property or Undeveloped Property, as defined herein.

"Expected Land Uses" means, for any Tax Zone, the number of Residential Units and the acreage of Other Property expected within the CFD at CFD Formation, as identified in Attachments 1 and 2 of this RMA. Pursuant to Section D of this RMA, the Administrator shall update Attachment 2 each time there is a Land Use Change. Such update shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

"Expected Maximum Facilities Special Tax Revenues" means the aggregate Facilities Special Tax that can be levied based on application of the Base Facilities Special Tax to the Expected Land Uses. The Expected Maximum Facilities Special Tax Revenues at CFD Formation are shown in Attachment 2 and may be revised pursuant to Section D and H below.

"Facilities Special Tax" means a special tax levied in any Fiscal Year on Parcels in the CFD to pay the Facilities Special Tax Requirement.

"Facilities Special Tax Requirement" means the amount necessary in any Fiscal Year (i) to pay principal and interest on Bonds which are due in the calendar year which begins in such Fiscal Year, (ii) to replenish reserve funds to the extent such replenishment has not been included in a computation of the Facilities Special Tax Requirement in a previous Fiscal Year, (iii) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year, (iv) to pay Administrative Expenses, and (v) to pay the costs of Authorized Facilities to be funded directly from Facilities Special Tax proceeds to the extent that paying directly for such costs does not increase the Facilities Special Taxes levied on Final Map Property or Undeveloped Property. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any Fiscal Year by (i) interest earnings on or surplus balances in funds and accounts for Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Indenture, (ii) proceeds from the collection of penalties associated with delinquent Facilities Special Taxes, and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

"Final Map" means a final map, or portion thereof, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq*) that creates SFD Lots. The term "Final Map" shall not include any large-lot subdivision map, Assessor's Parcel Map, or

subdivision map or portion thereof, that does not create SFD Lots, including Assessor's Parcels that are designated as remainder parcels.

"Final Map Property" means, in any Fiscal Year, all SFD Lots created within Final Maps that had recorded prior to June 1 of the preceding Fiscal Year and which have not yet become Developed Property.

"First Bond Sale" means issuance of the first series of Bonds secured, in whole or in part, by Facilities Special Taxes levied and collected from Parcels of Taxable Property in the CFD.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Improvement Fund" means the account (regardless of its name) identified in the Indenture to hold funds that are available for expenditure to acquire or construct Authorized Facilities or to pay eligible impact fees.

"Indenture" means the bond indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time to time, and any instrument replacing or supplementing the same.

"Land Use Category" means, individually, Single Family Property or Other Property. Affordable Housing Units shall be considered a separate Land Use Category for purposes of this RMA.

"Land Use Change" means a proposed or approved change to the Expected Land Uses after CFD Formation.

"Master Developer" means TH East Ranch Dublin, LLC, a California limited liability company, and its successors and assigns.

"Maximum Facilities Special Tax" means the greatest amount of Facilities Special Tax that can be levied on a Parcel in any Fiscal Year as determined in accordance with Sections C and D below.

"**Maximum Services Special Tax"** means the greatest amount of Services Special Tax that can be levied on a Parcel in any Fiscal Year, as determined in accordance with Section C below.

"Maximum Special Tax" means, as the context requires, either or both of the Maximum Facilities Special Tax and Maximum Services Special Tax.

"Other Property" means any Parcel of Taxable Property in the CFD that does not fit within the definition of Single Family Property, Affordable Housing Unit, Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption Property.

"Owners Association" means a homeowners association or property owners association that provides services to, and collects assessments, fees, dues, or charges from, property within the CFD.

"Owners Association Property" means any property within the boundaries of the CFD that is owned in fee or through easement by the Owners Association, not including any such property that is located directly under a residential structure.

"Price Point Consultant" means any consultant or firm selected by the City that: (a) has substantial experience in performing price point studies for Residential Units within community facilities districts or otherwise estimating or confirming pricing for Residential Units in community facilities districts; (b) has recognized expertise in analyzing economic and real estate data that relates to the pricing of Residential Units in community facilities districts; (c) is independent and not under the control of the City or any developer of Parcels in the CFD; (d) does not have any substantial interest, direct or indirect, with or in: (i) the CFD, (ii) the City, or (iii) any owner of real property in the CFD; and (e) is not connected with the City as an officer or employee thereof, but who may be regularly retained to make reports to the City.

"Price Point Study" means a price point study or letter updating a previous price point study prepared by the Price Point Consultant pursuant to Section D herein. For each Tax Zone in the CFD, the price point study shall analyze Residential Units with similar density, lot sizes, square footage ranges, and product type as the Residential Units within that Tax Zone and excluding Affordable Housing Units. The Master Developer will be provided the opportunity to review and comment on the draft price point study before a final version is presented to the City.

"Proportionately" means, for each Development Class, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all parcels assigned to the Development Class.

"Public Property" means any property within the boundaries of the CFD that is owned by the City, County, federal government, State of California, or other public agency.

"Required Coverage" means the amount by which the Expected Maximum Facilities Special Tax Revenues must exceed the Bond debt service and priority Administrative Expenses (if any), as set forth in the Indenture, Certificate of Special Tax Consultant, or other formation or bond document that sets forth the minimum required debt service coverage.

"Residential Unit" means an SFD Unit or an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure. A second unit (granny flat) that shares a Parcel with an SFD Unit shall not be considered a Residential Unit for purposes of levying the Special Taxes.

"RMA" means this Rate and Method of Apportionment of Special Taxes.

"Services Special Tax" means a special tax levied in any Fiscal Year on Parcels in the CFD to pay the Services Special Tax Requirement.

"Services Special Tax Requirement" means the amount of revenue needed in any Fiscal Year to pay for: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure delinquencies in the payment of Services Special Taxes which have occurred in the prior Fiscal Year. In any Fiscal Year, the Services Special Tax Requirement shall be reduced by surplus

amounts available (as determined by the City) from the levy of the Services Special Tax in prior Fiscal Years, including revenues from collection of delinquent Services Special Taxes and associated penalties and interest.

"SFD Lot" means an individual residential lot, identified and numbered on a recorded Final Map, on which a Building Permit has been or is permitted to be issued for construction of an SFD Unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved Tentative Map.

"SFD Unit" means a residential dwelling unit that does not share a common wall with another residential dwelling unit.

"Single Family Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit was or is expected to be issued for: (i) construction of an SFD Unit, or (ii) construction of a residential structure consisting of two or more Residential Units that share common walls, have separate Assessor's Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor's Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Residential Units are purchased and subsequently offered for rent by the owners of the Residential Units), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

"Special Taxes" means the Facilities Special Tax and Services Special Tax.

"Tax Zone" means a geographic area within which a particular Maximum Facilities Special Tax rate may be levied pursuant to this RMA, as identified in Attachment 1 hereto.

"Taxable Owners Association Property" means, in any Fiscal Year after the First Bond Sale, any Parcel of Owners Association Property that satisfies all three of the following conditions: (i) the Parcel had not been Owners Association Property on the date of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Owners Association Property as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it is Owners Association Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

"Taxable Property" means all of the Parcels within the boundaries of the CFD that are not exempt from the Special Taxes pursuant to law or Section G below.

"Taxable Public Property" means in any Fiscal Year after the First Bond Sale, any Parcel of Public Property that satisfies all three of the following conditions: (i) the Parcel had not been Public Property on the date of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Public Property as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it is Public Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

"Taxable Welfare Exemption Property" means in any Fiscal Year after the First Bond Sale, any Parcel of Welfare Exemption Property that satisfies all three of the following conditions: (i) the Parcel had not been Welfare Exemption Property on the date of issuance of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Welfare Exemption Property based on the Expected Land Uses, as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it has become Welfare Exemption Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

"Tentative Map" means a tentative map or substantial conformance exhibit for property in the CFD, including any adjustments or amendments thereto.

"Total Tax Burden" means, for Single Family Property, that the Special Taxes, together with ad valorem property taxes, special assessments, special taxes for any overlapping community facilities districts, or any other taxes, fees and charges which would be collected by the County on property tax bills for a Residential Unit with an assessed value equal to the Average Sales Price, and which are payable from and secured by the property assuming such Residential Unit had been completed, sold, and subject to such levies and impositions, excluding service charges such as sewer and trash, and voluntary assessments such as those associated with a Property Assessed Clean Energy program.

"Undeveloped Property" means, in any Fiscal Year, all Parcels of Taxable Property that are not Final Map Property, Developed Property, Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption Property as defined herein.

"Welfare Exemption Property" means, in any Fiscal Year, any Parcels in the CFD that have received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place.

