City of Dublin

General Plan

Chapter 1

BACKGROUND

1.1 INTRODUCTION

The Dublin General Plan consists of the text and plan maps in Volume 1: City of Dublin General Plan and Volume 2: Technical Supplement. The reader who wants to determine consistency of a proposed project with the General Plan should begin by consulting Volume 1. Volume 2 contains background information on the issues that resulted in the plan policies. Volume 2 is also the Draft Environmental Impact Report for the General Plan and is a part of the certified EIR for the General Plan.

The text and plan maps adopted by the City Council in this General Plan constitute a guide for the day-to-day physical development decisions that shape the social, economic, and environmental character of the City's Planning Area. In accordance with Government Code Section 65300, the General Plan includes policies for the entire Planning Area, including the City limits proper, and those areas outside the City limits that bear relation to Dublin's planning. Consequently, the Dublin Planning Area consists of the Primary Planning Area, Eastern Extended Planning Area, Western Extended Planning Area, Dublin Crossing Planning Area, and the area known as Doolan-Collier Canyons. The entire Dublin Planning Area covers approximately 22.84 square miles, of which 14.62 square miles are located within the City limits; 4.14+ square miles are located within the Western Extended Planning Area beyond an Urban Limit Line; and, 5.98 square miles are located in the Doolan-Collier Canyons area beyond an Urban Limit Line east of the Eastern Extended Planning Area, outside the City Limits and Sphere of Influence.

1.2 DEVELOPMENT HISTORY OF DUBLIN

Most of the land in Dublin and San Ramon was granted in 1835 to Jose Maria Amador, one of the area's earliest settlers. In the 1850's, Amador sold portions of his 17,600-acre holding to James Dougherty, Michael Murray, and Jeremiah Fallon, forming a hamlet that grew slowly during most of the next century.

During World War II, the Navy commissioned Camp Parks to house 10,000 servicemen. Over the years, Camp Parks was leased to Alameda County for Santa Rita Jail; the Air Force for a basic training center; and, the United States Army. In 1980, the Army officially designated Camp Parks as a mobilization and training center and it has been a semi-active installation center ever since as the Parks Reserve Forces Training Area.

The Tri-Valley had few tract homes or commuters until 1960 when the Volk-McLain Company began work on San Ramon Village building several thousand moderately-priced homes advertised as "city close; country quiet." Urban services were provided by annexation of San Ramon Village to what is now the Dublin San Ramon Services District (DSRSD). By 1970, four-fifths of the homes in Dublin's Primary Planning Area were complete.

In 1967, an effort to incorporate Dublin was denied by the Alameda County Local Agency Formation Commission (LAFCO) as contrary to County policy supporting only one city in the east valley. A subsequent referendum on annexation of Dublin to Pleasanton failed in Dublin. Before the 1981 incorporation election was held, consideration was given to detaching Dublin from DSRSD and making it a "full-service" city, but keeping the existing arrangement was simpler and the "full-service" choice did not appear on the ballot. In November 1981, 75 percent of the votes cast were for incorporation.

Upon incorporation in 1982, the City of Dublin was 3.54 square miles with approximately 4,428 housing units and an estimated household population of 13,700. In 1986, the Parks Reserve Forces Training Area (Camp Parks) was annexed into Dublin, adding 4.24 square miles to the City. By 1991, after a series of smaller annexations on the west side of Dublin, the City grew to 8.46 square miles, had approximately 6,904 housing units and an estimated household population of 19,755. In 1995, Dublin started growing eastward with the annexation of 2.4 square miles. Over the next 15 years, the City would grow to 14.62 square miles. In 2010, Dublin had approximately 15,782 housing units and an estimated household population of 40,262.

In 2000, the City Council adopted Resolution 209-00, establishing an Urban Limit Line within the Western Extended Planning Area to protect approximately 4.14 acres of land from development for a period of 30 years. In 2014, the City Council adopted the Dublin Open Space Initiative, removing the 30 year sunset clause for the Urban Limit Line in the Western Extended Planning Area, and establishing an additional Urban Limit Line along the eastern edge of the Eastern Extended Planning Area to protect approximately 3,828 acres of land known as the Doolan-Collier Canyons from development.

1.3 NATURE OF THE GENERAL PLAN

The General Plan provides a policy framework for development decisions. It has three functions:

1. To enable the City Planning Commission and City Council to reach agreement on long-range development policies.
2. To provide a basis for judging whether specific private development proposals and public projects are in harmony with the policies.
3. To allow other public agencies and private developers to design projects consistent with the City's policies or to seek changes in those policies through the General Plan amendment process.

The General Plan must be:

Long-range: However imperfect our vision of the future is, almost any development decision has effects lasting more than 20 years. In order to create a useful context for development decisions, the Plan must look at least 20 years ahead.

Comprehensive: It must coordinate all major components of the community's physical development. The relationship between land use intensity and traffic is the most obvious.

General: Because it is long-range and comprehensive, the Plan must be general. Neither time nor knowledge exists to make it detailed or specific. The Plan's purpose is to serve as a framework for detailed public and private development proposals.

The General Plan must include the following seven, mandatory elements: 1) Land Use Element; 2) Circulation Element; 3) Housing Element; 4) Conservation Element; 5) Open Space Element; 6) Noise Element; and, 7) Safety Element. The General Plan may be amended at any time however no mandatory Element may be amended more than four times each calendar year (Government Code, Section 65358).

