



CITY OF
DUBLIN

**Annual Progress Report
on the
Dublin General Plan and Housing Element**



**Reporting Period:
Calendar Year 2014**

INTRODUCTION

Government Code Section 65400(a)(2) requires planning agencies to provide an annual report to their legislative body, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) on the status of their General Plan and their progress in its implementation. The report must detail the progress in meeting the jurisdiction's share of the regional housing need and address efforts by the local agency towards removing governmental constraints to the maintenance, improvement, and development of housing. The City of Dublin's Annual Report was presented to the City Council on **March 3, 2015**.

The purpose for the Annual Progress Report is to: assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and, provide information regarding local agency progress in meeting its share of regional housing needs.

The Dublin General Plan was adopted on February 11, 1985, three years following the City's incorporation in 1982. The General Plan contains the seven State-required elements which are Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. The Dublin General Plan contains the following twelve (12) Elements:

- ✿ Land Use Element
- ✿ Parks and Open Space Element
- ✿ Schools, Public Lands, and Utilities Element
- ✿ Circulation and Scenic Highways Element
- ✿ Housing Element
- ✿ Conservation Element
- ✿ Seismic Safety and Safety Element
- ✿ Noise Element
- ✿ Community Design & Sustainability Element
- ✿ Economic Development Element
- ✿ Water Resources Element
- ✿ Energy Conservation Element

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on any particular timeline, with the exception of the Housing Element, which is required to be updated as prescribed by State Law. The Dublin Housing Element was last updated and certified by the State Department of Housing and Community Development on January 21, 2015 for the 2015-2023 planning period.

The City of Dublin continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The following represents the progress the City has made towards implementing the General Plan and Housing Element during the **Calendar Year 2014** reporting period. The information to follow is organized to correspond with the elements of the Dublin General Plan.

LAND USE ELEMENT

AMENDMENTS

State Law limits the number of times the Land Use Element can be amended to a maximum of four per calendar year. The Land Use Element of the Dublin General Plan was amended four (4) times during Calendar Year 2014 as follows:

Land Use Amendment No. 1: On February 18, 2014, the City Council adopted Resolution 19-14 approving amendments to the Land Use Element for the Dublin Ranch Subarea 3 and The Groves Lot 3 residential projects.

Dublin Ranch Subarea 3: The Subarea 3 amendment reallocated existing Medium-High Density and Medium Density Residential land uses; reduced and changed an Open Space designation to Rural-Residential/Agricultural; and, increased the Stream Corridor designation, on approximately 64 acres within the Eastern Dublin Specific Plan area. The project proposes up to 437 single family residential units.

The Groves Lot 3: The Lot 3 amendment changed an existing High Density Residential land use to Medium-High Density Residential on approximately 6.6 acres of land in the Eastern Dublin Specific Plan area. The project proposes up to 122 townhomes.

Land Use Amendment No. 2: On June, 3, 2014, the City Council adopted the Dublin Open Space Initiative. The Initiative protects the open spaces and agriculture of the Western Extended Planning Area (outside of the existing Urban Limit Line) and establishes a new Urban Limit Line along the eastern City limits to protect the open spaces and agriculture of the Doolan and Collier Canyons area.

Land Use Amendment No. 3: On July 15, 2014, the City Council adopted Resolution 129-14 approving amendments to the Land Use Element for the Heritage Park residential project and for the Downtown Dublin Specific Plan.

Heritage Park: The Heritage Park amendment changed an existing Retail/Office land use to Medium Density Residential on approximately 5.94 acres of land in the Dublin Village Historic Area Specific Plan area. The project proposes up to 54 small lot single family residential units and a 14,000 square foot office building on a total of 6.6 acres.

Downtown Dublin Specific Plan (DDSP): The DDSP amendment increased the number of residential units by 1,200; reduced the non-residential square footage by 773,000 square feet; created minimum density thresholds for the Transit-Oriented and Retail Districts within the Specific Plan area; and, restricts development west of San Ramon Road within the Retail District. The Specific Plan area is approximately 284 acres.

Land Use Amendment No. 4: On September 16, 2014, the City Council adopted Resolution 159-14 approving amendments to the Land Use Element for the Dublin

Transit Center Site A-1 and Tassajara Highlands residential projects and for the update to the Airport Land Use Compatibility Plan.

Dublin Transit Center Site A-1: The Site A-1 amendment changed the existing High Density Residential land use to Medium-High Density Residential on approximately 2.86 acres of land in the Eastern Dublin Specific Plan area. The project proposes up to 52 townhomes.

Tassajara Highlands: The Tassajara Highlands amendment changed the existing land use designations of Medium-High Density Residential, Medium Density Residential and Neighborhood Commercial to a combination of Medium Density Residential and Open Space on approximately 11.11 acres of land within the Eastern Dublin Specific Plan area. The project proposes up to 48 single family detached residential units.

Airport Land Use Compatibility Plan (ALUCP): The ALUCP amendment incorporated policies to establish consistency between the Dublin General Plan and the land use compatibility plan for the Livermore Municipal Airport. The Dublin General Plan Land Use Map (Figure 1-1) was also amended to include the Airport Influence Area, Airport Protection Area and Safety Zone 6.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE LAND USE ELEMENT

Residential Land Use

During the Calendar Year 2014, the following residential projects were either under review, approved and/or under construction in furtherance of the guiding policies of the Land Use Element for residential land use:

- **Fallon Village:** The Fallon Village project includes the future development of up to 3,108 residential units at various densities; up to 2.5 million square feet of commercial, office, light industrial and mixed use development; two elementary school sites; parks; utility extensions; and, open space. The project area includes 1,134 acres of land within the Eastern Dublin Specific Plan Area and consists of various parcels with different ownership interests.
 - ✿ **Positano:** A Vesting Tentative Map (Braddock & Logan) was approved in 2005 to subdivide 488 acres into 1,043 low density single family residential units within a portion of Fallon Village now known as Positano. A Site Development Review for the first 247 lots (Salerno and Cantara neighborhoods) was approved in 2007 and construction of the homes is complete. The following additional neighborhoods have been approved within Positano:
 - ✿ **Cortona:** D.R. Horton received Site Development Review approval from the Planning Commission on August 4, 2010 for 68 single family detached homes. Construction of the units was completed in 2013.
 - ✿ **Biella:** Braddock and Logan received Site Development Review approval from the Planning Commission on October 12, 2010 for 101 single family detached homes. Construction of the units was completed in 2013.