B. DATA FOR ADMINISTRATION OF THE SPECIAL TAXES

Each Fiscal Year, the Administrator shall: (i) assign each Parcel of Taxable Property to the appropriate Tax Zone and the appropriate Development Class; (ii) for Developed Property, categorize each Parcel as Single Family Property, an Affordable Housing Unit, or Other Property; and (iii) determine the Facilities Special Tax Requirement and the Services Special Tax Requirement for the Fiscal Year. In addition, the Administrator shall, on an ongoing basis, monitor the Tentative Map, Final Maps, and Building Permits to determine if there are any proposed Land Use Changes that would change the Expected Maximum Facilities Special Tax Revenues. If the Expected Maximum Facilities Special Tax Revenues will be revised pursuant to a proposed Land Use Change, the Administrator shall apply the steps set forth in Section D below.

In any Fiscal Year, if it is determined that: (i) a parcel map for property in the CFD was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel

map, and (iii) one or more of the newly-created Parcels is in a different Development Class than other Parcels created by the subdivision, the Administrator shall calculate the Special Taxes for the property affected by recordation of the parcel map by determining the Special Taxes that apply separately to the property within each Development Class, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAXES

1. Facilities Special Tax: Developed Property and Final Map Property

The Maximum Facilities Special Tax for a Parcel of Developed Property is the greater of: (i) the Base Facilities Special Tax set forth in Table 1 below, or (ii) the Maximum Facilities Special Tax determined pursuant to Section D.

Table 1
Base Facilities Special Tax
Developed Property and Final Map Property

Tax Zone and Land Use Category	Base Facilities Special Tax Fiscal Year 2023-24 *
Tax Zone 1	
Single Family Property	$5,850 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$28,741 per Acre
Tax Zone 2	
Single Family Property	$4,600 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$35,934 per Acre
Tax Zone 3	
Single Family Property	$4,400 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$28,679 per Acre
Tax Zone 4	
Single Family Property	$3,750 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$33,034 per Acre
Tax Zone 5	
Single Family Property	$3,300 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$37,882 per Acre
Tax Zone 6	
Single Family Property	$2,000 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$38,373 per Acre

*** On July 1, 2024, and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.**

2. *Facilities Special Tax: Undeveloped Property, Taxable Owners Association Property, Taxable Welfare Exemption Property, and Taxable Public Property*

Table 2 below identifies the Maximum Facilities Special Tax for Parcels of Undeveloped Property, Taxable Owners Association Property, Taxable Welfare Exemption Property, and Taxable Public Property in each Tax Zone.

Table 2
Maximum Facilities Special Tax for Undeveloped Property, Taxable Owners Association Property, Taxable Welfare Exemption Property, and Taxable Public Property

Tax Zone	Maximum Facilities Special Tax (Fiscal Year 2023-24)*
Tax Zone 1	$28,741 per Acre
Tax Zone 2	$35,934 per Acre
Tax Zone 3	$28,679 per Acre
Tax Zone 4	$33,034 per Acre
Tax Zone 5	$37,882 per Acre
Tax Zone 6	$38,373 per Acre

*** On July 1, 2024 and on each July 1 thereafter, all dollar amounts shown in Table 2 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.**

3. *Services Special Tax: Developed Property and Final Map Property*

The Maximum Services Special Tax for Parcels of Developed Property and Final Map Property is $381 per Residential Unit or SFD Lot in Fiscal Year 2023-24. On July 1, 2024 and on each July 1 thereafter, the Maximum Services Special Tax shall be increased by an amount equal to 4.0% of the amount in effect for the prior Fiscal Year.

4. *Services Special Tax: Undeveloped Property*

Table 3 below identifies the Maximum Services Special Tax for Parcels of Undeveloped Property in each Tax Zone.

Table 3
Maximum Facilities Special Tax for Undeveloped Property

Tax Zone	Maximum Services Special Tax (Fiscal Year 2023-24)*
Tax Zone 1	$1,872 per Acre
Tax Zone 2	$2,636 per Acre
Tax Zone 3	$2,484 per Acre
Tax Zone 4	$3,356 per Acre
Tax Zone 5	$4,373 per Acre
Tax Zone 6	$7,316 per Acre

*** On July 1, 2024 and on each July 1 thereafter, all dollar amounts shown in Table 3 above shall be increased by an amount equal to 4.0% of the amount in effect for the prior Fiscal Year.**

D. CHANGES TO THE MAXIMUM FACILITIES SPECIAL TAX

Pursuant to this Section D, the Administrator may from time to time update Attachment 2 to reflect revised Expected Maximum Facilities Special Tax Revenues. Such update shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

1. Land Use Changes

The Expected Maximum Facilities Special Tax Revenues shown in Attachment 2 were originally calculated based on the Expected Land Uses at CFD Formation. Attachment 2 is subject to modification upon the occurrence of Land Use Changes, as described below. The Administrator shall review all Land Use Changes and compare the revised land uses to the Expected Land Uses to evaluate the impact on the Expected Maximum Facilities Special Tax Revenues.

Prior to the First Bond Sale, if a Land Use Change is proposed or identified that will result in a change in the Expected Maximum Facilities Special Tax Revenues, no action will be needed pursuant to this Section D. Upon approval of the Land Use Change, the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues.

After the First Bond Sale, if a Land Use Change is proposed or identified, Steps 1 through 3 below must be applied:

Step 1: By reference to Attachment 2 (which shall be updated by the Administrator each time a Land Use Change has been processed according to this Section D or a partial prepayment has been made), the Administrator shall identify the Expected Maximum Facilities Special Tax Revenues prior to the Land Use Change.

Step 2: The Administrator shall calculate the Expected Maximum Facilities Special Tax Revenues that could be collected from Taxable Property in the CFD after the Land Use Change based on application of the Base Facilities Special Taxes from Table 1.

Step 3: If the revenues calculated in Step 2 are (i) <u>higher</u> than those determined in Step 1 or (ii) <u>less</u> than those calculated in Step 1, but the reduction in Expected Maximum Facilities Special Tax Revenues does not reduce debt service coverage on outstanding Bonds below Required Coverage, no further action is needed, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues.

If the revenues calculated in Step 2 are <u>less</u> than those calculated in Step 1, and the Administrator determines that the reduction in Expected Maximum Facilities Special Tax Revenues would reduce debt service coverage on outstanding Bonds below the Required Coverage, one of the following shall occur:

3.a. The landowner requesting the Land Use Change (the "Requesting Landowner") may make a prepayment in an amount that will ensure that the reduced Expected Maximum Facilities Special Tax Revenues are sufficient to provide Required Coverage, as determined pursuant to Section H below. If the

Requesting Landowner notifies the Administrator that he/she would like to remedy the reduction by making a prepayment, such prepayment must be made by the earlier of (i) 30 days from the date of delivery of the prepayment estimate or (ii) the date of issuance of any Building Permits for any Parcel owned by the Requesting Landowner that was Final Map Property or Undeveloped Property at the time the Administrator prepared the prepayment estimate, **or**

3.b. If a prepayment is not received by the due date specified above, the Base Facilities Special Tax used to determine the Maximum Facilities Special Tax for each Parcel of Taxable Property in the area affected by the Land Use Change shall be increased proportionately until the Expected Maximum Facilities Special Tax Revenues are sufficient to maintain Required Coverage.

If multiple Land Use Changes are proposed simultaneously by a single landowner (which may include approval of multiple Final Maps at one time), and the landowner requests that the impact of two or more of the Land Use Changes be considered together, the Administrator shall consider the combined effect of the Land Use Changes to determine if there is a reduction in Expected Maximum Facilities Special Tax Revenues. If there is a reduction that would reduce debt service coverage below the Required Coverage, and no prepayment has been received, then the Base Facilities Special Tax used to determine the Maximum Facilities Special Tax for each Parcel of Taxable Property in the areas affected by the Land Use Changes shall be increased proportionately until the aggregate amount that can be levied within such areas is equal to the amount that could have been levied prior to the proposed Land Use Changes. If Land Use Changes are proposed simultaneously by multiple landowners, or if an individual landowner proposing multiple Land Use Changes does not request that such Land Use Changes be considered together, the Administrator shall consider the proposed Land Use Changes individually.

Notwithstanding the foregoing, once a certificate of occupancy has been issued for a Residential Unit on a Parcel, the Maximum Facilities Special Tax for the Parcel cannot be increased because of subsequent Land Use Changes that may occur within the area in which the Parcel is located.

The duties imposed on the Administrator pursuant to this Section D to review Land Use Changes, and to review Final Maps and make certain calculations, are intended only to facilitate the administration of the Facilities Special Tax and to better assure the sufficiency of tax capacity to pay debt service on Bonds. Such duties are not intended to give any developer, subdivider, or owner of property the right to receive notice of the potential impact of Land Use Changes on the Facilities Special Tax applicable to a Parcel; and each developer, subdivider, or owner of property whose property is the subject of a Land Use Change shall be responsible for understanding the impact thereof on the Facilities Special Tax applicable to such property.

