



City of Dublin  
**General Plan**

Chapter 4

# **LAND USE AND CIRCULATION: SCHOOLS, PUBLIC LANDS, AND UTILITIES ELEMENT**



## **4.1 INTRODUCTION**

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Government Code sec. 65302(a) and (b) require that schools, public lands and public utilities be addressed in the Land Use and Circulation Elements. Dublin has included these three uses of land in a separate Element because they generally are operated by independent units of government, whereas most of the other development related uses of land addressed in the statutes involve city regulation. Information supporting the schools, public lands and public utilities policies is located in the Technical Supplement.

## **4.2 PUBLIC SCHOOLS**

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The Dublin Unified School District (DUSD) provides public education in the City of Dublin. The School District currently operates elementary, middle and high schools in the Primary and Eastern Extended Planning Areas. At build-out of the General Plan, DUSD estimates a student enrollment of 9,755 students. Refer to Figure 4-1 for the location of existing and future public school sites.

### **4.2.1 ALL PLANNING AREAS**

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#### **A. Guiding Policies**

1. Cooperate with the Dublin Unified School District to ensure preservation of surplus sites compatible with surrounding land uses and Housing Element objectives.
2. Cooperate with the Dublin Unified School District to ensure provision of school facilities in the Extended Planning Areas.

#### **B. Implementing Policies**

1. Initiate preparation of site plans or specific plans jointly with the Dublin Unified School District prior to sale of surplus sites.
2. As a condition of project approval in the Extended Planning Area, it is required that logical and buildable school sites be offered for dedication according to the State's Board of Education guidelines and acceptable to the Dublin Unified School District.

This type of cooperation will achieve harmonious relationships between new development and existing residential areas and new park sites (See Open Space Element).

### **4.2.2 EASTERN EXTENDED PLANNING AREA**

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#### **A. Guiding Policies**

1. Provide new elementary, middle, and high schools as needed to serve the future population of the Extended Planning Area.
2. Schools located within the City should be operated by the Dublin Unified School District.

#### **B. Implementing Policies**

1. Require provision of school sites through dedication and/or developer fees. Establish

appropriate mechanism for funding development of school facilities.

2. Work with the Livermore Joint Unified School District to revise jurisdictional boundaries to best serve the needs of Dublin students.

## 4.3 PUBLIC LANDS

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Federal and County governments have large holdings in eastern Dublin that are vital to Dublin's image and its eastward expansion. Refer to Figure 4-1 for the location of public lands.

### 4.3.1 ALL PLANNING AREAS

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#### A. Guiding Policies

1. Maintain communication with military administrators and congressional representatives to urge that the Parks Reserve Forces Training Area (Parks RFTA or Camp Parks) be developed and operated as a good neighbor to Dublin.
2. Require strict adherence to the land use provisions of the City-County Annexation Agreement for the Santa Rita Property owned by Alameda County Surplus Property Authority.

#### B. Implementing Policies

1. Negotiate participation by the Parks Reserve Forces Training Area (Parks RFTA or Camp Parks) in the design of the Dougherty Road improvements and the establishment of a landscaped buffer strip.
2. Negotiate reservation of an alignment for Dublin Boulevard extension across the Parks Reserve Forces Training Area (Parks RFTA or Camp Parks) and Santa Rita land. Consult with the Federal and County governments concerning appropriate uses and development standards between Dublin Boulevard extension and 1-580.
3. Notify military representatives at the Parks Reserve Forces Training Area (Parks RFTA or Camp Parks) of General Plan amendments and development applications for all projects within 1,000 feet of Parks RFTA.

## 4.4 SOLID WASTE

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The legislature passed the California Integrated Waste Management Act (AB 939) in 1989 to require each jurisdiction to prepare a Source Reduction and Recycling Element and a Household Hazardous Waste Element. While these Elements are not required to be part of a City's General Plan, planning policy nevertheless should be guided by the Elements since solid waste disposal is a necessary service for new development.

The City of Dublin enters into a Franchise Agreement with a private solid waste collection company for residential and commercial garbage collection. The City also has a comprehensive recycling program that collects both recycling and organics. All single family residences and commercial businesses are provided with recycling containers and all multi-family residences have access to recycling services.

Solid waste generated within the City is deposited at the Altamont Landfill which has a total estimated permitted capacity of 62 million cubic yards. The Altamont Landfill is approximately 26% full and is estimated to reach capacity in January 2029.

#### **4.4.1 ALL PLANNING AREAS**

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##### **A. Guiding Policy**

1. Ensure that adequate solid waste disposal capacity is available, to avoid constraining development, consistent with the Dublin General Plan.

##### **B. Implementing Policies**

1. Continue to enforce the City Source Reduction and Recycling / Household Hazardous Waste Elements.
2. Cooperate with Alameda County, as necessary, for adoption and implementation of the County Integrated Waste Management Plan.
3. Prior to project approval, the applicant shall demonstrate that capacity will exist in solid waste disposal facilities for their project prior to the issuance of building permits.
4. Large scale projects should be required to submit a plan that demonstrates how they will contribute toward the City's State mandated diversion requirement.