- ✿ *Calabria*: K. Hovnanian Homes received Site Development Review approval by the Planning Commission on October 11, 2011 for 88 single family homes on 5,000 square foot lots. Construction was nearing completion in December 2014.
- ✿ *Cortona II*: D.R. Horton received Site Development Review approval by the Planning Commission on October 11, 2011 for 70 single family homes on 6,000 square foot lots. Construction of the units was completed in 2013.
- ✿ *Calarosa*: Braddock and Logan received Site Development Review approval by the Planning Commission on November 8, 2011 for 71 single family detached homes on 4,000 square foot lots. Construction of the units was completed in 2013.
- ✿ *Livorno*: K. Hovnanian Homes received Site Development Review approval from the Planning Commission on September 14, 2012 for 69 single family detached homes. Construction of the units was completed in 2013.
- ✿ *Fallon Ridge (formerly Calarosa II)*: Braddock and Logan received Site Development Review approval by the Planning Commission on December 11, 2012 for 98 single family detached homes on 4,000 square foot lots. The project has been sold to KB Home and is currently under construction.
- ✿ *Veneto*: D.R. Horton received Site Development Review approval by the Planning Commission on January 22, 2013 for 134 single family homes. Construction is currently underway.
- ✿ *The Heights at Positano*: KB Homes received Site Development Review approval by the Planning Commission on May 28, 2013 for 84 single family homes. Construction is currently underway.
- ✿ Jordan Ranch: Jordan Ranch, also a portion of Fallon Village, was approved by the City Council on June 22, 2010 and amended on June 19, 2012. The project will provide up to 963 residential units and up to 5,000 square feet of retail commercial uses. Residential product types include single family detached; cluster homes; small lot alley homes; townhomes; and, mixed use.
 - ✿ *Winwood*: Brookfield Homes received Site Development Review approval by the Planning Commission on December 13, 2011 for 81 single family homes with a minimum lot size of 4,000 square feet. The project was nearing completion in December 2014.
 - ✿ *Mariposa*: Brookfield Homes received Site Development Review approval by the Planning Commission on December 13, 2011 for 85 single family homes with a minimum lot size of 5,200 square feet. The project completed construction in February 2014.

- ✿ *Altmore (Neighborhood 2)*: Toll Brothers is developing 107 single family homes with a minimum lot size of 3,600 square feet. The project is currently under construction.
 - ✿ *Capri (Neighborhood 3)*: Brookfield Homes is developing 94 single family homes with a minimum lot size of 2,900 square feet. The project is currently under construction.
 - ✿ *Trio (Neighborhood 4)*: Brookfield Homes is developing 126 townhomes on approximately 7 acres. The project is currently under construction.
 - ✿ *Kingswood (Neighborhood 6)*: Landsea is developing 109 town homes on approximately 6 acres. The project is currently under construction.
- **Dublin Ranch Area F West and East ('Sorrento')**: The Dublin Ranch Area F West and East will provide up to 999 medium density residential units with a variety of housing types within 11 distinct neighborhoods.
 - ✿ Area F West (Neighborhoods 1-5): The Dublin Ranch Area F West project completed construction in 2013. There are a total of 5 neighborhoods comprised of 418 single family attached units and detached units. The project also includes a neighborhood square and private recreation complex both of which are constructed and available for use.
 - ✿ *Milano (Neighborhood 1)*: 75 single family detached cluster units by Toll Brothers. Construction of the units was completed in 2012.
 - ✿ *Trevi (Neighborhood 2)*: 117 condominium units, both flats and townhome style around a motor court, by Toll Brothers. Construction of the units was completed in 2013.
 - ✿ *Firenze (Neighborhood 3)*: 66 condominium units, both flats and multi-story townhouses, by Toll Brothers. Construction of the units was completed in 2012.
 - ✿ *Siena (Neighborhood 4)*: 64 condominium units, both flats and townhouse style, by Toll Brothers. Construction of the units was completed in 2012.
 - ✿ *Amalfi (Neighborhood 5)*: 96 condominium units in a multi-story podium structure by Toll Brothers. Construction of the units was completed in 2012.
 - ✿ Area F East (Neighborhoods 6-11): The Dublin Ranch Area F East project is currently under construction. There are a total of 6 neighborhoods comprised of 581 single family detached units with small yards. The project also includes a 5 acre neighborhood park, private recreation complex and 10 acre elementary school site.
 - ✿ *Piazza (Neighborhood 6)*: 102 single family detached condominiums by Standard Pacific. Construction of the units was completed in August 2014.

- ✿ *(Neighborhood 7):* 95 single family detached condos. The project was nearing completion in December 2014.
 - ✿ *Arrivare North & South (Neighborhood 8):* 138 single family detached condominiums by D.R. Horton. Construction of the units was completed in 2013.
 - ✿ *Ravello (Neighborhood 9):* 68 single family attached townhouses by Shea Homes. The project was nearing completion in December 2014.
 - ✿ *La Solara (Neighborhood 10):* 112 single family detached homes by Taylor Morrison. Construction of the units was completed in August 2014.
 - ✿ *Castello (Neighborhood 11):* 66 single family detached homes by Standard Pacific. Construction of the units was completed in May 2014.
- **Schaefer Ranch:** The project includes 406 single-family detached residential units in five distinct neighborhoods. As part of the project, Dublin Boulevard was extended, new trails were constructed and a new East Bay Regional Park District staging area including a parking lot, trailer parking area, restroom, maintenance building and associated landscaping was constructed.
 - ✿ **The Summit @ Schaefer Ranch:** In 2012, 66 lots in Neighborhood C were sold by Discovery Builders to Standard Pacific. Construction of the units was completed in April 2014.
 - ✿ **Schaefer Ranch South (Orchid @ Schaefer Ranch):** In December 2008, the City Council approved a General Plan Amendment for Schaefer Ranch South to replace 12 estate lots and a 5.69-acre commercial site in the original Schaefer Ranch project with up to 140 single-family detached homes. On June 12, 2012 Discovery Builders obtained a Site Development Review approval by the Planning Commission for the project now known as Orchid @ Schaefer Ranch. The project is currently under construction.
- **Arroyo Vista/Emerald Vista:** In September 2009, the Dublin City Council approved a General Plan Amendment, Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, Tentative Map, Site Development Review and associated environmental review for a new mixed income project at Arroyo Vista. The project included demolishing 150 existing affordable housing units (which took place in 2011) and the construction of 378 new, market rate and affordable, housing units.
 - ✿ **KB Home:** KB Home obtained building permits in October 2011 to construct 198 units (128 for sale townhomes and 70 single family homes). Construction of the units was completed in March 2014.
 - ✿ **Eden Housing:** Eden Housing obtained building permits in May 2011 to construct 180 units including the Wexford Way Family Apartments (130 affordable family apartment units) and the Carlow Court Senior Housing (50 affordable senior apartment units). Construction of the units was completed in 2013.