1.4 PLANNING AREA

The General Plan includes policies for the City's Planning Area which includes the Primary Planning Area, Eastern Extended Planning Area, Western Extended Planning Area, Dublin Crossing Planning Area, and the area known as Doolan-Collier Canyons (which is located outside of the City's Planning Areas). The Primary Planning Area consists of the original 1982 City boundaries and those annexations occurring to the west between 1985 and 1991, and is roughly 3,100 acres. The Eastern Extended Planning Area is located east of the Primary Planning Area, while the Western Extended Planning Area is located west of the Primary Planning Area. The Eastern and Western Extended Planning Areas are coterminous with the City's Sphere of Influence, include Urban Limit Lines, and are described in further detail below in Sections 1.4.1 and 1.4.2, and shown on Figures 1-1 and 1-2. The Dublin Crossing Planning Area consists of approximately 189 acres north of Dublin Boulevard, between Scarlett Drive and Arnold Road (see Section 1.4.3 below). The area known as Doolan-Collier Canyons was established in 2014 as part of the Dublin Open Space Initiative and is located east of the Eastern Extended Planning Area and Dublin Eastern Urban Growth Boundary (see Section 1.4.4 below).

1.4.1 EASTERN EXTENDED PLANNING AREA

The Eastern Extended Planning Area is roughly 4,300 acres and is generally located south and east of the Parks Reserve Forces Training Area (Camp Parks). Since 1995, the Eastern Extended Planning Area has developed rapidly creating a distinctive and well-balanced community that complements the remainder of the City. The extension of Dublin Boulevard eastward is the physical link that connects the Eastern Extended Planning Area to the rest of Dublin. Despite being separated from the Primary Planning Area by Camp Parks, the Eastern Extended Planning Area has provided a variety of development opportunities that has enhanced the residential, employment, retail, recreation and cultural character of the entire City.

Development within the Eastern Extended Planning Area has been responsible and environmentally sensitive from both a local and regional perspective. On the local level, development has responded to community needs for housing, employment and leisure while respecting the natural constraints of the area. Visually sensitive ridgelands and biologically sensitive habitat areas have been protected and incorporated into an open space system that preserves key elements of the areas physical character. Higher development intensities have been concentrated in the more level areas of the valley with lower densities nestled in the hill areas. Hillside grading has been carefully regulated to discourage major alteration of distinctive hill forms. Commercial and employment-generating uses are located near the freeway and transit lines to facilitate efficient transportation.

The Eastern Extended Planning Area includes a balance of employment and housing opportunities in terms of both quantity and economic characteristics in order to encourage less import or export of labor which results in increased traffic congestion and air pollution. The development pattern in the Eastern Extended Planning Area facilitates the use of transit both on a local and regional level.

The General Plan includes policies that are specifically geared to the unique qualities and opportunities of the Eastern Extended Planning Area. However, a specific plan(s), such as the adopted Eastern Dublin Specific Plan, shall be required before any development is approved in the Eastern Extended Planning Area. The Eastern Dublin Specific Plan also includes policies and action programs which

further the goals and policies of the General Plan and are designed specifically for the development of eastern Dublin.

1.4.1.1 DEVELOPMENT ELEVATION CAP

The Development Elevation Cap is a long-term commitment by the City of Dublin to manage growth within the Eastern Extended Planning Area. The Development Elevation Cap is defined as the 770-foot elevation, at or below which urban development is allowed to occur pursuant to the General Plan. The 770-foot elevation represents the highest serviceable elevation for water service. The term "urban development" means residential and non-residential development at or below the 770-foot elevation line; reservoirs, water lines, grading or other infrastructure and construction activities necessary for serving or establishing urban development may be located or occur above the 770-foot elevation.

The purpose of the Development Elevation Cap is to clearly identify geographic areas of urban development potential within the Eastern Extended Planning Area where orderly and logical growth can occur without major impacts to visually sensitive ridgelands, biologically sensitive habitat areas, public services or infrastructure. Areas beyond the Development Elevation Cap are designated as open space and rural residential.

A. Implementing Policies

1. The City shall utilize the 770-foot elevation as a planning tool to provide a transition/buffer area between urban development and agricultural/open space land uses which do not require an urban level of public service and infrastructure.
2. Urban land uses may be approved for areas beyond the Development Elevation Cap only when land use information is available covering the potential impacts associated with natural resources, public health and safety, visually sensitive resources, biologically sensitive habitat areas, infrastructure, future land uses and other issues, as reviewed through a General Plan Amendment.
3. A new specific plan or amendment to the existing Eastern Dublin Specific Plan will be required before any urban development is approved for those areas outside the Development Elevation Cap not covered by the present Specific Plan. The Specific Plan(s) shall include new policies and action programs which further the goals and policies of the General Plan and are designed specifically for the Eastern Extended Planning Area.
4. Development of property with an approved urban land use designation under the Eastern Dublin Specific Plan that is located both below and above the Development Elevation Cap may be considered consistent with the Development Elevation Cap so long as all other applicable General Plan, Specific Plan and other development policies are complied with.

1.4.2 WESTERN EXTENDED PLANNING AREA

The Western Extended Planning Area is roughly 3,200 acres and is generally located west of the Primary Planning Area. This Planning Area presents a unique opportunity for the City of Dublin, being part of an open space corridor which stretches from Contra Costa County to Santa Clara County. With its steep terrain and scenic oak woodlands, the Western Extended Planning Area has important open space value for Dublin and the region.

At the same time, portions of the Western Extended Planning Area have provided a unique opportunity for carefully planned development in the southeastern portion of the Planning Area. Major ridgelines screen most of the development from key off-site viewpoints resulting in opportunities to provide housing and recreation without major disruption to the scenic values in the surrounding area. Clustering development has increased land use efficiency and protected key ridgelines, woodland areas and other important features. The General Plan includes policies that are specifically geared to the unique qualities and opportunities of the Western Extended Planning Area.

An Urban Limit Line was adopted by initiative on November 7, 2000 for a portion of the Western Extended Planning Area. The Urban Limit Line is coterminous with the City limit line as of the effective date of the Initiative. The 2000 initiative was subsequently amended by the Dublin Open Space Initiative of 2014. The 2014 initiative repealed the 30-year expiration provision of the 2000 initiative and applied additional regulations on land uses outside the Urban Limit Line (see Section 1.4.4 below). Pursuant to the 2000 initiative, lands west of the Urban Limit Line are required to be designated as Rural Residential/Agriculture on the General Plan Land Use Map (Figure 1-1). The intent of the Urban Limit Line is to protect the natural resources of the western hills by guiding development to areas of Dublin that are less constrained and where urban services can be provided in a more efficient and cost effective manner. The City will not approve or recommend approval of the permanent use or extension of City services or facilities, including, but not limited to, utilities or roads, to support or facilitate urban development beyond the Urban Limit Line. The location of the Urban Limit Line may only be changed by a vote of the people of Dublin, and only following review and approval of a General Plan Amendment by the City Council. Any request to change the Urban Limit Line must be accompanied by a request to amend the land use designation to an urban designation.