2. Partial Prepayments

If a Parcel makes a partial prepayment pursuant to Section H below, the Administrator shall recalculate the Maximum Facilities Special Tax for the Parcel pursuant to Section H.2. In addition, the Administrator shall update Attachment 2 to reflect the prepayment and the revised Expected Maximum Facilities Special Tax Revenues for the CFD. After the prepayment has been received, the application of Sections D, E, and H of this RMA shall be based on the adjusted Expected Maximum Facilities Special Tax Revenues after the prepayment.

3. Conversion of a Parcel to a Taxable Land Use

If, in any Fiscal Year, an Affordable Housing Unit, the Exempt Affordable Units Parcel, or a Parcel of Public Property, Welfare Exemption Property, or Owners Association Property that had been exempt from the Special Taxes is converted to Single Family Property or Other Property, such Parcel shall be subject to the levy of Special Taxes. The Maximum Special Taxes for each such Parcel shall be determined based on the applicable Land Use Category for the Parcel, as determined by the Administrator. In addition, the Administrator shall update Attachment 2 to reflect the revised Expected Land Uses and Expected Maximum Facilities Special Tax Revenues for the CFD.

4. Increase in Affordable Housing Units

If, prior to the First Bond Sale, the Administrator determines that there is an increase in the number of Affordable Housing Units expected within any Tax Zone, the Administrator shall update the Expected Land Uses and Expected Maximum Facilities Special Tax Revenues in Attachment 2, and the additional Affordable Housing Units will be exempt from the Special Taxes.

If, at any time after the First Bond Sale, additional Affordable Housing Units are proposed, and if the addition of the new Affordable Housing Units will decrease the Expected Maximum Facilities Special Tax Revenues to a point at which Required Coverage cannot be maintained, the Administrator shall calculate the Maximum Facilities Special Tax that must be assigned to each of the new Affordable Housing Units to maintain Required Coverage. The Maximum Facilities Special Tax assigned to the new Affordable Housing Units shall be escalated each Fiscal Year by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

5. Transfer of Expected Maximum Facilities Special Tax Revenues Among Tax Zones

The Expected Maximum Facilities Special Tax Revenues were determined for each Tax Zone based on the Expected Land Uses within that Tax Zone. If the expected number of Residential Units or the expected acres of Other Property is transferred from one Tax Zone to another, the City may, in its sole discretion, allow for a corresponding transfer of Expected Maximum Facilities Special Tax Revenues between the Tax Zones. Such a transfer shall only be allowed if (i) all adjustments are agreed to in writing by the affected property owners and the City, and (ii) there is no reduction in the total Expected Maximum Facilities Special Tax Revenues as a result of the transfer. After such a transfer, the Administrator shall update Attachment 2 to reflect the revised Expected Maximum Facilities Special Tax Revenues for each Tax Zone.

6. Reduction in Maximum Facilities Special Tax

The Base Facilities Special Tax for one or more Tax Zones shall be reduced prior to the First Bond Sale if the City reasonably determines based on a Price Point Study that, without a reduction in the Base Facilities Special Tax for Residential Units within those Tax Zone(s), the Total Tax Burden will exceed 1.58% of the Average Sales Price. Such determination shall be made by the City hiring, at the CFD's expense, a Price Point Consultant to prepare a Price Point Study to confirm the Average Sales Price for Residential Units within each Tax Zone. If, based on the Price Point Study, the Administrator calculates that the Total Tax Burden for Residential Units within one or more Tax Zones will exceed 1.58% of the Average Sales Price, the Administrator and the City

shall meet with the Master Developer to discuss the findings, after which point the Administrator shall reduce the Base Facilities Special Tax to the point at which the Total Tax Burden on Residential Units in each Tax Zone in the CFD is equal to 1.58% of the Average Sales Price for such Residential Units. Any such reduction shall occur at least 60 days prior to the First Bond Sale.

The Base Facilities Special Taxes set forth in Table 1 may also be (i) disproportionately reduced prior to the First Bond Sale, but not to a level that exceeds the 1.58% described in the previous paragraph, so long as the Master Developer is the owner of all Parcels in the CFD and requests a reduction in the Base Facilities Special Taxes, or (ii) proportionately or disproportionately reduced prior to the First Bond Sale, but not to a level that exceeds the 1.58% described in the previous paragraph, if the owner of any Parcel in the CFD requests a reduction in the Base Facilities Special Taxes and the owners of all Parcels in the CFD consent to such reduction by unanimous vote. Any such reduction shall occur at least 60 days prior to the First Bond Sale.

The Base Facilities Special Tax reductions permitted pursuant to this paragraph shall be reflected in an Amended Notice of Special Tax Lien, which the Administrator shall cause to be recorded. If, based on the Price Point Study, the Administrator determines that the Total Tax Burden will not exceed 1.58% of the Average Sales Price, then there shall be no change in the Base Facilities Special Tax for Residential Units unless so requested by the Master Developer.

E. METHOD OF LEVY OF THE SPECIAL TAXES

1. Facilities Special Tax

Each Fiscal Year, the Administrator shall determine the Facilities Special Tax Requirement to be collected in that Fiscal Year. A Facilities Special Tax shall then be levied according to the following steps:

Step 1: The Facilities Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Developed Property until the amount levied is equal to the Facilities Special Tax Requirement prior to applying any Capitalized Interest that is available in the CFD accounts.

Step 2: If additional revenue is needed after Step 1 in order to meet the Facilities Special Tax Requirement after Capitalized Interest has been applied to reduce the Facilities Special Tax Requirement, the Facilities Special Tax shall be levied Proportionately on each Parcel of Final Map Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Final Map Property until the amount levied is equal to the Facilities Special Tax Requirement.

Step 3: If additional revenue is needed after Step 2, the Facilities Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Undeveloped Property until the amount levied is equal to the Facilities Special Tax Requirement.

Step 4: If additional revenue is needed after Step 3, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Welfare Exemption Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Welfare Exemption Property for such Fiscal Year until the amount levied is equal to the Facilities Special Tax Requirement.

Step 5: If additional revenue is needed after Step 4, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Owners Association Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Owners Association Property until the amount levied is equal to the Facilities Special Tax Requirement.

Step 6: If additional revenue is needed after Step 5, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Public Property until the amount levied is equal to the Facilities Special Tax Requirement.

2. Services Special Tax

Each Fiscal Year, the Administrator shall determine the Services Special Tax Requirement and the Services Special Tax shall be levied according to the steps outlined below.

Step 1: The Services Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Services Special Tax for each Parcel of Developed Property for such Fiscal Year until the amount levied is equal to the Services Special Tax Requirement.

Step 2: If additional revenue is needed after Step 1, the Services Special Tax shall be levied Proportionately on each Parcel of Final Map Property up to 100% of the Maximum Services Special Tax for each Parcel of Final Map Property for such Fiscal Year until the amount levied is equal to the Services Special Tax Requirement.

Step 3: If additional revenue is needed after Step 2, the Services Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Services Special Tax for Undeveloped Property for such Fiscal Year until the amount levied is equal to the Services Special Tax Requirement.

F. MANNER OF COLLECTION OF SPECIAL TAXES

The Special Taxes shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in Section H below and provided further that the City may directly bill the Special Taxes, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Facilities Special Tax shall be levied and collected until principal and interest on Bonds have been repaid. However, in no event shall Facilities Special Taxes be levied after Fiscal Year 2063-

64. Under no circumstances may the Facilities Special Tax on a Parcel of Developed Property in residential use be increased in any Fiscal Year as a consequence of delinquency or default in payment of the Facilities Special Tax levied on another Parcel or Parcels by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

The Services Special Tax may be levied and collected in perpetuity.

G. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Taxes shall be levied in any Fiscal Year on the following:

i. Public Property, except Taxable Public Property.

ii. Owners Association Property, except Taxable Owners Association Property.

iii. Welfare Exemption Property, except Taxable Welfare Exemption Property.

iv. Affordable Housing Units, except as otherwise provided in Section D.4

v. The Exempt Affordable Units Parcel, except as otherwise provided in Section D.3

vi. Parcels that are owned by a public utility for an unmanned facility.

vii. Parcels that are subject to an easement that precludes any other use on the Parcel.

viii. For purposes of levying the Facilities Special Tax, Parcels that have fully prepaid the Facilities Special Tax obligation assigned to the Parcel pursuant to the formula set forth in Section H below. Such Parcels shall still be subject to the levy of the Services Special Tax.

H. PREPAYMENTS

The following definitions apply to this Section H:

"Outstanding Bonds" means all Previously Issued Bonds which remain outstanding, with the following exception: if a Facilities Special Tax has been levied against, or already paid by, an Assessor's Parcel making a prepayment, and a portion of the Facilities Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding (as determined by the Administrator), that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of Outstanding Bonds for purposes of this prepayment formula.

"Previously Issued Bonds" means all Bonds that have been issued prior to the date of prepayment.

"Public Facilities Requirement" means either $32.5 million in 2023 dollars, which shall increase on January 1, 2024, and on each January 1 thereafter by two percent (2%) of the amount in effect in the prior year, or such other number as shall be determined by the City as sufficient to fund improvements that are authorized to be funded by the CFD. The Public

Facilities Requirements shown above may be adjusted each time property annexes into the CFD or there is an adjustment to the Expected Maximum Facilities Special Tax Revenues due to a Land Use Change or prepayment.