- **Chateau @ Fallon Crossing:** In June 2006, the City Council adopted an Ordinance to pre-zone the Mission Peak/Fallon Crossing (Standard Pacific Homes) project. The project was annexed to the City in September 2006 and includes 106 single family residential units (8 duets and 98 single-family homes) on 67 acres of land. The project was approved by the City Council in December 2007. On November 8, 2011 the Planning Commission approved a revised Site Development Review for the 98 single family homes. The project was nearing completion in December 2014.
- **Moller Ranch/Casamira Valley:** On December 18, 2012, the City Council approved a General Plan Amendment, Eastern Dublin Specific Plan Amendment, Planned Development rezone with a Stage 1 and Stage 2 Development Plan for the 226.3 acre Moller Ranch project. The project will provide 370 single family detached homes on 80 acres; 137 acres have been designated Rural Residential/Agricultural. The next step in the development process is for the Applicant to submit a Site Development Review application for the architecture of the homes. Construction is scheduled to commence on back bone infrastructure and the culvert under Tassajara Road in Spring of 2015.
- **Dublin Transit Center:** The Dublin Transit Center project includes up to 1,800 high-density residential units adjacent to the Dublin/Pleasanton BART Station. The following projects have been constructed and are currently occupied:
 - ✿ **Camellia Place** (EAH, Inc.): 112 affordable apartment units
 - ✿ **Avalon @ Dublin Station** (Avalon Bay Communities): 305 apartment units with 10% moderate income units
 - ✿ **Élan @ Dublin Station** (D.R. Horton): 257 condominium units with 10% moderate income units

The following projects have been approved and are under construction:

- ✿ **Avalon II @ Dublin Station** (Avalon Bay Communities): On May 17, 2011 the City Council approved a Site Development Review and Vesting Tentative Tract Map for Dublin Transit Center Site C. The project includes 505 apartment units with 10% moderate income units. The project is currently under construction with completion estimated in Fall 2016.
- ✿ **Esprit @ Dublin Station** (D.R. Horton): In October 2010 the City Council approved a Planned Development Rezone with a related Stage 1 Development Plan Amendment, Stage 2 Development Plan, and an Amendment to the Development Agreement for the Dublin Transit Center Site E-1. The Planned Development Rezone allowed the development of either a 105-unit condominium project with 15,000 square feet of ground floor retail (previously approved in 2006) or a 105-unit townhome project. In 2013 the developer, D.R. Horton, elected to proceed with the 105-unit townhome project. The project is currently under construction with completion estimated in Spring 2015.

The following project has been approved:

- ✿ **Site A-1 (Pulte Homes):** On September 16, 2014, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, Stage 1 and Stage 2 Development Plan, Site Development Review and Vesting Tentative Tract Map for Site A-1 at the Dublin Transit Center. The 2.86 acre site is proposed for development of 52 three-story townhomes.
- **Dublin Ranch West:** The Dublin Ranch West (commonly referred to as **Wallis**) project includes the development of a variety of housing types and residential densities including low, medium and medium-high on 189 acres of land. A 1.9 acre Semi-Public site is also encompassed in the overall project site. The project has been approved and will provide 806 housing units. Development will occur on approximately 85.6 acres of the site, with the remaining site area devoted to permanent open space. There are 8 individual residential neighborhoods; 6 for single-family detached living and 2 for townhomes. Additionally, there will be a 7.9-acre City park and a private community recreation center. The historic Antone School is proposed to be relocated and enhanced near the entrance to the developed portion of the property. Phase 1 construction of the vehicular and pedestrian bridges that cross Tassajara Creek has been completed. In 2011, portions of the backbone infrastructure were constructed. Grading is currently underway with backbone infrastructure scheduled to be installed beginning in the Spring of 2015. Residential development is scheduled to begin construction in the Spring of 2016.
- **Tralee Village:** The Tralee Village project is a mixed-use project containing medium-high density residential and retail/commercial uses. The project includes 130 apartment units which completed construction in 2012 and 35,000 square feet of ground floor commercial uses which are substantially occupied with a variety of commercial uses including a financial institution, restaurants, and personal service uses. The project also includes 103 for-sale townhomes which were in a state of partial construction in 2012. On March 13, 2012 the Planning Commission approved a Site Development Review for the remaining 53 townhouse units. Construction of the units was completed in September 2014.
- **Silvera Ranch:** The Silvera Ranch project (formerly by Pinn Brothers Fine Homes) is under construction and includes 254 residential units on 105 acres of land. The four phase development contains a mix of housing types, including single-family estate-size units, smaller lot single-family cluster homes and multi-family condominiums.

 - ✿ Phases 1 and 2 consisting of 108 single family cluster homes have been completed and are occupied.
 - ✿ Phase 3 consisting of 102 multi-family condominiums is partially built and occupied; portions of Phase 3 remain unconstructed. In 2013, the project was purchased by Nuvera Homes and the remaining 53 units are currently under construction.
 - ✿ Phase 4 (Belle Monte) consisting of 44 single family detached homes was approved by the Planning Commission on February 7, 2011; construction was completed by KB Home in 2012.
 - ✿ In 2012, the City Council approved a General Plan Amendment, Eastern Dublin Specific Plan Amendment, and Planned Development rezone including a Stage 1

and 2 Development Plan to change the land use designation of a .95 acre site within Phase 4 from Rural Residential/Agricultural to Low Density Residential for the construction of 4 single family homes. Construction of the units was completed in 2013.