1.4.3 DUBLIN CROSSING PLANNING AREA

The Dublin Crossing Planning Area boundaries are coterminous with the Dublin Crossing Specific Plan boundary. The Dublin Crossing Specific Plan is a plan for the orderly development of approximately 189 acres that includes 8.7 acres owned by Alameda County Surplus Property Authority, an 8.9 acre parcel owned by NASA, and an approximately 172 acre portion of the 2,485-acre Camp Parks Reserve Forces Training Area (Camp Parks) in the center of Dublin, north of Interstate 580 and Dublin Boulevard. The Dublin Crossing Specific Plan addresses the future development of the project area, which includes demolition of the existing buildings and other improvements on the site and construction of a residential mixed-use project as described in the Specific Plan.

1.4.4 DUBLIN OPEN SPACE INITIATIVE OF 2014

The Dublin Open Space Initiative of 2014 was adopted by the Dublin City Council on June 3, 2014 to protect the open spaces and agriculture of the Western Extended Planning Area (outside of the Urban Limit Line) and the Doolan and Collier Canyons area which is located outside the City Limits and Sphere of Influence. The Doolan-Collier Cayons area is not in any of the City's Planning Areas, but has been identified in the General Plan in accordance with the initiative (and further described in Section 2.8). The purpose of the Initiative is to: 1) maintain and encourage agriculture; 2) preserve the natural qualities, wildlife, beauty and tranquility of open lands bordering Dublin; 3) provide for outdoor recreation; 4) prevent urban sprawl by completing an urban limit line for Dublin; 5) reduce traffic

congestion; 6) limit air pollution and protect public health; 7) avoid costly government expenditures for extension of facilities and services to scattered development; and, 8) safeguard the character of Dublin and the quality of life in the City.

The policies, regulations and development standards adopted as part of the Dublin Open Space Initiative, and subsequently incorporated into the Dublin General Plan, apply only when property in the designated area is annexed into Dublin. Furthermore, these policies, regulations and development standards can only be repealed or amended by the voters of Dublin.

1.5 PUBLIC PARTICIPATION

Public participation has been an integral part of adopting, amending and updating the General Plan. Community input and involvement is sought through a variety of forums including community workshops, surveys, advisory committees, study sessions with the Planning Commission and/or City Council, and public hearings. The City solicits input from public agencies and public utility companies, as applicable, when adopting, amending or updating the General Plan. When updating the Housing Element, a concerted effort is made to include all economic sectors of the community as well as all known stakeholders and service providers. As required by State Law (Section 65583), two public hearings are held, one by the Planning Commission and the other by the City Council, prior to adopting, amending or updating any portion of the General Plan.

1.6 REPORT ORGANIZATION

In addition to the seven mandatory Elements of the General Plan, State Law allows Planning Agencies to adopt optional Elements which relate to the physical development of the City. A problem in organizing a General Plan is covering all of the State's mandatory Elements without confusion or duplication. For simplicity, the Dublin General Plan groups the seven mandated Elements, as well as optional Elements, into the following five sections:

Land Use and Circulation Section: The Land Use and Circulation section includes the Land Use Element; Parks and Open Space Element; Schools, Public Lands, and Utilities Element; and, Circulation and Scenic Highways Element. The Schools, Public Lands, and Utilities Element is an optional Element.

Housing Section: The Housing section includes the Housing Element which is a separately bound document.

Environmental Resources Management Section: The Environmental Resources Management section includes the Conservation Element; Seismic Safety and Safety Element; Noise Element; Water Resources Element; and Energy Conservation Element. The Water Resources and Energy Conservation Elements are optional Elements.

Community Design and Sustainability Section: The Community Design and Sustainability section includes the Community Design and Sustainability Element which is an optional Element.

Economic Development Section: The Economic Development section includes the Economic Development Element which is an optional Element.

1.7 SUBREGIONAL DEVELOPMENT PROJECTIONS

Dublin's 1983 population was estimated at 13,700 and represented about 8% of the 166,000 residents in the Tri-Valley area (Livermore, Pleasanton and San Ramon). In 1983, there was an estimated 50,000 jobs in the Tri-Valley and about half of the employed residents commuted to jobs outside the area. By 2005, planned business parks with several large employers were projected to add approximately 130,000 jobs to the Tri-Valley. With a projected housing construction of 40,000 additional units in the Tri-Valley, it was anticipated that there would be more in-commuters than out-commuters within the region.

In 2010, Dublin's total population was estimated at 46,036 and represented 17% of the 269,437 residents in the Tri-Valley area. Dublin's employment base in 2010 included 16,760 jobs representing 11% of the 153,240 jobs in the Tri-Valley area. Being located at the intersection of Interstates 580 and 680 and having two Bay Area Rapid Transit (BART) Stations provides Dublin a unique opportunity to contribute to the economic growth of the Bay Area. Additionally, the job growth potential within the Eastern Extended Planning Area provides opportunities to capture a significant amount of in-commuters from the San Joaquin Valley.

1.8 GENERAL PLAN LAND USE MAP

The Dublin General Plan Land Use Map (Figure 1-1) identifies the location of land uses and a circulation system to serve those land uses at full build-out which is expected to occur in 2035. Minor deviations in roadway alignments or open space configurations should not be considered inconsistent with the General Plan. Both the General Plan Land Use Map and the text should be consulted to determine consistency or inconsistency. If an inconsistency is found between the map and the text, the text shall prevail.

