



City of Dublin
General Plan

Chapter 3

LAND USE AND CIRCULATION: PARKS AND OPEN SPACE ELEMENT

3.1 INTRODUCTION

Government Code sec. 65302(a) requires land use elements to designate open space for recreation, agriculture, visual enjoyment and natural resources. Government Code sec. 65560 defines the following six categories of open space lands:

1. Open space for the preservation of natural resources.
2. Open space for the managed production of resources.
3. Open space for outdoor recreation.
4. Open space for public health and safety.
5. Open space in support of the mission of military installations.
6. Open space for the protection of Native American historical, cultural and sacred sites.

Government Code sec. 65564 requires local open space plans to include action programs with specific programs to implement open space policies. Public Resources Code sec. 5076 requires that demand for trail oriented recreational uses be considered when developing the open space programs. It further requires that the open space plan consider integrating local trails with the state trails system.

Policies and programs to provide open space both within and apart from development projects are included in this Parks and Open Space Element. Related provisions to protect particular natural resources through open space planning are included in the Conservation Element (Chapter 7). Background information upon which open space and conservation policies are based is located in the corresponding Open Space and Conservation sections of the Technical Supplement.

The Government Code requires discussion of several resources which do not occur in the Dublin planning area such as open space for the protection of Native American historical, cultural and sacred sites and therefore, have not been analyzed. Additionally, the open space plan for preservation of natural resources does not address ecological or scientific study areas, bays, estuaries, coastal beaches or lakeshores. Similarly, the open space plan for managed production of resources does not address bays, estuaries, marshes, commercial fisheries, or mineral deposits. Flooding is addressed in the Seismic Safety and Safety Element (Chapter 8).

3.2 OPEN SPACE FOR PRESERVATION OF NATURAL RESOURCES AND FOR PUBLIC HEALTH AND SAFETY

Open space areas should be preserved for the preservation of natural resources and for public health and safety. Methods of preserving open space should be explored, including fee purchase, conservation and scenic easements, transfer of development rights, and special district financing.

3.2.1 PRIMARY PLANNING AREA AND EASTERN EXTENDED PLANNING AREA

A. Guiding Policies

1. Preservation of oak woodlands, riparian vegetation, and natural creeks as open space for their natural resource value is of the highest importance. Limited modifications may be permitted on a case-by-case basis with adequate mitigation to replace disturbed resources.
2. Generally, maintain slopes over thirty percent as permanent open space for public health and safety. Consider development in areas with slopes over 30 percent only if the area to be developed is: 1) less than three acres in size; 2) less than 20 percent of a large developable area; and, 3) surrounded by slopes less than 30 percent.

B. Implementing Policies

1. Continue requiring preservation of steep slopes and ridges as open space as a condition of subdivision map approval.
2. Encourage an efficient and higher intensity use of the flat and gently sloping portions of the planning area as a means of minimizing grading requirements and potential impacts to environmental and aesthetic resources.

3.2.2 WESTERN EXTENDED PLANNING AREA

A. Guiding Policies

1. East of the Urban Limit Line development generally shall be confined to areas where slopes are under thirty percent, as part of an overall cluster development concept on approved development plans. Within projects proposing clustered development and ancillary facilities east of the Urban Limit Line in the Western Extended Planning Area, land alteration on slopes over thirty percent may be considered where the following conditions are present:
 - a. Public health and safety risks can be reduced to an acceptable level.
 - b. Proposed land alteration would be necessary to achieve a basic public need, such as housing, recreation, street access, or public facilities.
 - c. Long-term visual qualities can be maintained for residents of Dublin and nearby communities.
2. Existing large stands of woodland and coastal scrub in the Western Extended Planning Area shall be protected wherever possible. Grassland sites shall be considered for development in preference to native shrub and woodland areas.

B. Implementing Policy

1. As conditions of development project approval, require detailed tree surveys, protection measures for existing trees to remain, and replanting of native vegetation.