- **AMB/Prologis:** A Development Agreement that vested the 2004 project approvals expired in 2014. Throughout the last year, the site was being actively marketed and a development partner is being sought to facilitate development of the site.
- **Camp Parks Real Property Exchange (Dublin Crossing):** In November 2013, the City Council approved a General Plan Amendment, Specific Plan, Rezoning, Development Agreement, and certified an Environmental Impact Report for the Dublin Crossing project. The project entitlements allow for the future development of up to 1,995 residential units, up to 200,000 square feet of commercial uses, an elementary school site, 35 areas of public parks, and associated infrastructure to serve the community. Construction on the first phase of the development is expected to start in 2015.
- **Dublin Ranch North:** In December 2009, the City Council approved a General Plan Amendment, Specific Plan Amendment, Planned Development Zoning, Tentative Map and associated environmental review to change the land use designation of the site from Low Density Residential and Rural Residential /Agricultural to Estate Residential and Open Space. A hearing was held before the Alameda County Local Agency Formation Commission (LAFCO) in March 2010 and the project site was annexed into the City of Dublin. A grading permit was issued for the project in July 2012. The next step in the development process is for the Applicant to submit a Site Development Review application for the architecture of the four custom homes.
- **Crown Chevy Redevelopment Site:** In March 2013, the Planning Commission approved a Site Development Review application to construct 314 high-density residential units and 17,000 square feet of commercial uses on 4.74 acres and 72 high-density residential units on an adjacent 1.37 acre parcel. In 2014, the site was acquired by a different developer, who is proceeding with plans to construct the approved project. It is expected that building permits will be issued for both projects in 2015.
- **8010 Holanda Lane:** In August 2013 the Community Development Director approved a new two-story Single Family Dwelling at 8010 Holanda Lane near Dublin Elementary School. The original home was completely destroyed by fire several years ago, and the new property owner completed construction of the approved 2,815 square foot home in May 2014.
- **Dublin Ranch Subarea 3 (Lennar Homes):** On June 3, 2014, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, a Stage 1 and Stage 2 Development Plan, a Site Development Review, a Vesting Tentative Tract Map and a Development Agreement for the development of 447 residential units on 64 acres of land bounded by Central Parkway to the North, Dublin Boulevard to the South, Fallon Road to the East and Lockhart Street to the West. Approximately 51 acres of the site will be developed under two General Plan land use designations: Medium Density Residential and Medium-High Density Residential. The project proposes 330 medium density single family detached units (under the Medium Density designation) and 107 townhouse units

(under the Medium-High Density designation) for a total of 447 units. The project also includes a 2.0 acre Neighborhood Park and a 2.0 acre enhanced stream corridor. The site is currently being graded and backbone infrastructure is being installed. Residential construction is scheduled to start in the northeast corner of the property in Spring 2016.

- **Dublin Ranch Lot 3** (formerly Fairway Ranch/The Groves) (Lennar Homes): On March 4, 2014, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, a Stage 1 and Stage 2 Development Plan, a Site Development Review and a Vesting Tentative Tract Map for a 6.36 acre site for the development of 122 unit townhouse units.
- **Terrace Ridge** (Nielsen Property) (William Lyon Homes): On June 10, 2014, the Planning Commission approved a Site Development Review permit for the development of 36 single family homes on a ten acre site. The Planned Development Zoning and environmental document were approved in 2010. Grading on the site has begun and homes should be under construction before Summer 2015.
- **Tassajara Highlands** (Fredrich/Vargas) (Tim Lewis Communities): On August 19, 2014, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, a Stage 1 and Stage 2 Development Plan, a Site Development Review and a Vesting Tentative Tract Map for a 12.93 acre site. The project includes the development of 48 Single Family detached residences and 3.06 acres of Open Space. The project is expected to begin grading and construction of infrastructure in the Spring of 2015.
- **Heritage Park** (Challenge Dairy) (Pulte Homes): On July 15, 2014, the City Council approved a General Plan and Dublin Village Historic Area Specific Plan Amendment, Stage 1 and Stage 2 Development Plan, Site Development Review and Vesting Tentative Tract Map for the redevelopment of an existing commercial office complex with 54 single Family detached units and a 14,000 square foot office building. Demolition and grading have begun and model homes are scheduled to open in the Fall of 2015.

Commercial and Industrial Land Use

During the Calendar Year 2014 reporting period, the following commercial and industrial projects were either under review, approved and/or under construction in furtherance of the guiding policies of the Land Use Element for Commercial and Industrial land use:

- **Fallon Gateway:** Fallon Gateway is a 34 acre commercial shopping center located at the southwest corner of Fallon Road and Dublin Boulevard within the Eastern Dublin Specific Plan Area. The project was approved in June 2009 and includes 379,000 square feet of retail commercial development. Subsequently in May 2010, the Community Development Director approved minor revisions to the Site Development Review permit. There are 5 major tenant stores and 13 smaller commercial buildings which are planned to be constructed in four phases. The first three phases of development include approximately 311,000 square feet, 4 major tenants and 6 smaller shop buildings. On-site amenities include outdoor seating areas, pedestrian paseos and unique paving, landscaping and lighting elements.

- ✿ Phase 1 of the project has been completed. The center's anchor tenant, Target, opened in October 2011.
 - ✿ On September 27, 2011 the Planning Commission approved a Site Development Review for BJ's Brew house, an 8,736 square foot restaurant and brew house. Construction is complete and BJ's is open for business.
 - ✿ In September 2012, a Site Development Review was approved by the Community Development Director for Dick's Sporting Goods, a 55,000 square foot sporting goods store. Construction is complete and Dick's is open for business.
 - ✿ On August 13, 2013 the Planning Commission approved a Conditional Use Permit and Site Development Review for a 6,504 square foot building (Shops 7) which will also include drive-thru. Construction completed in 2014.
 - ✿ On August 13, 2013 the Planning Commission approved a Conditional Use Permit and Site Development Review for a new service station, 2,520 square foot mini-mart and 1,050 square foot carwash. The new Chevron station is currently under construction with an estimated completion date of early 2015.
 - ✿ On July 22, 2014 the Planning Commission approved a Conditional Use Permit to amend the Planned Development Zoning Stage 2 Development Plan to modify the site plan for Phase 4 and, a Site Development Review Permit to allow the construction of Pads 2 and 3 and Shops 1-4 totaling 42,160 square feet of development on approximately 4.22 acres and a Vesting Tentative Parcel Map to create 11 parcels at the Fallon Gateway retail center. The project is currently in Building Plan Check review.
- **Dublin Buick/GMC:** In April 2012, the Planning Commission approved a Site Development Review for façade modifications to the Buick/GMC showroom building to enhance the appearance of the dealership. The project was completed in April 2014.

In November 2013, the Planning Commission approved a Conditional Use Permit and Site Development Review for the construction and operation of a carwash. The project was completed in July 2014.

- **Dublin Toyota:** In March 2014 the Planning Commission approved a Site Development Review for modifications to enhance the appearance of the existing Dublin Toyota sales and service buildings, and to improve the operations of the service department. The first phase of the project, an illuminated entry portal feature, is presently under construction.
- **Dublin Preschool:** In October 2012, the City Council approved a Conditional Use Permit and Site Development Review for the construction of a new 3,284 square foot day care center for up to 60 children within the Village Parkway District of the Downtown Dublin Specific Plan area. The project is currently under construction.
- **Amador Crossings:** In November 2012, the Planning Commission approved a Site Development Review for the construction of a 4,500 square foot commercial pad building within a portion of the Amador Crossings shopping center within the Retail District of the

Downtown Dublin Specific Plan area. Construction of the project began in September 2013 and was completed in January 2014.