1.8.1 LAND USE CLASSIFICATIONS

1.8.1.1 RESIDENTIAL DENSITY MEASUREMENTS

The residential classifications allow residential uses within the minimum and maximum limits of the density ranges shown in parentheses, except for Rural Residential/Agriculture which specifies a maximum density rather than a range. Residential density measurements for General Plan purposes are based upon gross residential acreage that is calculated as follows:

> Gross residential acreage (GRA) shall be determined by calculating the area of the site and by adding one-half of the area of abutting streets, provided that the street width used for calculation shall not be less than 25 feet or more than 50 feet. Public or private streets within the boundaries of the site, as well as streets abutting the site, shall be calculated within the gross acreage total.

Example: Ponderosa Village (Kingston Place/Betlen Drive/Castle Court/Shadow Drive)
General Plan designation: Single-family residential (0.9 to 6.0 units per gross residential acre)
Dwelling Units (DU): 89 dwelling units (DU)
Gross Residential Acreage (GRA): 15.33 gross residential acres (12.20 net acres + 3.13 acres public street area)
Project density: 5.8 DU/GRA

1.8.1.2 POPULATION DENSITY MEASUREMENTS

Assumed residential household size in all three Planning Areas is based on Dublin's average household size of 2.7 persons per unit as reported in the 2010 US Census data.

1.8.1.3 FLOOR AREA RATIO (FAR) AND EMPLOYEE DENSITY MEASUREMENTS FOR NON-RESIDENTIAL CLASSIFICATIONS

Unless otherwise identified in a Specific Plan or other policy document, Floor Area Ratio (FAR) measurements for General Plan purposes are based on gross acreage. Gross acreage shall be determined by calculating the area of the site and by adding one-half of the area of abutting streets, provided that the street width used for calculation shall not be less than 25 feet or more than 50 feet. Public or private streets within the boundaries of the site, as well as streets abutting the site, shall be calculated within the gross acreage total. Employee density measurements for General Plan purposes are based on gross building square footage and are used to estimate the number of jobs within each classification. The minimum and maximum permitted FAR's, where applicable, and employee density measurements are shown in parentheses next to each land use classification.

1.8.1.4 COMPATIBLE AND ACCESSORY USES

Compatible and accessory uses which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, a principal use, is permitted within each land use designation. Accessory uses shall be further defined and implemented through zoning regulations.

1.8.1.5 PRIMARY PLANNING AREA

A. RESIDENTIAL

Residential: Low-Density Single-Family (0.5 to 3.8 units per gross residential acre)
This designation allows detached residential units. A Second Unit (either attached or detached) is also permitted on individual parcels.

Residential: Single-Family (0.9 to 6.0 units per gross residential acre)
This designation allows detached and zero lot line (no side yard) residential units. A Second Unit (either attached or detached) is also permitted on individual parcels.

Residential: Medium Density (6.1 to 14.0 units per gross residential acre)
This designation allows attached residential units and typically includes detached, zero-lot line, duplex, townhouse, and garden apartment development. A Second Unit (either attached or detached) is also permitted on individual parcels.

Residential: Medium-High Density (14.1 to 25.0 units per gross residential acre)
This designation allows attached residential units and typically includes duplexes, triplexes, quadriplexes, townhouses, flats and garden apartments. The City Council may, at their discretion, allow for both attached and detached units within the same project when the mix of units provided allows for a unique development which benefits the community. Example: Arroyo Vista/Emerald Vista. Projects at the upper end of this range may require tuck-under or under-structure parking and may have three or more living levels.

Combination Classification: Medium-High Density Residential (14.1 to 25.0 units per gross residential acre) **and Retail/Office** (FAR: .25 to .60; Employee Density: 200-450 square feet per employee)
This designation allows a combination of attached residential units and general commercial, retail and service uses. Refer also to designations for Residential: Medium-High Density and Retail/Office within the Primary Planning Area and Section 2.6.5 of the Land Use Element.

Mixed Use (FAR .30 to 1.00; Employee Density 200 – 400 square feet per employee)
This designation allows the combination of Medium Density to Medium-High Density residential housing and at least one non-residential use, such as office or retail. See designations under Primary Planning Area for Residential: Medium Density and Residential: Medium-High Density. Residential uses are subject to residential density measurements based on the residential area of the project. Office or retail uses recommended are shopping centers, stores, restaurants, business and professional offices, and entertainment facilities. Non-residential uses are subject to Floor Area Ratio measurements based on the non-residential area of the project. An FAR of less than .30 for non-residential uses is acceptable where existing tenancy conditions of the site do not permit immediate conversion of the entire site but it is determined that the site is in the process of becoming a mixed use site. Example: San Ramon Village Plaza.

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: .60; 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 – Transit-Oriented District (Maximum FAR: 1.2; 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.

C. COMMERCIAL/INDUSTRIAL

Retail/Office (FAR: .25 to .60; Employee Density: 200-450 square feet per employee)
This designation allows general commercial, retail and service uses and typically includes shopping centers, stores, restaurants, business and professional offices, motels, service stations, and the sale of auto parts. Residential uses are not permitted.

Retail/Office and Automotive (FAR: .25 to .50; Employee Density: 220-490 square feet per employee)
This designation allows all uses in the Retail/Office classification and adds auto dealerships, auto body shops, and similar uses. Residential uses are not permitted.

Campus Office (FAR: .25 to .80; Employee Density: 220-490 square feet per employee)
This designation is intended to provide an attractive, campus-like setting for office and other non-retail commercial uses that do not generate nuisances related to emissions, noise, odors, or glare. Allowed uses include, but are not limited to, the following: professional and administrative offices; administrative headquarters; research and development; business and commercial services; limited light manufacturing; and, assembly and distribution activities. Ancillary uses which provide services to businesses and employees in the Campus Office area are permitted. These uses include restaurants, gas stations, convenience shopping, copying services, branch banks, and other such services. Under special circumstances (e.g., where a mixed-use development would decrease potential peak-hour traffic generation, meet a specific housing need, encourage pedestrian access to employment and shopping, or create an attractive, socially-interactive neighborhood environment), residential uses may be permitted as part of a master planned mixed-use development. In such developments, the residential component would not be permitted to occupy more than 50% of the developed area.