"Remaining Facilities Costs" means the Public Facilities Requirement minus public facility costs funded by Previously Issued Bonds, developer equity, and any other source of funding.

1. Full Prepayment

The Facilities Special Tax obligation applicable to a Parcel in the CFD may be prepaid and the obligation of the Parcel to pay the Facilities Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. An owner of a Parcel intending to prepay the Facilities Special Tax obligation shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the prepayment amount for such Parcel. Prepayment must be made not less than 60 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Facilities Special Taxes. The Prepayment Amount shall be calculated as follows (capitalized terms as defined below):

Bond Redemption Amount	
plus	Remaining Facilities Amount
plus	Redemption Premium
plus	Defeasance Requirement
plus	Administrative Fees and Expenses
less	Reserve Fund Credit
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

Step 1. Compute the amount that could be collected from the Parcel prepaying the Facilities Special Tax in the Fiscal Year in which prepayment would be received by the City by applying the Base Facilities Special Tax to the Expected Land Uses for the Parcel. If this Section H is being applied to calculate a prepayment pursuant to Section D above, compute the amount by which the proposed Land Use Change would reduce Expected Maximum Facilities Special Tax Revenues below the amount needed for Required Coverage, and use this amount for purposes of this Step 1.

Step 2. Divide the Maximum Facilities Special Tax computed pursuant to Step 1 for such Parcel by the total Expected Maximum Facilities Special Tax Revenues for all property in the CFD, as shown in Attachment 2 and as adjusted by the Administrator after prepayments or Land Use Changes.

Step 3. Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the "**Bond Redemption Amount**"*).

Step 4. Compute the current Remaining Facilities Costs (if any).

Step 5. Multiply the quotient computed pursuant to Step 2 by the amount determined pursuant to Step 4 to compute the amount of Remaining Facilities Costs to be prepaid (*the "**Remaining Facilities Amount**"*).

Step 6. Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the "**Redemption Premium**"*).

Step 7. Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment will be received until the earliest redemption date for the Outstanding Bonds. However, if Bonds are callable at the first interest payment date after the prepayment has been received, Steps 7, 8, and 9 of this prepayment formula will not apply.

Step 8: Compute the amount of interest the City reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.

Step 9: Subtract the amount computed pursuant to Step 8 from the amount computed pursuant to Step 7 (the ***"Defeasance Requirement"***).

Step 10. The administrative fees and expenses associated with the prepayment will be determined by the Administrator and include the costs of computing the prepayment, redeeming Bonds, and recording any notices to evidence the prepayment and the redemption (the *"**Administrative Fees and Expenses**"*).

Step 11. If and to the extent so provided in the Bond Indenture, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the "***Reserve Fund Credit***").

Step 12. The Facilities Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 5, 6, 9, and 10, less the amount computed pursuant to Step 11 (the *"**Prepayment Amount**"*).

Step 13. From the Prepayment Amount, the amounts computed pursuant to Steps 3, 6, and 9 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to Step 5 shall be deposited into

the Improvement Fund. The amount computed pursuant to Step 10 shall be retained in the account or fund that is established to pay Administrative Expenses.

Once a full prepayment of a Parcel's Facilities Special Tax obligation has been received, a Notice of Cancellation of Facilities Special Tax Lien shall be recorded against the Parcel to reflect the discharge of the Parcel's obligation to pay the Facilities Special Tax. However, a Notice of Cancellation of Facilities Special Tax Lien shall not be recorded until all Facilities Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected.

2. Partial Prepayment

A partial prepayment may be made in an amount equal to any percentage of full prepayment desired by the party making a partial prepayment, except that the full amount of Administrative Fees and Expenses determined in Step 10 shall be included in the partial prepayment. The Maximum Facilities Special Tax that can be levied on a Parcel after a partial prepayment is made shall be equal to the portion of the Maximum Facilities Special Tax that was not prepaid. Once a partial prepayment has been received, an Amended Notice of Facilities Special Tax Lien shall be recorded against the Parcel to reflect the reduced Facilities Special Tax lien for the Parcel, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues. However, an Amended Notice of Facilities Special Tax Lien shall not be recorded until all Facilities Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected.

3. *Maintaining Required Coverage*

Notwithstanding the foregoing, if at any point in time the Administrator determines that the Maximum Facilities Special Tax revenue that could be collected from Taxable Property that remains subject to the Facilities Special Tax after the proposed prepayment would be less than the Required Coverage on Bonds that will remain outstanding after defeasance or redemption of Bonds from proceeds of the estimated prepayment, the amount of the prepayment shall be increased until the amount of Bonds defeased or redeemed is sufficient to reduce remaining annual debt service to a point at which Required Coverage is maintained.

I. INTERPRETATION OF RMA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this RMA.

ATTACHMENT 1

City of Dublin
Community Facilities District No. 2023-1
(East Ranch)

Identification of Tax Zones and Expected Lot Layout

Attachment 1

SHEET 1 OF 1

ATTACHMENT 1
IDENTIFICATION OF TAX ZONES AND AFFORDABLE UNITS

DUBLIN CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

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PLEASANTON	N.T.S.	08/21/2023	19343-T
OFFICE	SCALE	DATE	JOB NO.

08-22-2023 2:20pm Jeff Matson P:\19343-T\DES\OVERALL EXHIBITS\PLAN LIMITS-PHASING\TAX ZONE EXHIBIT.DWG

ATTACHMENT 2

City of Dublin
Community Facilities District No. 2023-1
(East Ranch)

Expected Land Uses and Expected Maximum Facilities Special Tax Revenues

Tax Zone and Land Use Category	Expected Land Uses	Base Facilities Special Tax (FY 2023-24) *	Expected Maximum Facilities Special Tax Revenues (FY 2023-24) *
Tax Zone 1			
Single Family Property	99 Residential Units	$5,850 per Res.Unit	$579,150
Affordable Housing Units	2 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$28,741 per Acre	$0
Tax Zone 2			
Single Family Property	96 Residential Units	$4,600 per Res.Unit	$441,600
Affordable Housing Units	2 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$35,934 per Acre	$0
Tax Zone 3			
Single Family Property	85 Residential Units	$4,400 per Res.Unit	$374,000
Affordable Housing Units	6 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$28,679 per Acre	$0
Tax Zone 4			
Single Family Property	85 Residential Units	$3,750 per Res.Unit	$318,750
Affordable Housing Units	0 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$33,034 per Acre	$0
Tax Zone 5			
Single Family Property	94 Residential Units	$3,300 per Res.Unit	$310,200
Affordable Housing Units	4 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$37,882 per Acre	$0
Tax Zone 6			
Single Family Property	96 Residential Units	$2,000 per Res.Unit	$192,000
Affordable Housing Units	4 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$38,373 per Acre	$0
Expected Maximum Facilities Special Tax Revenues (FY 2023-24 $)			**$2,215,700**

*** On July 1, 2024, and each July 1 thereafter, all dollar amounts shown above shall be increased by two percent (2%) of the amount in effect in the prior Fiscal Year.**

RESOLUTION NO. XX – 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

DECLARING INTENTION TO INCUR BONDED INDEBTEDNESS TO FINANCE THE ACQUISITION AND CONSTRUCTION OF CERTAIN PUBLIC FACILITIES IN AND FOR CITY OF DUBLIN COMMUNITY FACILITIES DISTRICT NO. 2023-1 (EAST RANCH)

WHEREAS, the City Council of the City of Dublin (the "City Council") has this date adopted its resolution titled, "Declaring Intention to Form a Community Facilities District and Levy Special Taxes in City of Dublin Community Facilities District No. 2023-1 (East Ranch) to Finance Certain Public Services and the Acquisition and Construction of Certain Public Facilities in and for such Community Facilities District" (the "Resolution of Intention"), stating its intention to form the City of Dublin Community Facilities District No. 2023-1 (East Ranch) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code (the "Act"), for the purpose of financing certain public facilities (the "Facilities") and public services, as further provided in that Resolution of Intention; and

WHEREAS, the City Council estimates the amount required for the financing of the costs of the Facilities to be the sum of not to exceed $67,000,000; and

WHEREAS, in order to finance the costs of the Facilities it is necessary to incur bonded indebtedness in the amount of not to exceed $67,000,000 on behalf of the CFD; and

WHEREAS, United States Income Tax Regulations section 1.150-2 provides generally that proceeds of tax-exempt debt are not deemed to be expended when such proceeds are used for reimbursement of expenditures made prior to the date of issuance of such debt unless certain procedures are followed, one of which is a requirement that (with certain exceptions), prior to the payment of any such expenditure, the issuer declares an intention to reimburse such expenditure; and

WHEREAS, it is in the public interest and for the public benefit that the City declares its official intent to reimburse itself and/or other local agencies constructing and/or acquiring the Facilities on whose behalf the City will issue debt the expenditures related to the Facilities with the proceeds of bonded indebtedness and other debt issued by the City for the CFD.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin hereby finds, determines and resolves as follows:

1. The City Council declares and finds that in order to finance the acquisition and construction of the Facilities, which are described in the Resolution of Intention, it is necessary to incur a bonded indebtedness.