- **Fountainhead Montessori:** In December 2012, the Planning Commission approved a Conditional Use Permit to allow the expansion of Fountainhead Montessori School for the operation of a Day Care Center and Community Facility (Elementary School) with up to 381 children and a Site Development Review Permit for façade modifications to three existing office buildings and associated site improvements. The project will be constructed in phases. The Applicant has begun the first phase of construction which includes interior building improvements and an outdoor play area/garden.
- **Lazy Dog Restaurant and Café:** In January 2014, the Planning Commission approved a Site Development Review for a new 7,755 square foot restaurant with a 1,159 square foot outdoor dining patio at Hacienda Crossings. The project is located on the former Macaroni Grill site which was demolished as part of the project. Construction of the project was completed in October 2014.
- **Persimmon Place (The Village at Dublin):** In December 2013, the City Council approved a General Plan and Eastern Dublin Specific Plan Amendment, Planned Development Rezoning, and certified a Supplemental Environmental Impact Report (SEIR) for The Village at Dublin retail center. The project also received Site Development Review and Vesting Tentative Map approval for the construction of a 154,000 square foot commercial shopping center. Construction on the project began in Spring 2014 and is expected to be open to the public in Summer 2015.
- **Dublin Valero Service Station:** In April 2013, the Planning Commission approved a Conditional Use Permit and Site Development Review for a 1,545 square foot expansion of the existing mini-mart and the construction of a new carwash. The project is currently in building plan check review.
- **Car West Auto Body:** In April 2013, the Planning Commission approved a Minor Use Permit and Site Development Review for a new auto body repair business, façade modifications and site improvements at 6080 Dublin Boulevard, the site of the former Kassabian Motors vintage auto dealership. Construction of the project was completed in August 2014 and the auto body repair business immediately began operations.
- **Rahma Mediterranean Market & Cuisine:** In November 2013, the Community Development Director approved a Site Development Review for an extensive remodel of the building at 7111 Village Parkway, the former Hunan House restaurant. The remodeled building will be a 4,762 square foot restaurant and market occupied by Rahma Mediterranean Market & Cuisine, which will relocate from its existing space in the Dublin Crossroads shopping center. The project is currently in building plan check review.
- **Challenge Dairy Headquarters:** On July 15, 2014, the City Council approved a General Plan and Dublin Village Historic Area Specific Plan Amendment, Stage 1 and 2 Development Plan, Site Development Review and Vesting Tentative Tract Map for the construction of a 14,000 square foot commercial office building which will be the future corporate home for Challenge Dairy. The site is currently being graded and construction scheduled to commence in the Spring of 2015. Upon completion of construction of the

commercial office building, Challenge Dairy will move from their current location into the new building and the existing office building will be demolished to allow for the construction of 54 single family residences being developed by Pulte Homes (see “Heritage Park” project above).

PARKS AND OPEN SPACE ELEMENT

AMENDMENTS

The Parks and Open Space Element was amended once during Calendar Year 2014 in conjunction with Dublin Bicycle and Pedestrian Master Plan. The amendment included revising Figure 3-1 (Parks and Open Space) to reflect existing and proposed bike lanes and trails consistent with the Master Plan.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE PARKS AND OPEN SPACE ELEMENT

- **Emerald Glen Park Recreation and Aquatic Complex:** The City continued the planning and design for the Emerald Glen Park Recreation and Aquatic Complex, a 51,000 square foot facility including one indoor and two outdoor swimming pools, a waterslide tower, a gymnasium, fitness center, game room/teen center, group exercise/dance studio, special events room, locker rooms, and administrative offices. The design and construction documents have been completed for Phase 1 of the project which includes a 31,000 square feet of indoor space, all of the aquatics amenities, a fitness center and the locker rooms and administrative spaces.
- **Fallon Sports Park, Phase II Design:** The design and construction documents for Phase II of the park were completed in late 2014.. Amenities will include a lighted 90-foot baseball diamond; two lighted synthetic turf soccer fields; adventure playground; group picnic area; four lighted bocce ball courts; restroom and concession building and related parking and pedestrian circulation improvements.
- **Positano Hills Neighborhood Park:** Enhancement of the 4.6-acre Positano Hills Park playground was completed in November 2014 and includes an expanded play area and additional landscaping. Construction of Positano Hills Park was completed in 2012 and enhancements began in 2013. The park is located in the Positano development in the Eastern Dublin Specific Plan area.
- **Passatempo Park, Sorrento East:** Construction was completed for this neighborhood park, which includes 5.1-acres in the Sorrento East development in the Eastern Extended Planning Area. Construction of the park began in 2013 and features include an interactive sundial and small vineyard.
- **Shannon Park Water Play Area:** Construction was completed for the Shannon Park Water Play Area renovation project in June 2014. The site features a new “splash pad” with interactive water elements. Construction began in late 2013 and completed in time for a summer opening.

- **Parks and Recreation Master Plan:** Update activities for the Parks and Recreation Master Plan continued in 2014 and is scheduled to be completed during fiscal year 2014-2015.
- **Dublin Crossing Park:** The Dublin Crossing Park Master Plan project was initiated in 2014 and includes the planning process for a 30-acre community park that will be centrally located in Dublin on a portion of the former Camp Parks Army Base property.
- **Jordan Ranch Neighborhood Park:** The conceptual design documents for this 4.4-acre park were approved and the construction documents were initiated. The park amenities will include a shaded playground area, picnic areas and an open space meadow.

SCHOOLS, PUBLIC LANDS AND UTILITIES ELEMENT

AMENDMENTS

The Schools, Public Lands, and Utilities Element was amended once during Calendar Year 2014 in conjunction with Dublin Bicycle and Pedestrian Master Plan. The amendment included revising Figure 4-1 (Schools and Public Lands) to reflect existing and proposed bike lanes and trails consistent with the Master Plan.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE SCHOOLS, PUBLIC LANDS AND UTILITIES ELEMENT

Schools

- In 2014, the City continued to work with developers and property owners to ensure that adequate sites are reserved to meet the Dublin Unified School District's projected demand for future school uses. As part of the Fallon Village project (as described in the Land Use section above) two elementary school sites have been reserved for future development by the Dublin Unified School District. As part of the Dublin Crossing Specific Plan Area, one school site has been reserved for future development by the Dublin Unified School District.
- In 2014, the City continued to collect school fees upon issuance of building permits for development projects in accordance with State law.