Business Park/Industrial (FAR: .30 to .40; Employee Density: 360-490 square feet per employee)
This designation allows non-retail businesses (research, limited manufacturing and distribution activities, and administrative offices) that do not involve heavy trucking or generate nuisances due to emissions, noise, or open uses. Residential uses are not permitted. Examples: Clark Avenue, Sierra Court.

Business Park/Industrial: Outdoor Storage (FAR: .25 to .40; Employee Density: 360-490 square feet per employee)
This designation allows all uses in the Business Park/Industrial classification and adds retail and manufacturing activities conducted outdoors such as mobile home or construction materials storage. Example: Scarlett Court.

Combination Classification: Medium-High Density Residential (14.1 to 25.0 units per gross residential acre) **and Retail/Office** (FAR: .25 to .60; Employee Density: 200-450 square feet per employee)
This designation allows a combination of attached residential units and general commercial, retail and service uses. Refer to designations for Residential: Medium-High Density and Retail/ Office within the Primary Planning Area and Section 2.6.5 of the Land Use Element.

D. PUBLIC/SEMI-PUBLIC/OPEN SPACE

Public/Semi-Public Facilities (Maximum FAR: .50; Employee Density: 590 square feet per employee)
This designation allows a combination of public facilities land uses and semi-public facilities land uses. Public facilities are uses, other than parks, owned by a public agency or non- profit entity that are of sufficient size to warrant differentiation from adjoining uses. Such uses include public schools; libraries; city office buildings; State, County and other public agency facilities; post offices; fire stations; utilities; and, the Dublin Civic Center. Semi-public facilities are quasi-public uses, such as child care centers, youth centers, senior centers, special needs program facilities, religious institutions, clubhouses, community centers, community theatres, hospitals, private schools, and other facilities that provide cultural, educational, or other similar services and benefit

the community. Semi-public facilities may be used for more than one such use. Development of housing on a site designated on the General Plan Land Use Map as Public/Semi-Public Facilities shall be considered consistent with the General Plan when it is developed by a non-profit entity and serves to meet affordable housing needs or the housing needs of an underserved economic segment of the community. Determination as to whether housing should be permitted on a specific Public/Semi-Public Facilities site and the acceptable density and design will be through review of a Planned Development proposal under the Zoning Ordinance.

Semi-Public Facilities (Maximum FAR: .50; Employee Density: 590 square feet per employee)
This designation allows quasi-public uses, such as child care centers, youth centers, senior centers, special needs program facilities, religious institutions, clubhouses, community centers, community theatres, hospitals, private schools and other facilities that provide cultural, educational, or other similar services and benefit the community. Semi-public facilities may be used for more than one such use.

Parks/Public Recreation
This designation includes publicly owned parks and recreation facilities.

Regional Parks
This designation includes parklands of area wide value, usually held by a public agency such as the East Bay Regional Park District, with powers granted under the Public Resources Code (section 5500 et seq).

Open Space
This designation includes areas dedicated as open space on subdivision maps, slopes greater than 30 percent, stream protection corridors, woodlands, and grazing lands.

1.8.1.6 EASTERN EXTENDED PLANNING AREA

A. RESIDENTIAL

Residential: Estate-Residential (0.01 – 0.8 units per gross residential acre)
This designation allows single family detached residential units and typically includes ranchettes and estate homes.

Residential: Single-Family (0.9 to 6.0 units per gross residential acre)
See designation under Primary Planning Area for Residential: Single-Family.

Residential: Medium Density (6.1 to 14.0 units per gross residential acre)
See designation under Primary Planning Area for Residential: Medium Density.

Residential: Medium-High Density (14.1 to 25.0 units per gross residential acre)
See designation under Primary Planning Area for Residential: Medium-High Density.

Combination Classification: Medium-High Density Residential (14.1 to 25.0 units per gross residential acre) **and Retail/Office** (FAR: .25 to .60; Employee Density: 200-450 square feet per employee)
This designation allows a combination of attached residential units and general commercial, retail and service uses. Refer to designations for Residential: Medium-High Density and Retail/Office within the Primary Planning Area and Section 2.6.5 of the Land Use Element.

Residential: High Density (25.1 units and above per gross residential acre)
This designation allows attached residential units and typically includes condominiums, townhouses, apartments, and flats. These projects typically incorporate tuck-under or under-structure parking and may have three or more living levels.

Residential: Rural Residential/Agriculture (Maximum 1 unit per 100 gross residential acres)
This designation allows single family detached residential units, agricultural activities and other open space uses, such as range and watershed management, consistent with the site conditions and General Plan policies. This designation includes privately held lands, as well as public ownerships not otherwise designated in the General Plan for Parks, Open Space, or Public/Semi-Public uses.

B. COMMERCIAL/INDUSTRIAL

General Commercial (FAR: .20 to .60; Employee Density: 510 square feet per employee)
This designation accommodates a range of regional- and community-serving retail, service, and office uses. Uses allowed in this designation include, but are not limited to: retail uses, including major community-serving uses (e.g., supermarkets, drug stores, hardware stores, apparel stores, etc.) and regionally-oriented retail uses (e.g., high-volume retail uses such as discount centers, promotional centers, home improvement centers, furniture outlets, and auto malls); all office uses; hotels; banks; service uses; and restaurants and other eating and drinking establishments. Mixed use projects incorporating retail, service, and/or office uses are encouraged, with residential uses also allowed as part of the mix when location and design ensure compatibility.