2. The purpose for which the proposed debt is to be incurred is to provide the funds necessary to pay for the cost of the Facilities. The City hereby declares its intention to reimburse itself and/or other local agencies constructing and/or acquiring the Facilities certain expenditures for the Facilities from the proceeds of the bonded indebtedness and other debt described in this Resolution, including costs of the Facilities paid by the City and/or other local agencies on whose

behalf the City will issue debt for the CFD prior to the date of issuance of such bonded indebtedness and other debt not in excess of the amount described herein.

3. The maximum amount of the proposed debt is $67,000,000. Indebtedness subject to this limit shall only include indebtedness evidenced by bonds or notes and shall not include bonds described in Section 53364.2(e) of the Act.

4. It is the intention of the City Council that any such bonds issued shall be made callable in accordance with the terms of the Act and as more specifically to be set forth in any resolution authorizing issuance of the bonds, and shall be issued in such series and bear interest payable semi-annually or in such other manner as the City Council shall determine, at a rate not to exceed the maximum rate of interest as may be authorized by applicable law at the time of sale of such bonds, and shall mature not to exceed 40 years from the date of the issuance thereof.

5. In the event any series of bonds issued under the authorization is refunded to produce savings meeting the requirement of Section 53362.5 of the Act, all or a portion of the savings achieved through the issuance of refunding bonds may be used to finance Facilities insofar as the savings component provides capacity for bonded indebtedness in excess of that being refunded, and such additional bonded indebtedness shall not reduce and may exceed the amount of bonded indebtedness authorized herein.

6. The City Council hereby sets December 5, 2023, at 7:00 p.m., at the City of Dublin Civic Center Council Chambers located at 100 Civic Plaza, Dublin, California 94568, as the time and place for a hearing by the City Council on the proposed bond issue. At that time and place any persons interested, including any persons owning property in the CFD, will be heard.

7. The City Clerk is hereby directed to cause notice of said public hearing to be given by one-time publication in a newspaper of general circulation circulated within the CFD. The publication of said notice shall be completed at least 7 days before the date herein set for said public hearing. Such notice shall be substantially in the form specified in Section 53346 of the Act, with the form summarizing the provisions hereof hereby specifically approved.

8. This Resolution shall take effect from and after its adoption.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 17th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Marsha Moore

From: Linda Smith
Sent: Monday, August 7, 2023 12:47 PM
To: Marsha Moore
Subject: FW: Trumark CFD comments

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Linda Smith
City Manager
City of Dublin
100 Civic Plaza, Dublin, CA 94568
(925) 452-2151 | (925) 833-6651 FAX
Linda.smith@dublin.ca.gov | www.dublin.ca.gov

Mission Statement: *The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, fosters new opportunities, provides equity across all programs, and champions a culture of diversity and inclusion.*

From: Tom Evans <offrampmusic@LIVE.COM>
Sent: Monday, August 7, 2023 12:43 PM
To: Linda Smith <linda.smith@dublin.ca.gov>
Cc: Amy Million <Amy.Million@dublin.ca.gov>
Subject: RE: Trumark CFD comments

Hi Linda –
I made changes to these total tax rates, based on a weighted average… probably more representative than the last chart. The only one that changed much is Livermore. Hope this is helpful. Please enter this email and the embedded chart as public comment for this project.

Regards,
Tom

Weighted avg estimate of total tax rates %

Nearby Cities	ad valorem	est. Total tax rate
Trumark proposal	1.2684	1.60
Dublin - w/o CFD's	1.2684	1.43
Livermore	1.1548	1.35
San Ramon*	1.1017	1.30
Pleasanton **	1.1390	1.27

* San Ramon also has a small tax rate area with ad valorem of 1.1546%

** effective rate after adding $1100 to account for serparate sewer & garbage bill. Actually 1.15% total tax rate

tax rates were weighted by the total tax bill

From: Tom Evans
Sent: Wednesday, July 26, 2023 4:20 PM
To: Linda Smith <linda.smith@dublin.ca.gov>

Cc: Amy Million <Amy.Million@dublin.ca.gov>
Subject: Trumark CFD comments

Hi Linda –

I hope you are doing well. I want to address an item that I heard discussed at the last City Council meeting that has to do with the CFD that is under consideration for East Ranch (now known as Francis Ranch)

At one point in the meeting, Councilmember Hu said that she would be in favor of the CFD if it was in line with tax rates of neighboring cities. The response from Pamela Nieting from Trumark was: ***"I just brought a list of the neighboring cities to give you the total tax rate. I wasn't able to pull that little bit – the HOA's fees. But our [1.50]-ish is pretty low. Um. I don't know if that helps or not."*** Based on my research, I don't think that the information that she gave was accurate.

The ad valorem rates are published for each city, but the total aggregate tax rates for any city, as a whole, are not. That means the best that anyone can do is estimate. I did my best to estimate the typical total tax bill rate for nearby cities. Certainly within a city the rate will vary for any given property. In my attachment I used random addresses and tried to gather information from across the entire city shown by the attached maps.

Estimated total tax rates % w/o any CFD taxes

Nearby Cities	ad valorem	est. Total tax rate
Trumark proposal	1.2684	1.60
San Ramon- Dougherty Valley	1.1017	1.50
Dublin - w/o CFD's	1.2684	1.46
Livermore	1.1548	1.44
San Ramon*	1.1017	1.31
Pleasanton **	1.1390	1.29

* San Ramon also has a small tax rate area with ad valorem of 1.1546%

** effective rate after adding $1100 to account for serparate sewer & garbage bill. Actually 1.16% total tax

I ask that you please follow up on Trumark's claim and report the information to the City Council. It is important that the Council get accurate information in order to make informed decisions.

Please enter this email and the attachment as public comment for this project.

Thanks,
Tom Evans
[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

East Ranch Community Facilities District Formation

DUBLIN
CALIFORNIA

Overview of Presentation

- Review of tonight's recommended actions
- Review of Prior City Council actions
- Overview of CFD No. 2023-1
- Discussion of CFD Formation Process

Recommended Actions

- Consideration of a **Resolution** Declaring Intention to Form a Community Facilities District and Levy Special Taxes in the City of Dublin Community Facilities District No. 2023-1 (East Ranch) to Finance Certain Public Services and the Acquisition And Construction of Certain Public Facilities in and for such Community Facilities District

- Consideration of a **Resolution** Declaring Intention to Incur Bonded Indebtedness to Finance the Acquisition and Construction of Certain Public Facilities in and for City Of Dublin Community Facilities District No. 2023-1 (East Ranch).

Prior City Council Discussion/Actions

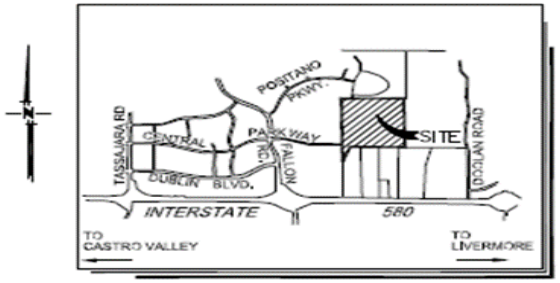
- **April 18, 2023**, discussed the proposed East Ranch Project and CFD
- **June 20, 2023**, discussed the proposed East Ranch Project and CFD and provided guidance to staff to limit the Effective Tax Rate on residential units to 1.58% of the base sales price
- **September 19, 2023**, approved a Deposit and Reimbursement Agreement with developer

Overview of CFD No. 2023-1

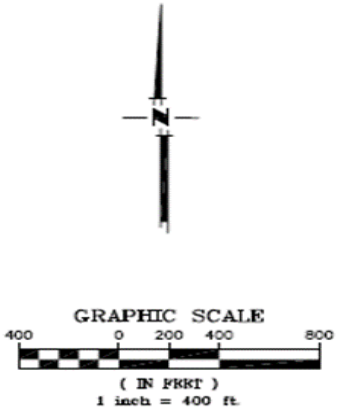
- The East Ranch Project includes 165.5 acres and will include 576 residential units (including 18 Affordable Units that will be exempt from paying special taxes)