Public Lands

- **Alameda County Courthouse:** In November 2004, Alameda County received City approval to construct a 210,000 square-foot East County Hall of Justice (County Courthouse) complex on a 22-acre portion of the Santa Rita Property near the intersection of Gleason Drive and Hacienda Drive. In December 2009 and again in January 2014, Alameda County was granted an amendment to the original approval for a slightly smaller building (196,000 square feet). The East County Hall of Justice will house 13 courtrooms and associated governmental facilities. Grading on the site began in September 2014 and construction is expected take two years.

- **Camp Parks Reserve Forces Training Area/Dublin Crossing Specific Plan Area:** 189 acres of land (comprised of three parcels) designated as Public Lands on the Camp Parks Reserve Forces Training Area were changed to a new Dublin Crossing land use district for the future development of up to 1,995 residential units, up to 200,000 square feet of commercial uses, a 900-student elementary school, and 35 acres of public parks. The site no longer has a “Public Lands” land use designation.
- **Federal and Military Communities Committee:** On September 3, 2013, City Council established the Federal and Military Communities Committee (FMCC) on which two council members serve and which is staffed by the Public Works Department. The FMCC provides information and updates on programs and services related to federal agencies and military installations operating in Dublin.

Utilities

- In 2014, the City continued to work closely with project applicants and service utilities to ensure that there is adequate capacity to serve all new and existing areas of Dublin.

CIRCULATION AND SCENIC HIGHWAYS ELEMENT

AMENDMENTS

The Circulation and Scenic Highways Element was amended once during Calendar Year 2014 in conjunction with the Dublin Bicycle and Pedestrian Master Plan. The amendment included policy revisions as well as updates to various Figures within the Element.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE CIRCULATION AND SCENIC HIGHWAYS ELEMENT

- **Right-of-Way Maintenance:** The City provides for the maintenance, repair, and replacement of pavement, curbs, gutters, sidewalks, and traffic signals throughout the City. The City also completes annual ADA curb ramp, sidewalk repair, street overlay, and slurry seal projects.
- **Traffic Impact Fees:** The City continues to collect traffic impact fees for new development projects to ensure that new facilities are built to accommodate the additional vehicle, bicycle, and pedestrian trips that result from the projects.
- **Dougherty Road Improvements:** The City plans to widen Dougherty Road to six lanes with bicycle lanes and a reconstructed bicycle/pedestrian path from Sierra Lane to the northern City limit. Final design and right-of-way acquisition is proceeding.
- **Bikeways Master Plan Update and Pedestrian Plan:** The 2007 Bikeways Master Plan was updated and was adopted by the City Council on October 7, 2014. The updated Master Plan achieves consistency with recently updated regional transportation plans and conforms to current design standards and state guidelines. As part of the updated Master Plan, a Pedestrian Plan was also adopted which set a pedestrian policy framework and implementation strategy with emphasis on the Downtown Dublin Specific

Plan area. The updated Master Plan and Pedestrian Plan were combined together to form a multi-modal plan/policy document.

- **Truck Route Map:** On February 18, 2014, the City Council approved the City's first Truck Route Map. The Truck Route Map is maintained by the Public Works Director in consultation with the Chief of Police.
- **Dublin Boulevard Improvements:** The City plans to widen Dublin Boulevard to six lanes with bicycle lanes between Sierra Court and Dublin Court. The project will also include undergrounding of existing overhead utilities. Final design and right-of-way acquisition is proceeding.
- **Street Functional Classification Update:** On April 15, 2014, the City Council approved an update to the City's Street Functional Classification System. This update was critical for the City in maintaining its eligibility for various Federal and State funding sources. The final approval of the Street Functional Classifications was granted by the Federal Highway Administration in August 2014.

HOUSING ELEMENT

The Housing Element was amended on November 18, 2014, in accordance with State Law, for the 2015-2023 planning period.

PROGRESS TOWARD MEETING THE GOALS AND GUIDING POLICIES OF THE HOUSING ELEMENT

Pursuant to Government Code Section 65400, the City Council is required to prepare an annual report on the status and progress in implementing the City's Housing Element using forms and definitions adopted by the Department of Housing and Community Development. These forms and definitions were adopted on March 27, 2010 and are required to be used for the Annual Progress Report. The completed forms for Calendar Year 2014 are attached as **Exhibit A** to this report.

CONSERVATION ELEMENT

AMENDMENTS

The Conservation Element was not amended during Calendar Year 2014.

PROGRESS TOWARD MEETING THE GOALS AND GUIDING POLICIES OF THE CONSERVATION ELEMENT

- **Dublin Village Historic Area Specific Plan:** The City continues to work on preserving Dublin's historic resources through the implementation of the Dublin Village Historic Area Specific Plan.

On July 14, 2014, the City Council approved a development project that will replace an existing, non-historic commercial office complex with 54 single family detached residential units and a 14,000 square foot office building which will be occupied by Challenge Dairy for their corporate offices. The project includes, historic architecture; the

relocation of a historic plaque; a monetary contribution to enhance the existing historic park and museums; and, an enhanced streetscape landscaping along Donlon Way.

- The City continues to review each new development project that is proposed near a natural resource such as a stream corridor with the intent of protecting the resource. Conditions of approval include measures to ensure adequate setbacks, minimal impacts to water quality, passive recreational opportunities, and the maintenance of natural systems to the extent possible.
- The City continues to work with developers to ensure that open space corridors established in new neighborhoods are maintained and managed appropriately, and open space areas are contiguous with other such lands.

SEISMIC SAFETY AND SAFETY ELEMENT

AMENDMENTS

The Seismic Safety and Safety Element was amended once during Calendar Year 2014 in conjunction with update to the Airport Land Use Compatibility Plan. The amendment incorporated policies to establish consistency between the Dublin General Plan and the land use compatibility plan for the Livermore Municipal Airport.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE SEISMIC SAFETY AND SAFETY ELEMENT

- All new construction and certain building renovations are reviewed for compliance with the California Building Code for seismic safety.
- All new development projects are required to submit a Geotechnical Analysis to assess site conditions.
- The City continues to implement the Wildfire Management Plan for all properties identified within a fire buffer zone.
- The City continues to participate in the Federal Emergency Management Agency's (FEMA) flood insurance program.