3.2.3 DUBLIN CROSSING PLANNING AREA

A. Guiding Policy

1. The creation of any new parks or open space areas for the preservation of natural resources or for public health and safety in the Dublin Crossing Planning Area shall be in compliance with the Dublin Crossing Specific Plan.

B. Implementing Policies

1. Provide pedestrian and bicycle facilities to meet the goals and objectives of the Specific Plan and to promote alternatives to automobile use and reduce parking demand. Pedestrian sidewalks, bicycle lanes, and multi-use trails shall safely connect residential, commercial, and recreational uses to each other and to transit facilities.
2. Community and Neighborhood Park land shall be owned by the City of Dublin and shall be used in accordance with the Specific Plan. Land designated as open space, creeks and waterways, and water treatment/detention/bioretention facilities required to serve the Specific Plan area will not be owned or maintained by the City of Dublin.
3. Underground water detention facilities shall be allowed within the envelope of Central Park and shall be designed to enable the development of or programming of above-ground facilities.
4. The alignment of Chabot Creek shall be allowed within the boundaries of Central Park and shall be counted within the 30 net-acre calculation of usable park land in accordance with the Project Development Agreement. While it is within the park boundaries, Chabot Creek shall be owned and maintained by a separate entity that is acceptable to the City.

3.3 OPEN SPACE FOR MANAGED PRODUCTION OF RESOURCES (AGRICULTURAL)

3.3.1 EXTENDED PLANNING AREAS

All properties within the Eastern Extended Planning Area previously under Williamson Act Agreement contracts (Government Code Section 51200, et. seq.) have expired. Portions of the Western Extended Planning Area remain under Williamson Act Agreement contracts. Under the Williamson Act, property taxes are based on the agricultural value of land rather than its market value. The contract automatically renews each year for the new 10-year period unless the property owner or the County gives notice of non-renewal.

A. Guiding Policy

1. Lands currently in the Williamson Act agricultural preserve can remain as rangeland as long as the landowner(s) wish to pursue agricultural activities. The City does not support the cancellation of Williamson Act contracts unless some compelling public interest would be served.

The urban land use designations in the General Plan Land Use Map (Figure 1-1) illustrate ultimate (i.e. long-term) urban development potential, and do not represent a call for the cessation of agricultural activities. To pursue development of their property, any development proposal must be consistent with the General Plan and applicable Specific Plan policies for the site. A development application cannot be approved until a property owner has notified the applicable agency of the intent to cancel, or not renew, any prevailing Williamson Act contract on the subject property.

B. Implementing Policy

1. Approval to develop agricultural land not under contract shall require findings that the land is suitable for the intended use and will have adequate urban services, and that conversion to urban use will not have significant adverse effects on adjoining lands remaining under contract.

3.4 OPEN SPACE FOR OUTDOOR RECREATION

Dublin has a variety of outdoor recreational sites including neighborhood parks, community parks, community facilities, open space areas and a series of trail networks. Refer to Figure 3-1 for the location of parks, community facilities, open space areas and trails. Additionally the City has adopted a Parks and Recreation Master Plan that encompasses both the Primary and Extended Planning Areas. This Plan qualifies and quantifies the City's need for recreation facilities.

3.4.1 PRIMARY AND EXTENDED PLANNING AREAS

A. Guiding Policies

1. Expand park area throughout the Primary and Extended Planning Areas to serve new development.
2. Maintain and improve existing outdoor facilities in conformance with the recommendations of the City's Parks and Recreation Master Plan.
3. Restrict structures on the hillsides that appear to project above major ridgelines.

The present undisturbed natural ridgelines as seen from the Primary Planning Area and key travel corridors are an essential component of Dublin's appearance as a freestanding city ringed by open hills.