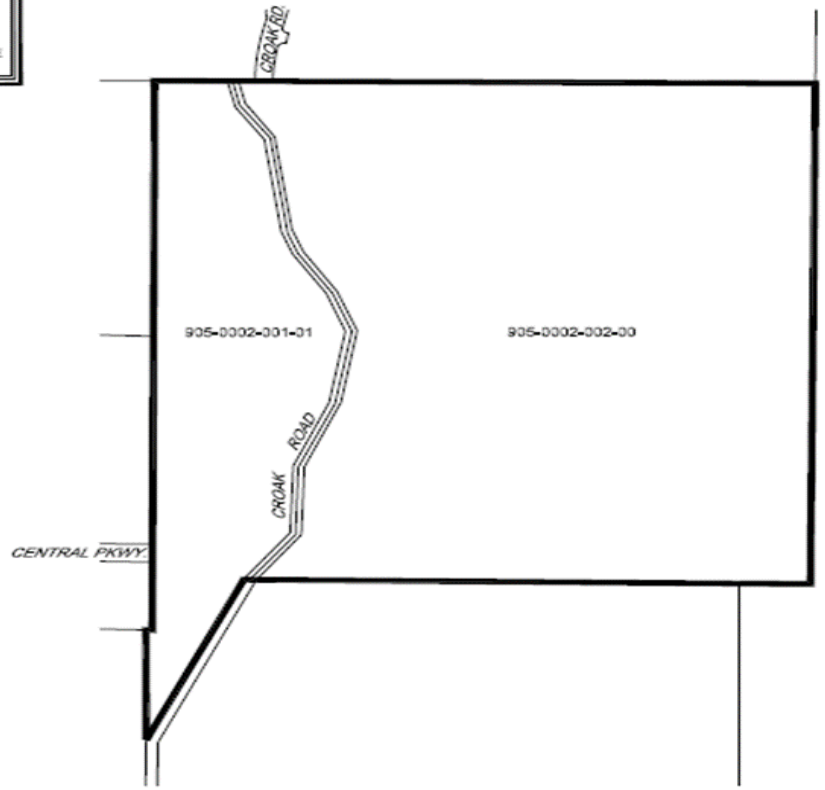
- The Project consist of six neighborhoods that will include the following:
  - 459 conventional single-family homes
  - 14 zero lot-line single-family duet homes
  - 100 Townhomes
  - Two neighborhood parks totaling 11.5 acres
  - Two-acre Public/Semi-Public site

Map of CFD No. 2023-1



VICINITY MAP
N.T.S.





PROPOSED BOUNDARIES OF

CITY OF DUBLIN

COMMUNITY FACILITIES DISTRICT NO. 2023-1

(EAST RANCH)

COUNTY OF ALAMEDA, STATE OF CALIFORNIA

NOTE:

1. REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF ALAMEDA FOR THE DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREON.

LEGEND

905-0002-001-01 ASSESSOR'S PARCEL NUMBER

ASSESSOR'S PARCEL LOT LINE

COMMUNITY FACILITIES DISTRICT NO. 2023-1 BOUNDARY

Discussion of Proposed CFD No. 2023-1

- The East Ranch Development originally proposed to have:
  - **Services CFD** that would fund the maintenance of public streets.
  - **Facilities CFD** that would help fund construction of certain public infrastructure and development impact fees associated with the project

- After further discussion it was determined best approach was to establish a single CFD, that would levy two separate special taxes, one to pay for services and one to pay for facilities, instead of creating two separate CFDs, with the result being the same.

Discussion of Proposed CFD No. 2023-1

- The City and Trumark have agreed to cap the maximum effective tax rate for the East Ranch CFD at 1.58% of the unit average sales price in each tax zone.
- The East Ranch project is divided into six tax zones, based on the type and size of the homes being sold. The maximum tax rate is based on the average estimated selling price of homes in each zone.

Proposed Effective Tax Rates for CFD

	Zone 1 65 x 100 lots	Zone 2 55 x 95 lots	Zone 3 50 x 110 lots	Zone 4 49.5 x 80 lots	Zone 5 Cluster lots	Zone 6 Townhomes
Estimated Average Base Sales Price (1)	$ 2,657,000.00	$ 2,204,000.00	$ 2,143,000.00	$ 1,872,000.00	$ 1,711,000.00	$ 1,267,000.00
Ad Valorem (2)	$ 33,547.28	$ 27,827.70	$ 27,057.52	$ 23,635.87	$ 21,603.09	$ 15,997.14
Other Charges (3)	$ 2,295.48	$ 2,096.48	$ 2,042.48	$ 1,859.48	$ 1,809.48	$ 1,672.48
Proposed CFD No. 2023-1 Services Special Taxes (4)	**$ 381.00**	**$ 381.00**	**$ 381.00**	**$ 381.00**	**$ 381.00**	**$ 381.00**
Proposed CFD No. 2023-1 Special Taxes (4)	**$ 5,850.00**	**$ 4,600.00**	**$ 4,400.00**	**$ 3,750.00**	**$ 3,300.00**	**$ 2,000.00**
Total	$ 42,073.76	$ 34,905.18	$ 33,881.00	$ 29,626.35	$ 27,093.57	$ 20,050.62
Total Proposed CFD No. 2023-1 Taxes	**$ 6,231.00**	**$ 4,981.00**	**$ 4,781.00**	**$ 4,131.00**	**$ 3,681.00**	**$ 2,381.00**
Estimated Effective Tax Rate	**1.58%**	**1.58%**	**1.58%**	**1.58%**	**1.58%**	**1.58%**

(1) Prices per RCLCO report dated 10.04.23

(2) Estimated at 1.2626%per DPFG analysis dated 10.03.23

(3) Estimate per DPFG analysis dated 10.03.23

(4) Per Draft RMA from Goodwin Consulting Group

Staff Recommends City Council

- Adopt **Resolution** Declaring Intention to Form a Community Facilities District and Levy Special Taxes in the City of Dublin Community Facilities District No. 2023-1 (East Ranch) to Finance Certain Public Services and the Acquisition and Construction of Certain Public Facilities in and for Such Community Facilities District.

- Adopt **Resolution** Declaring Intention to Incur Bonded Indebtedness to Finance the Acquisition and Construction of Certain Public Facilities in and for City of Dublin Community Facilities District No. 2023-1 (East Ranch).

- If the above Resolutions are adopted, the City Council hereby sets **December 5, 2023, at 7:00 p.m.**, at the City of Dublin Civic Center Council Chambers located at 100 Civic Plaza, Dublin, California 94568, as the time and place for a hearing by the City Council on the proposed bond issue. At that time and place any persons interested, including any persons owning property in the CFD, will be heard.

Next Steps

- Should the City Council approve tonight's **Resolutions** the City and Trumark will proceed with preparation of legal documents for the public hearing and related City Council actions scheduled for December 5, 2023, which will include the following actions:

  1. Hold Public Hearing
  2. Adopt Resolution of Formation of the CFD
  3. Adopt Resolution Deeming it Necessary to incur Bonded Indebtedness for CFD
  4. Adopt Resolution Calling the Election
  5. Conduct Landowner-Voter Election
  6. Adopt Resolution Declaring Election Results
  7. Introduce Ordinance Levying a Special Tax (First Reading)

- Following the December 5, 2023 meeting, the City Council will, at a future meeting, consider adoption of the Ordinance Levying a Special Tax, which will authorize the CFD to levy special taxes within the CFD as well as the issuance of special tax bonds for the CFD

Questions?

Agenda Item 8.1

STAFF REPORT

CITY COUNCIL

DATE: October 17, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: MCE Corporation Economic Evaluation and Comparative Analysis
Prepared by: Jordan Foss, Management Analyst II

EXECUTIVE SUMMARY:

The City Council will receive a report evaluating the City's costs over a five-year period for maintenance services provided by MCE Corporation. In addition, the report will include a comparative analysis relating to the maintenance services in neighboring jurisdictions of Brentwood, Pleasanton, and San Ramon.

STAFF RECOMMENDATION:

Receive the report.

FINANCIAL IMPACT:

None.

DESCRIPTION:

Background

The City of Dublin has contracted with MCE Corporation for 39 years, with the first agreement being executed on June 29, 1984 for annual street maintenance. Since then, services provided by MCE have grown in line with the City's growth and now include maintenance of all City parks and facilities. On July 1, 2017, the City and MCE entered into a five-year agreement for such services, and a subsequent two-year amendment was initiated on July 1, 2022. The current amendment to the agreement is set to expire on June 30, 2024 and the City Manager has the option to extend the term an additional three years.

In preparation for the next extension, Staff conducted an assessment of MCE's services, which included an economic evaluation as well as a comparison of services in neighboring cities. Specifically, the evaluation looked at the following:

- Current MCE responsibilities
- Subcontracted services
- Historical expenditures
- Maintenance requests
- Comparison with neighboring jurisdictions

This Staff Report presents the MCE review and includes a detailed list of services and subcontractors by task (Attachment 1), and cost comparison with the cities of Pleasanton, San Ramon, and Brentwood (Attachment 2).

MCE Evaluation

Summary

MCE provides maintenance services in the following six general categories: Streets, Parks, Assessment Districts, Buildings, Special Events, and Administration. Within those service categories, MCE utilizes 46 dedicated staff, two of which are administrative positions that assist with overseeing the City's contract, and 44 of which are assigned to the field. In addition, MCE utilizes additional support services or specialized expertise through subcontractors. Currently, MCE utilizes 21 subcontractors, and collects a 13% administrative overhead from the City for management of those contracts.