NOISE ELEMENT

AMENDMENTS

The Noise Element was amended once during Calendar Year 2014 in conjunction with update to the Airport Land Use Compatibility Plan. The amendment incorporated policies to establish consistency between the Dublin General Plan and the land use compatibility plan for the Livermore Municipal Airport.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE NOISE ELEMENT

- Due to the nature of the Guiding and Implementing Policies of the Noise Element, efforts to implement this Element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors. In addition, a Noise Mitigation fee is charged to developers in the Eastern Dublin Specific Plan Area to assist in funding the construction of improvements to mitigate noise impacts.

COMMUNITY DESIGN & SUSTAINABILITY ELEMENT

AMENDMENTS

The Community Design & Sustainability Element was amended once during Calendar Year 2014 in conjunction with the Dublin Bicycle and Pedestrian Master Plan. The amendments were minor and included updating all references to the former “Bikeways Master Plan” with the new “Dublin Bicycle and Pedestrian Master Plan” as well as updating the description of the Master Plan.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE COMMUNITY DESIGN & SUSTAINABILITY ELEMENT

- The Community Design & Sustainability Element was adopted in September 2008. The Community Design Element establishes principles, policies and implementation measures that are designed to enhance the livability of Dublin and encourage a high level of quality design while encouraging well designed sustainability measures. The purpose of the Element is to enhance the physical form of the community by establishing policies that will guide future development. The Community Design Element applies to developments throughout the City. The efforts to implement this Element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for conformance with this Element.

ECONOMIC DEVELOPMENT ELEMENT

AMENDMENTS

The Economic Development Element is a newer Element that was adopted in April 2013. This Element guides the City’s efforts to foster business expansion and job growth and provide the City with a framework for economic development programs and activities. The overarching objective of the Economic Development Element is to enhance the competitiveness of the City of Dublin and maintain a strong and diverse economic base. The Element includes specific goals, policies and implementation measures to promote economic vibrancy, improve conditions for small businesses, encourage development of the strategic employment-supporting sites, and achieve the Downtown vision. The Economic Development Element was not amended during Calendar Year 2014.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE ECONOMIC DEVELOPMENT ELEMENT

- **Maintain an Economic Development Function:** The City continues to maintain an Economic Development Office to implement the economic development goals of the City. The services include, business attraction activities; access to labor force data; business

recruitment; business retention and expansion assistance; and, site selection assistance. The goal of these efforts is to market the City's many economic advantages in order to enhance the competitiveness of our local economy and to maintain a strong and diverse revenue and job base in the Tri-Valley. The Economic Development Office also supports the following efforts:

- ✿ In partnership with the Dublin Chamber of Commerce and the Alameda County Small Business Development Center (ACSBDC), the Economic Development Office provides a variety of interactive business seminars to support business owners. During Calendar Year 2014, seven seminars were held on the following topics: Affordable Health Care Act & Other Insurance Questions (January 2014); Meet the Lenders Event (February 2014); The Use of Constant Contact (March 2014); Using Census Data (May 2014); Meet the Business Resources (May 2014); Nuts & Bolts of Establishing Your Online Presence (June 2014); Search Engine Optimization/Discover Dublin for the Holidays (September 2014). New in 2014, the City in partnership with the ACSBDC and i-GATE offered Startup Dublin: A Bootcamp for Technology Entrepreneurs to help meet the needs of new and existing local entrepreneurs looking to establish new startup companies.
- ✿ Organizes roundtable discussions annually with residential and commercial brokers, developers and the auto dealerships.
- ✿ Advances the Business Recognition Program by recognizing the achievement of significant milestone anniversaries by local businesses that have been in Dublin for 10 years or longer; businesses that have been operating for 20 years or more are recognized at City Council meetings in the spring and fall each year.
- ✿ Added key Dublin opportunity sites to a new web-based site selection and promotion application called "OppSites." This effort promotes commercial development sites with a global audience.
- ✿ Persimmon Place Sewer Assistance: In April 2014, the City Council approved the allocation of sewer capacity credits to Regency Centers in order to assist with the attraction and development of a new 152,000 square foot shopping center that will be home to Whole Foods, Nordstrom Rack, Home Goods and many other retailers.
- ✿ Three Sheets Craft Beer Taproom, Patxi's Pizza, and Great Harvest Bread Company Sewer Assistance: In June 2014, the City Council approved the allocation of sewer capacity credits to assist with the attraction of these establishments to Dublin.
- ✿ Urban Plates Sewer Assistance: In September 2014, the City Council approved the allocation of sewer capacity credits to Urban Plates in order to assist with their attraction to Dublin.
- ✿ Pacific Catch and Chaat Café Sewer Assistance: In September 2016, the City Council approved the allocation of sewer capacity credits to assist with the attraction of these establishments to Dublin.

- **Maintain a Comprehensive Marketing and Branding Plan:** During Calendar Year 2014, the City entered into a Consulting Services Agreement with North Star Destination Strategies to develop a comprehensive marketing and branding strategy. The branding effort develops a cohesive message to promote opportunities in Dublin. Implementation of the plan will begin in FY14-15 and will promote Dublin as a destination for visitors, families, businesses, and events.

- **Focus Business Visitation Program on High-Growth Companies:** The Economic Development Office continues to advance the objectives of the Business Visitation Program through monthly meetings with high growth companies throughout the City. The Business Visitation Program was established to assist businesses with retention and expansion needs and bring awareness to the resources available to support their business.

- **Participate in Regional Economic Development Efforts:** During Calendar Year 2014, the Economic Development Office continued to partner with regional organizations such as the East Bay Economic Development Alliance, the East Bay Leadership Council, Innovation Tri-Valley and i-Gate. Some of the meetings and events that were held during the calendar year include:
 - ✿ Through participation in i-Gate, attended the monthly Mayoral Advisory Committee meeting.

 - ✿ Partnered with i-Gate to create Startup Dublin. Also worked to locate an i-GATE business in commercial space in Dublin.

 - ✿ Partnered with the Tri-Valley One-Stop Career Center and entered into a Memorandum of Understanding for an additional three-year term.

 - ✿ Attended the annual Visit Tri-Valley meeting.

 - ✿ Participated in the One Bay Area Regional Initiative's Bay Area Prosperity Plan: Economic Development Strategy.

- **Maintain Small-Business Friendly Development Services:** The City of Dublin continues to encourage the development of small businesses through the following:
 - ✿ Providing information on business incentive programs, financing and support services on its webpage.

 - ✿ Providing tools for small businesses including, Getting Started, Financial Tools, Personnel Tools, and Sales/Marketing Tools on its webpage.

 - ✿ Providing key development contacts to small businesses and coordinating a small business referral program with the Community Development Department in order to identify new businesses that may need additional assistance in getting established or existing businesses that would like to remodel or expand.

