



Regular Meeting of the **DUBLIN PLANNING COMMISSION**

Tuesday, November 9, 2021

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

Regular Meeting 7:00 PM

This meeting will be held in person for the public, and all members of the Planning Commission will be participating in person from the City Council Chamber at Civic Center, 100 Civic Plaza, Dublin, California. Pursuant to Alameda County Health Officer Order No. 21-03, members of the public attending the meeting must wear a face covering over the nose and mouth at all times while indoors, even while speaking at the podium.

Additional Meeting Procedures Available During the COVID-19 Pandemic

This Planning Commission meeting will be livestreamed via Zoom Video Communications. To connect to the meeting go to:
<https://dublin.ca.gov/83/Planning-Commission> and click the link provided.
(Note: this link will be available beginning at 6:00 p.m. on the evening of the meeting.)

Members of the public who wish to participate in the meeting 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, November 9, 2021. Speakers slips will be accepted until the staff presentation on an agenda item ends, or until the public comment period on non-agenda items is closed.
- Once connected to the Zoom platform, 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 speaker will be announced in the meeting when it is their time to give public comment. The speaker will then be unmuted to give public comment via Zoom.

Members of the public who do not have internet access may make arrangements in advance to address the Planning Commission by telephone. Please call (925) 833-6610 before 5:00 p.m. on the day of the meeting to make such arrangements.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

3.1 Public Comment

At this time, the public is permitted to address the Planning Commission 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 Planning Commission 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 Planning Division related to the proper procedure to place an item on a future Planning Commission agenda. The exceptions under which the Planning Commission 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 Planning Commission with one single action. Members of the audience, Staff or the Planning Commission who would like an item removed from the Consent Calendar for purposes of public input may request the Chair to remove the item.

4.1 Approval of the October 26, 2021 Planning Commission Meeting Minutes

Draft Minutes of the October 26, 2021 Planning Commission Meeting.

STAFF RECOMMENDATION:

Approve the Minutes of the October 26, 2021 Planning Commission Meeting.

[Staff Report](#)

[Attachment 1 - Draft Minutes of the October 26, 2021 Planning Commission Meeting](#)

5. WRITTEN COMMUNICATION

6. **PUBLIC HEARING**

6.1 **East Ranch (PLPA-2020-00028)**

The Applicant, Trumark Homes, LLC, proposes to develop a 165.5-acre site with a 573-unit residential project consisting of six neighborhoods, two neighborhood parks totaling 11.5 acres, and a two-acre Public/Semi-Public site reserved for affordable housing located on Croak Road east of Fallon Road. The project site straddles existing Croak Road with Jordan Ranch to the west, Positano to the north and undeveloped land to the east and south with the Interstate 580 beyond. Requested approvals include a Planned Development Rezoning with a Stage 2 Development Plan, Vesting Tentative Tract Map No. 8563 and a Heritage Tree Removal Permit. The Planning Commission will consider and make a recommendation to the City Council regarding the East Ranch project, including an exemption from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION:

Disclose ex-parte contacts, conduct the public hearing, deliberate and adopt a **Resolution** recommending that the City Council a) find the project exempt from CEQA pursuant to Government Code Section 65457 and adopt an Ordinance approving a Planned Development Zoning District with a Stage 2 Development Plan and b) adopt a Resolution approving a Vesting Tentative Tract Map No. 8563 and Heritage Tree Removal Permit related to the East Ranch project.

Staff Report

[Attachment 1 - Resolution Recommending City Council Approval](#)

[Attachment 2 - Exhibit A to Attachment 2 Planned Development Ordinance](#)

[Attachment 3 - Exhibit B to Attachment 1 City Council Resolution Approving Vesting Tentative Map and Heritage Tree Permit](#)

[Attachment 4 - Exhibit A to Attachment 3 Vesting Tentative Tract Map](#)

[Attachment 5 - Arborist Report](#)

[Attachment 6 - CEQA Analysis](#)

[Attachment 7 - Appendix A Biological Resources Assessment](#)

[Attachment 8 - Appendix B Preliminary Aquatic Resources Delineation Report](#)

[Attachment 9 - Appendix C Archeological and Historical Resources Survey Report](#)

[Attachment 10 - Appendix D-1 Due Diligence Geotechnical Investigation](#)

[Attachment 11 - Appendix D-2 Geotechnical and Geologic Review](#)

[Attachment 12 - Appendix E Phase 1 Environmental Site Assessment](#)

[Attachment 13 - Appendix F Stormwater Quality and Hydromodification](#)

[Attachment 14 - Appendix G Transportation Impact Analysis](#)

[Attachment 15 - Public Comment](#)

7. **UNFINISHED BUSINESS**

8. **NEW BUSINESS**

9. **OTHER BUSINESS** Brief information only reports from Planning Commission and/or Staff, including committee reports and reports by Planning Commission 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), 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.

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.