Table 1 shows the City's expenditures for MCE over the last five years. This reflects that the City's largest expenditures are in Parks Maintenance (46% of total), Streets (23%), and Building Maintenance (13%). Attachment 1 provides a detailed list of services and subcontractors by task.

Table 1. Actual Expenditures (Figures Rounded)

	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
MCE					
Service Category					
Streets	$1,232,929	$1,197,952	$1,256,307	$1,363,651	$1,493,092
Building	$385,212	$413,549	$346,084	$539,121	$602,028
Parks	$1,588,292	$1,465,784	$1,744,098	$1,694,229	$1,994,953
Events	$190,160	$91,415	$80,608	$271,920	$321,346
Special Districts	$100,815	$76,568	$76,225	$212,159	$111,040
Administration	$150,916	$112,547	$161,502	$148,495	$223,575
Contingency	$80,610	$93,225	$343,101	$6,892	$95,863
Subtotal	*$3,728,935*	*$3,451,040*	*$4,007,925*	*$4,236,466*	*$4,841,897*
YoY Change		*-$277,895*	*$556,885*	*$228,541*	*$605,431*
% Change		*-7.5%*	*16.1%*	*5.7%*	*14.3%*

MCE Subcontractors *(13% Administrative Overhead included)*					
Streets	$273,106	$256,659	$317,554	$290,651	$334,288
Building	$316,432	$221,622	$241,260	$516,787	$457,209
Parks	$850,378	$903,711	$951,770	$1,076,662	$1,763,611
Events	$125	$0	$838	$14,000	$15,450
Special Districts	$154,632	$109,919	$141,553	$131,420	$154,999
Admin. Overhead	$242,838	$235,319	$246,081	$288,770	$373,271
Contingency	$203,277	$237,146	$155,532	$107,287	$145,756
Subtotal	*$2,040,788*	*$1,964,376*	*$2,054,588*	*$2,425,577*	*$3,244,584*
YoY Change		*-$110,281*	*$171,826*	*$419,234*	*$780,538*
% Change		*-0.5%*	*8.7%*	*20.4%*	*32.2%*

MCE and MCE Subcontractors Combined					
Grand Total	$5,769,723	$5,415,416	$6,062,512	$6,662,044	$8,086,481
YoY Change		*-$354,307*	*$647,096*	*$599,532*	*$1,424,437*
% Subcontracted	35%	36%	34%	36%	40%

Administrative Charges Only					
MCE Admin.	$150,916	$112,547	$161,502	$148,495	$223,575
Subcontractor Admin. Overhead	$242,838	$235,319	$246,081	$288,770	$373,271
Total Admin. Charges	$393,755	$347,865	$407,583	$437,265	$596,846
% of Total Exp.	*7%*	*6%*	*7%*	*7%*	*7%*

On average, 37% of overall MCE expenditures over the last five years were for subcontracted services. Within the Parks and Building Maintenance service categories in particular, subcontractor costs are approaching those of MCE in-house services. In Fiscal Year 2022-23, 47% of all park maintenance and 43% of all building maintenance work was completed by subcontractors.

For parks maintenance, subcontractors are used for mowing, weeding, cricket pitch maintenance, and annual field renovations at Fallon Sports Park, Emerald Glen Community Park, and Dublin Sports Grounds. MCE provides direct maintenance of all neighborhood parks and Don Biddle Community Park, which do not have the same mowing requirements of the other parks that are rented for sports activities.

For City buildings, subcontractors primarily provide preventative maintenance on specialized assets such as plumbing, HVAC, electrical, roofs, and doors. MCE has doubled their dedicated building staff from two to four full-time-equivalent employees, which correlates to ongoing facility needs and an increase in rental support. Other minor cost increases are associated with an additional MCE administrative staff person, an increase in event support, and an increase in street maintenance activities (including landscaping and street surface maintenance).

Maintenance Requests

SeeClickFix (aka "Fix It Dublin") is an online tool that allows residents and internal customers to report maintenance issues in the City and includes a robust tracking and reporting function. According to available data for the past three fiscal years, maintenance requests have increased 79%, as shown in Table 2. Initial growth in requests in the first two years is attributed to the City implementing SeeClickFix (May 2021) and publicizing the new service, as well as the opening of new parks. The following fiscal year saw modest growth in requests, with internal requests declining marginally.

Table 2: Maintenance Request Trends

	FY 2020-21	FY 2021-22	FY 2022-23
Total Requests	1,839	2,911	3,292
YoY % Change		*58%*	*13%*
External Requests	1,206	1,794	2,162
YoY % Change		*49%*	*21%*
Internal Requests	633	1,145	1,130
YoY % Change		*81%*	*-1%*

Comparative Analysis

In addition to the economic review, Staff ran a comparative analysis against the maintenance services provided by the cities of Brentwood, Pleasanton, and San Ramon. The analysis shows that the City's per capita cost ($188 per resident) for maintenance services is nearly half that of the cities of Pleasanton ($359 per resident) and San Ramon ($344 per resident). Brentwood, a city with similar population (66,127) and land area (15 square miles), spends marginally more than Dublin does on maintenance services. Similarly, Dublin spends less per parkland acre ($20,213 per acre) than Pleasanton ($26,977 per acre), San Ramon ($22,592 per acre), and Brentwood ($33,798 per acre) as displayed in Table 3 below.

Table 3. Comparative Analysis Summary

	Dublin	Brentwood	Pleasanton*	San Ramon
Population	67,734	66,127	76,689	87,685
Total Maintenance Budget	$12,725,484	$17,860,542	$27,552,439	$30,171,291
Cost Per Capita	$188	$270	$359	$344
Cost Per Parkland Acre	$20,213	$33,798	$26,977	$22,592
Personnel Costs	$562,767	$4,963,617		$14,090,297
Contract Costs	$11,175,030	$7,220,858		$8,357,297

**Pleasanton was excluded from Personnel and Contract cost comparison due to differences in operating models.*

While the neighboring jurisdictions offer in-house maintenance services, contract services are still heavily utilized. As an example, San Ramon had a Fiscal Year 2022-23 personnel budget of $14.1 million and a contract services budget of $8.4 million, and Brentwood had a Fiscal Year 2022-23 personnel budget of $5 million and a contract services budget of $7.2 million. These contract

services include pest control, landscaping/mowing, generator maintenance, HVAC maintenance, fire protection, weed abatement, janitorial services, carpet cleaning, catch basin cleaning, street sweeping, intrusion monitoring, fountain maintenance, and other services as needed to handle services not provided by City personnel.

Attachment 2 includes complete details on the comparative analysis.

Conclusion

MCE provides a one-stop, comprehensive maintenance service solution for the City. The primary driver for the increases in MCE costs over the last five years is the addition of City assets, including one new facility (the Public Safety Complex), four new parks (Sunrise Park, Clover Park, Butterfly Knoll, and Don Biddle Community Park), Fallon Sports Park – Phase 3, and the Imagine Playground at Dublin Sports Grounds. These new community assets have had a direct impact on the increasing demands of MCE's services, and the specialized nature of some assets, like the cricket pitch, have required MCE to expand its use and oversight of subcontractors and have added to the City's total maintenance costs. Moreover, a focus on enhanced maintenance of existing assets and the improved ability for residents to report issues directly have also contributed to increases in the City's costs.

These costs will continue to escalate with the opening of the Dublin Cultural Arts Center, Iron Horse Nature Park and Open Space, Wallis Ranch Community Park, and future parks in Eastern Dublin. However, even with these anticipated costs, the City is spending less per acre ($20,213) and per resident ($188) when compared to neighboring jurisdictions with a similar portfolio of maintenance needs. Staff will continue to work with MCE in balancing the City's required maintenance activities with its budgetary limits, in conjunction with the goal of keeping Dublin's variety of parks and facilities in excellent condition.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) MCE Maintenance Services and Subcontractors by Task List
2) Fiscal Year 2022-23 Comparative Analysis