Neighborhood Commercial (FAR: .25 to .60; Employee Density: 490 square feet per employee)
This designation provides for the creation of community- and neighborhood-oriented commercial centers that serve the retail, service, and entertainment needs of the community. Uses allowed within this designation include, but are not limited to: office uses which provide neighborhood and citywide services such as real estate, accounting, legal, etc.; local-serving commercial services such as laundries, dry cleaners, beauty salons, finance, video rentals, etc.; all local and community serving retail (but not regionally-oriented, high volume retail sales establishments); restaurants and bars; hotels and bed-and-breakfast inns which are consistent with the scale and character of the commercial street; and entertainment and cultural facilities. Mixed-use projects incorporating combinations of commercial, service, office, and/or residential uses are strongly encouraged.

Campus Office (FAR: .25 to .80, see text below for FAR near BART; Employee Density: 260 square feet per employee)
This designation is intended to provide an attractive, campus-like setting for office and other non-retail commercial uses that do not generate nuisances related to emissions, noise, odors, or glare. Allowed uses include, but are not limited to, the following: professional and administrative offices; administrative headquarters; research and development; business and commercial services; and, limited light manufacturing, assembly and distribution activities. Ancillary uses which provide services to businesses and employees in the Campus Office area are permitted. These uses include restaurants, gas stations, convenience shopping, copying services, branch banks, and other such services. Under special circumstances (e.g., where

a mixed-use development would decrease potential peak-hour traffic generation, meet a specific housing need, encourage pedestrian access to employment and shopping, or create an attractive, socially-interactive neighborhood environment), residential uses may be permitted as part of a master planned mixed use development. In such developments, the residential component would not be permitted to occupy more than 50% of the developed area.

A floor area ratio of up to 1.2 may be granted for land adjacent to the Eastern Dublin BART station at the discretion of the City Council.

Note: There are two areas indicated on the land use map that could develop with either general commercial or campus office uses. This flexibility has been provided in these key areas to respond to changing market conditions that may occur in the future. The shift from campus office (the underlying land use designation) to general commercial would only be permitted if the established traffic levels of service are not exceeded. Appropriate traffic studies may need to be conducted in order for the City to make the proper determination regarding traffic levels of service.

General Commercial/Campus Office (FAR: .20 to .80; Employee Density: 385 square feet per employee)
Combined land use district. See designations under Eastern Extended Planning Area for General Commercial and Campus Office. Example: Lowe's and Fallon Village.

Mixed Use. (FAR: .30 to 1.00; Employee Density: 490 square feet per employee)
This designation allows the combination of Medium to Medium-High Density residential housing and at least one non-residential use, such as office or retail. Office or retail uses could include uses such as stores, restaurants business and professional offices, and entertainment facilities. The floor area ratio is for the combined commercial and residential uses. Example: Jordan Ranch.

Mixed Use 2/Campus Office (Maximum FAR: 0.45; Employee Density: 490/260 square feet per employee)
This designation allows a mix of uses including residential, live-work and shopkeeper units, and non-residential uses such as office, retail, restaurants, hotel and entertainment facilities or Campus Office uses consistent with the Campus Office land use designation. The floor area ratio applies to both development options (Mixed Use 2 and Campus Office) and is for the combined commercial and residential uses, if residential uses are incorporated, or for commercial uses if commercial is used exclusively. The residential component shall not exceed 50% of the development square footage. Gas stations are not permitted. Example: Grafton Plaza.

Industrial Park (Maximum FAR: .35, see text below for exceptions; Employee Density: 590 square feet per employee)
This designation allows a wide variety of minimum-impact, light industrial uses. Uses allowed within this designation include, but are not limited to, the following: manufacturing, processing, assembly, fabrication, research and development, printing, warehouse and distribution, and wholesale and heavy commercial uses provided the activities do not have significant external effects in the form of noise, dust, glare, or odor. Uses requiring outdoor storage and service yards are permitted in this designation as long as they do not have adverse effects on surrounding uses. Residential uses are not permitted within this designation. Warehousing uses may go as high as .50 FAR at the discretion of the City Council.

Industrial Park/Campus Office
Combined land use district. See designations in the Eastern Extended Planning Area for Industrial Park and Campus Office. Example: Fallon Village.

Medical Campus (FAR: .25 to .80); Employee density: 260 square feet per employee
This designation is intended to provide an attractive, campus-like setting for medical offices, hospitals, and other non-retail commercial uses that do not generate nuisances related to emissions, noise, odors, or glare. Anticipated uses include, but are not limited to, a comprehensive range of outpatient primary and specialty care services, professional and administrative offices, hospital/medical centers (including full service hospitals/medical centers with 24 hour operations, and related central utility plant), skilled nursing, assisted living, licensed care, and associated parking structures and/or facilities. Structured parking square footage is included in the FAR calculation.

Medical Campus/Commercial (FAR: .25 to .60); Employee density: 510 square feet per employee
This designation accommodates a range of commercial uses including regional- and community-serving retail uses, professional and administrative offices, hotel, entertainment, limited automotive sales, and eating and drinking establishments.

C. PUBLIC / SEMI-PUBLIC / OPEN SPACE

Public/Semi-Public Facilities (Maximum FAR: .50; employee density: 590 square feet per employee)
See designation under Primary Planning Area for Public/Semi-Public Facilities.

Ancillary retail and service uses which provide services to transit patrons may be permitted as a ground floor use in or adjacent to the Eastern Dublin BART station parking garage.

Semi-Public Facilities (Maximum FAR: .50; employee density: 590 square feet per employee)
See designation under Primary Planning Area for Semi-Public Facilities.

Parks /Public Recreation
This designation allows publicly-owned parks and recreation facilities.

Regional Parks
This designation allows parklands of area wide value, usually held by a public agency, such as the East Bay Regional Park District, with powers granted under the Public Resources Code (section 5500 et seq).

Open Space
This designation allows those areas shown as open space on the land use map (Figure 1-1) and other areas dedicated to the City as open space on subdivision maps. The intent of this designation is to ensure the protection of those areas with special significance such as areas with slopes over 30 percent; stream and drainage way protection corridors; woodlands; and visually-sensitive ridgelands. The City may allow only open space uses on this land. Equestrian, riding, and hiking trails will be encouraged. Other types of recreational uses, agriculture and grazing may be permitted where appropriate.