#### **4.5 SEWAGE TREATMENT AND DISPOSAL**

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The Dublin San Ramon Services District (DSRSD) is the purveyor of wastewater collection and treatment services in the City of Dublin. The wastewater collection system includes over 170 miles of sanitary sewers ranging from six to forty-two inches in diameter that are from five to over forty years old. Disposal of treated wastewater is under the jurisdiction of the Livermore-Amador Valley Water Management Authority (LAVWMA). Wastewater collected from the DSRSD service area travels by gravity to the DSRSD wastewater treatment plant which is located in the City of Pleasanton. The plant has a rated dry-weather capacity of 17.0 million gallons per day (mgd). Disposal of treated effluent from the treatment plant in Pleasanton is the responsibility of LAVWMA who exports secondary treated wastewater to the East Bay Dischargers Authority interceptor pipeline for ultimate discharge to the San Francisco Bay via a deepwater outfall. LAVWMA facilities are designed to export a maximum flow of 41.2 mgd during wet weather events.

#### **4.5.1 ALL PLANNING AREAS**

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##### **A. Guiding Policy**

1. Expand sewage treatment and disposal capacity to avoid constraining development consistent with the Dublin General Plan.

##### **B. Implementing Policy**

1. Prior to project approval, developers shall demonstrate that adequate capacity will exist in

sewage treatment and disposal facilities for their projects prior to the issuance of building permits

## **4.6 WATER SUPPLY**

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The Dublin San Ramon Services District (DSRSD) is the purveyor of potable water in the City of Dublin. In addition to potable water, DSRSD provides recycled (reclaimed) water for irrigation and other non-potable uses. DSRSD is responsible for planning to supply sufficient water to meet the anticipated growth in demand through a combination of potable and recycled water supplies as well as conservation of water resources. The wholesale supplier of water to DSRSD is the Alameda County Flood Control and Water Conservation District, otherwise known as Zone 7. DSRSD has a contract with Zone 7 which establishes the obligations between the parties to meet the demand in the DSRSD service area. Zone 7 relies on a combination of supplies to meet treated and untreated demands including imported surface water and local runoff. If Zone 7 is unable to deliver sufficient water to satisfy DSRSD's needs then DSRSD is permitted to acquire water from other sources. Zone 7 conducts an annual review of its water supply reliability and projects that between 2015 and 2020 demand could exceed the available supply.

### **4.6.1 ALL PLANNING AREAS**

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#### **A. Guiding Policy**

1. Base General Plan proposals on the assumption that water supplies will be sufficient and that local wells could be used to supplement imported water if necessary.

#### **B. Implementing Policy**

1. Consider obtaining water service from the East Bay Municipal Utility District and other sources.

## **4.7 ALAMEDA COUNTY HAZARDOUS WASTE MANAGEMENT PLAN**

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The management of hazardous waste generated by our highly technological society has become one of the leading concerns of the City of Dublin. AB 2948 (Tanner, 1986) was signed into law requiring that each county adopt a County Hazardous Waste Management Plan and requiring that each city incorporate the county plan into their general plans within a specified time period. The Alameda County Hazardous Waste Management Plan addresses the requirements of AB 2948 by conducting a planning process to develop a hazardous waste management program meeting Alameda County's projected needs and complying with state law; establishing goals and policies pertaining to the hierarchy of hazardous waste management strategies; and, creating a set of criteria for the siting of expanded or new offsite hazardous waste facilities.

## **4.7.1 ALL PLANNING AREAS**

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### **A. Guiding Policies**

1. The City of Dublin shall encourage the reduction or elimination of hazardous waste at the source site as the highest priority in the management of hazardous waste.
2. The City of Dublin shall make provisions for the location of offsite hazardous waste facilities in its community which meet the fair share needs of the City of Dublin and of Alameda County.

### **B. Implementing Policies**

1. The goals, policies, facility siting criteria and other provisions of the Alameda County Hazardous Waste Management Plan are incorporated herein by reference subject to the following provisions to the locational criteria of the Plan:
  - a. Facilities for the land disposal of hazardous waste or treatment residues are prohibited in the City of Dublin.
  - b. Small Scale Transfer and Storage facilities shall include household hazardous waste collection facilities.
  - c. To assure that future and existing residential populations are adequately considered, the criteria for distances from facilities permitted by the Plan shall be from the facilities to residential designated property.
  - d. To assure that facilities are appropriately located with regard to major transportation routes, all sites for off-site hazardous waste facilities shall be directly served by streets meeting the City's industrial road standards and shall be accessible via Arterial streets as defined by the General Plan.
  - e. To provide an adequate level of public service and to assure an adequate margin of public safety, all facilities shall be adequately served by necessary public services as specified by the Plan and shall be within a three (3) minute response time from the nearest fire station.
  - f. To assure proper land use compatibility and adequate proximity to the waste generation stream, all off-site hazardous waste facilities shall be located in areas designated Business Park/Industrial: Outdoor Storage, Business Park/Industrial: Low Coverage, or Industrial Park on the General Plan Land Use Map (Figure 1-1).
2. A violation of Zoning Ordinance Chapter 8.60, HAZARDOUS WASTE FACILITIES LOCATION PROCEDURE, pertaining to the Alameda County Hazardous Waste Management Plan is deemed to be a violation of the Dublin General Plan. The General Plan determines that the implementation of the Alameda County Hazardous Waste Management Plan through the guiding and implementing policies of the General Plan and by means of Chapter 8.60 of the Zoning Ordinance is necessary to protect the public health, safety, and welfare.





# DUBLIN GENERAL PLAN SCHOOLS AND PUBLIC LANDS

(Figure 4-1)

November 15, 2022