B. Implementing Policies

1. Acquire and improve parklands in conformance with the standards and policies in the City's Parks and Recreation Master Plan.
2. Continue to maintain and periodically update the Citywide Parks and Recreation Master Plan. The Master Plan shall provide specific standards for acquiring parkland to support growth planned in the Land Use Element.
3. The policies set forth below, as implemented through the Parks and Recreation Master Plan and development approvals, constitute the action program for preserving and providing open space for outdoor recreation.
4. Use subdivision design and site design review process to preserve or enhance the ridgelines that form the skyline as viewed from freeways (I-580 or I-680) or major arterial streets (Dublin Boulevard, Amador Valley Boulevard, San Ramon Road, Village Parkway, Dougherty Road, Tassajara Road, and Fallon Road).

3.4.2 EASTERN EXTENDED PLANNING AREA

A. Guiding Policies

1. Provide active parks and facilities which are adequate to meet citywide needs for open space, cultural, and sports facilities, as well as the local needs of the Eastern Extended Planning Area.
2. Establish a trail system with connections to planned regional and sub-regional systems, including north-south corridors such as East Bay Regional Park District's trail along Tassajara Creek north to Mt. Diablo State Park.
3. Using the natural stream corridors and major ridgelines, establish a comprehensive, integrated trail network within the Planning Area that permits safe and convenient pedestrian and bicycle access within urban areas and between urban areas and open space areas. Per the 2005 Fallon Village amendment, in order to preserve biological resources, trails in Fallon Village will not be placed along ridgelines and in stream corridors.

B. Implementing Policies

1. Require land dedication and improvements for the parks designated in the General Plan for the Eastern Extended Planning Area and based on a standard of 5 net acres per 1,000 residents. Collect in-lieu park fees as required by City policies.
2. Require land dedication and improvements for trails along designated stream corridors. Per the 2005 Fallon Village amendment, in order to preserve biological resources, no land dedication for trails along designated stream corridors outside the open space corridor, shall be required for projects in Fallon Village.
3. Require land dedication and/or public easement for ridgeline trail. Per the 2005 Fallon Village amendment, in order to preserve biological resources, no land dedication for ridgeline trails shall be required for projects in Fallon Village.
4. Confer with East Bay Regional Park District regarding the potential for the District assuming responsibility for the design, construction, and maintenance of the Tassajara Creek trail corridor and parkway.
5. Confer with East Bay Regional Park District regarding the District's standards for design and construction of the Tassajara Creek trail corridor and parkway, and regarding the potential for the District to assume responsibility for the maintenance of the Tassajara Creek trail corridor and parkway.

3.4.3 WESTERN EXTENDED PLANNING AREA

A. Guiding Policies

1. Provide a north-south trail link across the Planning Area, as part of a regional trail network.
2. Create a local trail network which links large areas of permanent open space, while providing convenient access from nearby residential areas. Maximize visual exposure to open space, and provide multiple local physical access points to increase public enjoyment of open space.

3. Provide active recreation facilities to serve neighborhood residents.

B. Implementing Policy

1. In conjunction with development approvals, promote land dedication or reservation, and improvements for a ridgeline regional trail and other trail links.

3.4.4 DUBLIN CROSSING PLANNING AREA

A. Guiding Policy

1. The creation of any new parks or open space areas for outdoor recreation in the Dublin Crossing Planning Area shall be in compliance with the Dublin Crossing Specific Plan.

B. Implementing Policies

1. Locate the Community Park near the intersection of Dublin Boulevard, Scarlett Drive and the Iron Horse Regional Trail to provide physical and visual access to the Dublin Community and to enable a strong connection between the parks in the Specific Plan area and the Iron Horse Regional Trail.
2. The park and open space system shall be designed to reinforce a sense of community identity and character for the Specific Plan area and the City of Dublin.
3. Create a park system in which each park satisfies the recreation needs of a variety of user groups and a range of active and passive activities.
4. Create public open spaces that are active, safe, and inviting, and allow for playful elements, such as interactive sculptures and furniture.



DUBLIN GENERAL PLAN PARKS AND OPEN SPACE

(Figure 3-1)
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