1.8.1.7 WESTERN EXTENDED PLANNING AREA

A. RESIDENTIAL

Residential: Rural Residential/Agriculture (Maximum 1 unit per 100 gross residential acres)
This designation allows single family detached residential units, agricultural activities and other open space uses, such as range and watershed management, consistent with the site conditions and General Plan policies. This designation includes privately held lands, as well as public ownerships not otherwise designated in the General Plan for Parks, Open Space, or Public/Semi-Public uses.

Residential: Estate (0.01-0.8 units per gross residential acre)
This designation allows single family detached residential units and typically includes ranchettes and estate homes.

Residential: Single-Family (0.9 to 6.0 units per gross residential acre)
See designation under Primary Planning Area for Residential: Single-Family.

B. OTHER LAND USE CATEGORIES

Public/Semi-Public Facilities (Maximum FAR: .60; Employee Density: 590 square feet per employee)
See designation under Primary Planning Area for Public/Semi-Public Facilities.

Open Space
See designation under Eastern Extended Planning Area for Open Space.

Urban Limit Line
An Urban Limit Line was adopted by initiative on November 7, 2000 for the Western Extended Planning Area. The Urban Limit Line is located along the City limit line as of the effective date of this initiative. Pursuant to the initiative, lands west of the Urban Limit Line are designated as Rural Residential/Agriculture on the General Plan Land Use Map (Figure 1-1). The location of the Urban Limit Line may be changed only by a vote of the people of Dublin, and only following review and approval of a General Plan Amendment by the City Council. Any request to change the Urban Limit Line must be accompanied by a request to amend the land use designation to an urban designation .

1.8.1.8 DUBLIN CROSSING PLANNING AREA

Dublin Crossing
This designation allows for a range of residential and commercial uses at a variety of densities and FARs consistent with the Dublin Crossing Specific Plan. Employee densities for commercial uses in this Planning Area are consistent with other commercial land use designations at 200 – 450 square feet per employee.

1.8.1.9 GENERAL PLAN LAND USE DESIGNATION BOUNDARIES

If there is uncertainty about the location of any land use designation boundary shown on the Land

Use Map, the following guidelines are to be used in resolving the uncertainty:

A. Lot, Alley or Street Lines. Where a land use designation boundary approximately follows a lot, alley or street line, the lot line and street and alley centerlines shall be construed as the land use designation boundary.

B. Divided Parcel. If a land use designation boundary divides a parcel and the boundary line location is not specified by distances printed on the Land Use Map, the location of the boundary will be determined by using the scale appearing on the Land Use Map.

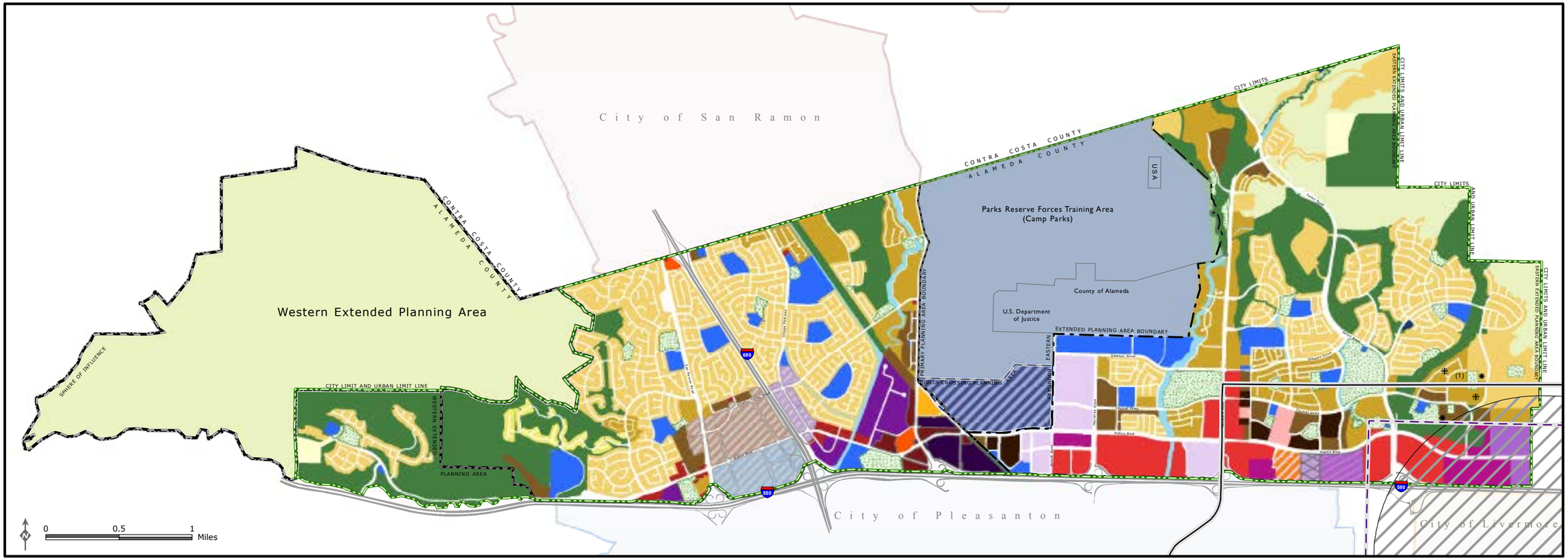
C. Vacated or Abandoned Public Street or Alley. Where a public street or alley is officially vacated or abandoned, the property that was formerly the public street or alley will be included within the land use designation of the adjoining property on either side of the centerline of the vacated or abandoned public street or alley.

D. Physical Feature. Where a land use designation boundary is shown as approximately following a physical feature such as a stream, drainage channel, topographic contour line, power line, or railroad right-of-way, the boundary location shall be determined by the Director of Community Development based upon the character of the particular feature used as a boundary.