MCE Maintenance Services

Task	Task Description
Streets	
Street Maintenance	Pothole patching, crack filling, asphalt pavement maintenance.
Drainage Maintenance	Flushing storm drains, catch basin inspection and cleaning, cleaning concrete v-ditches, stream channel clearing.
Storm Patrol	Inspection and cleaning of catch basins, culverts, gutters, ditches, and streams during storms.
Sidewalks, Curbs & Gutters	Temporary ramping of tripping hazards.
Sign Maintenance	Installation, removal, repair, and replacement of signage, posts and other sign mounting equipment.
Striping & Marking	Limited re-striping or re-marking of existing striping, limited painting, or re-painting of curbs.
Guardrail Repair	Straighten, replace, or repair damaged guardrails and posts.
Spill Cleanup	Control and clean-up or assistance with clean-up of material on or near streets.
Street Tree Maintenance	Trimming, pruning, fertilizing, spraying, removal, and replacement of City owned trees.
Street Landscape Maintenance	Maintenance of street median landscape including turf, bedding plants, shrubs, irrigations systems, and rodent control.
Additional Work	Other work performed at the written request of the City.
Parks	
Park Maintenance	Maintenance of park landscape including turf, bedding, plans, trees, shrubs, irrigation systems, hardscapes, and rodent control.
Sign Maintenance	Installation, removal, repair, and replacement of signage, posts and other sign mounting equipment.
Storm Patrol	Inspection and cleaning of catch basins, culverts, gutters, ditches, and streams during storms.
Quarterly Assurance Inspections	Completion of quarterly quality assurance inspections.
Weed Abatement	Removing weeds and vegetation in various areas.
Spill Cleanup	Control and clean-up or assistance with clean-up of material on or near streets.
Bike Path Maintenance	All maintenance including cleaning striping and marking surface maintenance, etc. to maintain a bike path that is not adjacent to vehicle lanes.
Additional Work	Other work performed at the written request of the City.
Building Maintenance	
Building Maintenance	Maintenance of various City-owned buildings and facilities.
Building Grounds	Maintenance of building landscape including turf, bedding plants, trees, shrubs, irrigation systems, hardscapes, and rodent control.

Body Fluid Spills	Clean-up of body fluid.
Quality Assurance	Completion of quarterly quality assurance inspections.
Additional Work	Other work performed at the written request of the City.
Assessment Districts	
Tree Maintenance	Maintenance of Assessment District trees including trimming, pruning, fertilizing, spraying, and removal of trees.
Landscape Maintenance	Maintenance of Assessment District median and other landscapes areas including turn, bedding plans, shrubs, irrigation systems, and rodent control.
Storm Patrol	Inspection and cleaning of catch basins, culverts, gutters, ditches, and streams during storms.
Weed Abatement	Removing weeds and vegetation in various areas.
Sign Maintenance	Installation, removal, repair, and replacement of signage, posts and other sign mounting equipment.
Spill Cleanup	Control and clean-up or assistance with clean-up of material on or near streets.
Quality Assurance	Completion of quarterly quality assurance inspections.
Additional Work	Other work performed at the written request of the City.
Special Events	
Community Promotions	Assistance in provision of community events such as parades, holiday events, festivals, etc.
Additional Work	Other work performed at the written request of the City.
Administration	
Maintenance Supervision	Managing maintenance operations.
Additional Work	Other work performed at the written request of the City.

Subcontractors by Task

Drainage Maintenance	
Roto Rooter	Plumbing repairs and clean out.
Sign Maintenance	
The Construction Zone	Sign and Safety Equipment
Guardrail Repair	
Calco	On call fence and guardrail work.
Weed Abatement	
Del Conte Landscaping	Weed control of bedding areas at all landscapes.
RJN Inc.	Fire abatement discing and mowing.
Street Tree Maintenance	
Del Conte Landscaping	Weed control of bedding areas at all landscapes.
West Coast Arborists	Tree pruning and tree removal.
Assessment District Maintenance	
Del Conte Landscaping	Monthly shrub pruning and site work.
West Coast Arborists	Tree pruning and tree removal.
Western Exterminator (Stagecoach only)	Rodent and pest control.
Street Landscape Maintenance	
Del Conte Landscaping	Weed control of bedding areas at all landscapes.
Western Exterminator	Rodent and pest control.
Park Maintenance	
4 Paws Goose Control	Control of geese at Dublin Sports Grounds.
Calco	On-call fence and guardrail work.
Del Conte Landscaping	Mowing of large sports parks, weed control of bedding areas at all landscapes, turf fertilization, and monthly shrub pruning.
Frank and Grossman	Fallon Sports Park cricket pitch maintenance.
Professional Power washing	Power washing services.
RJN Inc.	Fire abatement discing and mowing.
West Coast Arborist	Tree pruning and tree removal.
Western Exterminator	Rodent and pest control.
Building Maintenance	
Bay Air Mechanical	Preventive maintenance and repair of HVAC systems.
Baywide Glass	Glass repairs.
Calco	Fence and guardrail work.
Comfort Dynamics	Maintenance of Reliable Control Systems, HVAC.
East Bay Pools	Fountain and splash pad maintenance.
Frontier Pacific Doors	Door repairs.
Gamble Construction	General building repairs.

Roto-Rooter	Plumbing repairs and clean out.
Savior Plumbing	Plumbing repairs.
Sierra Roofing	Roof repairs.
Silverado Valley Electric	Electrical repairs.
Vortex Doors	Overhead door and general door repairs.
Windology Window Treatments	Window treatment repairs.

Fiscal Year 2022-23 Comparative Analysis

	Dublin	Pleasanton[1]	San Ramon	Brentwood
City Characteristics				
Land Area (square miles)	15	25	18	15
Street Miles[2]	148	213	241	192
Population	67,734	76,689	87,685	66,127
Total Maintenance Costs				
Number of Maintenance Staff	47	120	81	43
Total Maintenance Budget[3]	$12,725,484	$27,552,439	$30,171,291	$17,860,542
Personnel	$562,767		$14,090,872	$4,963,617
Contract Services	$11,175,030		$8,357,297	$7,220,858
Other (Equipment/Materials/internal Transfers/Other services)	$987,687		$7,723,122	$5,676,067[4]
Maintenance Services Cost per Capita				
Total Maintenance Budget	$12,725,484	$27,552,439	$30,171,291	$17,860,542
Cost Per Capita	**$188**	**$359**	**$344**	**$270**
Park Maintenance Cost Per Acre				
Parkland Acreage (Total)	267	451	375	243
Parkland Maintenance Expenditures	$5,396,890	$12,166,775	$8,471,952	$8,212,880
Cost per Parkland Acre	**$20,213**	**$26,977**	**$22,592**	**$33,798**
Park Maintenance Metrics				
Number of Parks	28	46	58	68
Number of Community Parks[5]	7	9	6	9
Number of Neighborhood Parks[6]	21	37	52	57
Number of Aquatic Centers	1	1	2	1

[1] Pleasanton was excluded from Total Maintenance Cost comparison due to differences in operating models.
[2] Center line miles.
[3] Data provided from City budget documents or directly from City Staff.
[4] Does not include Internal Service Costs/Fund Transfers for Landscape and Lighting District services.
[5] Defined as multi-activity parks designed for community-wide use.
[6] Defined as parks that serve the population of the immediate neighborhood.

MCE Economic Evaluation and Comparative Analysis

October 17, 2023

DUBLIN
CALIFORNIA

Background

- June 1984 – Initial Contract with MCE
  - Street Maintenance Only
- July 1, 2017 – Most Recent Agreement
  - Comprehensive Maintenance Services
- July 1, 2022 – Current Two-Year Amendment
  - Expiring on June 30, 2024
  - City Manager Option to Extend for Three More Years

MCE Evaluation

- MCE provides maintenance services in six general service categories:
  - Administration
  - Assessment Districts
  - Buildings
  - Parks
  - Special Events
  - Streets
- 46 dedicated staff
  - 44 Field Staff
  - 2 Administrative Staff
- 21 subcontractors within service categories
- 13% administrative fee for subcontract work

MCE Evaluation, 2

- The City's **largest expenditures** are in the following three categories:
  - Parks Maintenance (46% of total expenditures)
  - Streets (23% of total expenditures)
  - Building Maintenance (13% of total expenditures)
- Fiscal Years 2018-19 through 2022-23 – 37% of the total expenditures for subcontracted services
- **Subcontractor expenditures** are the highest in Parks (47%) and Building Maintenance (43%)

Maintenance Requests

- SeeClickFix (aka "Fix It Dublin") Maintenance Request Tool
- Maintenance requests increased 79% from FY20-21 to FY22-23

	FY 2020-21	FY 2021-22	FY 2022-23
Total Requests	**1,839**	**2,939**	**3,292**
External Requests *(Initiated via public portal)*	*1,206*	*1,794*	*2,162*
Internal Requests *(Initiated via staff portal)*	*633*	*1,145*	*1,130*

Comparative Analysis

- Pleasanton, San Ramon, and Brentwood
- City Expenditures per resident ($188); per parkland acre ($20,213)
  - Both less than neighboring cities
- Other jurisdictions utilize in-house maintenance services and also utilize contract services. These contract services include:
  - Generator and HVAC maintenance
  - Intrusion and fire monitoring
  - Janitorial and carpet cleaning services
  - Landscaping services (including mowing)
  - Pest control
  - Weed abatement
  - Street sweeping

Conclusion

- Primary driver for increases over last five years:
  - Four new City parks
  - One Sports Park expansion
  - One new Park facility
- Additional assets will increase future maintenance costs
- City will continue to spend less per resident and per acre than neighboring jurisdictions

Questions?