E. Map Error. Where the Director of Community Development determines through review of the public record of a City Council hearing and action on a General Plan Amendment that a land use designation boundary, line or other information on the official Land Use Map has been drafted in error, the Director of Community Development shall have the authority to correct the error to make the official Land Use Map consistent with the action of the City Council.

DUBLIN GENERAL PLAN
LAND USE

(Figure 1-1)
December 6, 2016



Public/Semi-Public/Open Space

- Regional Park
- Parks/ Public Recreation
- Open Space
- Stream Corridor
- Public Lands
- Public / Semi-Public
- Semi-Public

Commercial/Industrial

- General Commercial
- Retail/Office
- Retail/Office and Automotive
- Neighborhood Commercial
- General Commercial/Campus Office
- Campus Office
- Industrial Park
- Business Park/Industrial
- Business Park/Industrial and Outdoor Storage
- Medical Campus
- Medical Campus / Commercial
- Mixed Use
- Mixed Use 2/Campus Office
- Medium/High-Density Residential and Retail Office

Specific Plan Districts

- Downtown Dublin - Village Parkway District
- Downtown Dublin - Transit-Oriented District
- Downtown Dublin - Retail District
- Dublin Crossing

Residential

- Rural Residential/Agriculture (1 Unit per 100 Gross Residential Acres)
- Estate Residential (0.01 - 0.8 du/ac)
- Low-Density Single Family (0.5 - 3.8 du/ac)
- Single Family Residential (0.9 - 6.0 du/ac)
- Medium-Density Residential (6.1 - 14.0 du/ac)
- Medium/High-Density Residential (14.1 - 25.0 du/ac)
- High-Density Residential (25.1+ du/ac)

- Airport Influence Area (AIA)/Overlay Zoning District
- Airport Protection Area (APA)
- Airport Safety Zone 6
- Western Extended Planning Area Boundary
- Primary Planning Area Boundary
- Eastern Extended Planning Area Boundary
- Dublin Crossing Planning Area Boundary

- City of Dublin
- Sphere of Influence
- City of Livermore
- City of Pleasanton
- City of San Ramon

* The location of Semi-Public sites on the Chen, and Croak properties of Fallon Village will be determined at the time of the Stage 2 Development Plan approval. The respective sizes of the sites will be 2.5 net acres, and 2.0 net acres on the Chen and Croak Properties.

50% of the units within the Medium Density land use designation on the Croak and Jordan properties shall have private, flat yards.

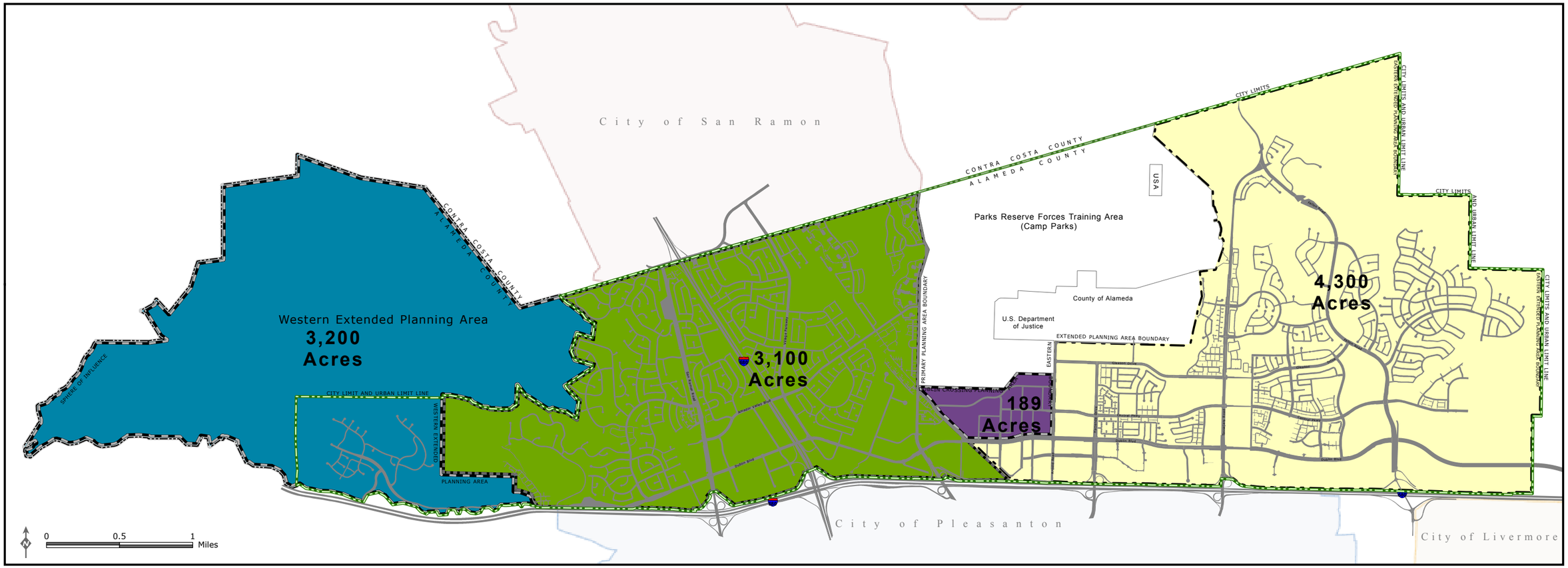
General Plan Land Use Map should be used in combination with the General Plan and applicable Specific Plans that contain policies and development standards for specific planning areas.

While the General Plan Land Use Map shows existing development and layout, only the land use designations for the land on which such development exists are part of the General Plan.

(1) Underlying Land Use – Public / Semi Public (ORD. 09-15 and RESO. 166-15)

DUBLIN GENERAL PLAN PLANNING AREAS

(Figure 1-2)
June 3, 2014



Western Extended Planning Area Boundary
Primary Planning Area Boundary
Dublin Crossing Planning Area Boundary
Eastern Extended Planning Area Boundary
Streets
City of Dublin
Sphere of Influence