- ✿ Adopted the Small Business Assistance Program to help fund ADA, Title 24, and trash enclosure improvements and other legal obligations imposed on small business.
- **Partner with the Alameda County Surplus Property Authority:** The City continues to meet with the Alameda County Surplus Property Authority (ACSPA) to discuss partnership efforts on how to market their development sites.
- **Support Downtown Business Attraction and Development Efforts:** During Calendar Year 2014, the City held numerous property owner roundtables and summits to gather information on property owner interest in developing or improving their properties; educate property owners on the Downtown Dublin Specific Plan; discuss streetscape improvement projects such as Golden Gate Drive; and, discuss current and future development projects in the downtown. In addition, the following development activities occurred downtown during the reporting period:
 - ✿ Crown Chevy Redevelopment Site: In March 2013, the Planning Commission approved a Site Development Review application to construct 314 high-density residential units and 17,000 square feet of commercial uses on 4.74 acres and 72 high-density residential units on an adjacent 1.37 acre parcel which has been dedicated to Eden Housing for an affordable housing project for Veterans. In 2014, the 4.74 acre site was acquired by a different developer, who is proceeding with plans to construct the approved project. It is expected that building permits will be issued for both projects in 2015.
 - ✿ 7123 Amador Plaza Road: Under the Small Business Assistance Program a grant was awarded to Karpenko Family Partners for the construction of a new trash enclosure to assist with the attraction of a new bakery at their retail shopping center on Amador Plaza Road.
 - ✿ 7046 Village Parkway: Under the Small Business Assistance Program, a grant was awarded to Pastime Brew LLC (dba Three Sheets Craft Beer Taproom) to assist with accessibility improvements at their retail space on Village Parkway.
 - ✿ Tous les Jours Sewer Assistance: In March 2014, the City Council approved the allocation of sewer capacity credits to Tous les Jours to assist with their attraction to Dublin and to also densify the existing Amador Plaza Center retail shopping center.
 - ✿ Village Parkway Pilot Parking Program: In December 2014, the City Council extended for five years an Ordinance that temporarily eliminates the parking standards in the Downtown Dublin Specific Plan Village Parkway District in order to incentivize more commercial businesses in the downtown by having greater flexibility in regulatory standards.
- **Achieve the Downtown Vision:** During Calendar Year 2014, the City continued to advance the Downtown Vision to improve the quality of place and quality of life in Dublin. The City continues to be active in Downtown development in the following ways:

- ✿ Providing a consolidated toolkit to business owners and developers to promote economic development. The toolkit includes, the Sales Tax Reimbursement Program; Fee Deferral Program; Sewer Capacity Assistance Program; Commercial Façade Improvement Grant Program; Small Business Assistance Program; and, PACE Financing for Energy Upgrades.
- ✿ Following legislation for economic development tools and incentives that will be replacing the dissolution of redevelopment, specifically AB 2292, AB 229, SB 628 and SB 614 as it relates to Enhanced Infrastructure Financing Districts.

WATER RESOURCES ELEMENT

AMENDMENTS

The Water Resources Element is a newer Element that was adopted in June 2013. The primary purpose of the Water Resources Element and the reason for including this optional Element in the Dublin General Plan is to ensure that the City's water resources are sustained and protected, and to consolidate information and policies related to the conservation and management of water resources, riparian corridors, and watershed lands. The Water Resources Element also defines the storm water facilities needed to serve Dublin at build out of the General Plan. The Water Resources Element was not amended during Calendar Year 2014.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE WATER RESOURCES ELEMENT

- City Staff engaged in continued collaboration with DSRSD and Zone 7 to ensure that existing and new development is served with adequate water resources.
- Staff conducted a multi-jurisdictional workshop "Water Conservation by Design" to educate local agency staff on incorporating water conservation techniques into site design planning.
- Staff completed the construction of several new public facilities, including the Public Safety Complex, Corporation Yard, and additional park facilities, implementing several of the policies in Section 12.3.4 of the Water Resources Element.

ENERGY CONSERVATION ELEMENT

AMENDMENTS

The Energy Conservation Element is a new Element that was adopted in July 2014. The primary purpose of the Energy Conservation Element and the reason for including this optional Element in the Dublin General Plan is to ensure that the City is taking an active role in encouraging and promoting energy conservation at every level, and to consolidate information and policies related to energy supply, current conservation programs, and opportunities for future improvements.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE ENERGY CONSERVATION ELEMENT

- The Building Division ensures the continued implementation of Chapter 7.94 of the Municipal Code (Dublin Green Building Code) and the 2013 California Green Building Standards Code, also known as the “Cal Green” Code, which was adopted by the City and became effective January 1, 2014.
 - ✿ During Calendar Year 2014, the Building Division issued 222 residential and 2 commercial photovoltaic permits; and, 17 residential and 5 commercial electrical vehicle chargers.
- Environmental Services Staff play an active role in educating residents and businesses about the various programs, tools, and incentives of the agencies and organizations whose main function is to encourage and enable energy conservation, including the PG&E, California Youth Energy Services (CYES), and StopWaste.
 - ✿ The City of Dublin partnered with Rising Sun Energy Center to promote energy conservation and sustainable living via a youth employment program, known as California Youth Energy Services (CYES). The CYES program is a youth and young adult summer employment and training program open to those who are 15–22 years old. The CYES program trains and employs local youth to provide resource conservation audits and retrofits to local residences in the form of a Green House Call. A Green House Call includes a walkthrough energy assessment of the house with the client looking for energy and water savings opportunities. Residents who sign up for a Green House Call receive free energy and water conservation saving measures including efficient-flow faucet, aerators and showerheads, and screw-in compact fluorescent lamps.
 - In 2014, 224 Dublin area households received a Green House Call. The following equipment was installed within Dublin homes at no cost to the homeowner:
 - ❖ 3,453 compact fluorescent light bulbs
 - ❖ 173 LED light bulbs
 - ❖ 37 LED night lights
 - ❖ 39 CFL torchiere lamps
 - ❖ 39 efficient-flow showerheads & aerators
 - ❖ 94 power strips
 - ❖ 95 retractable clotheslines
 - ❖ 49 feet of water heater pipe insulation
- In May 2011, with the help of Chevron Energy Solutions (Chevron ES), the City conducted an energy audit of all City facilities. From that audit, several recommendations were made for projects that would incorporate energy conservation measures as well as renewable energy options. The following projects have been completed:
 - ✿ Photovoltaic Electricity: Seven PV electricity-producing (solar) installations have been constructed as part of the Energy Action Plan at the following locations: Civic

Center; library; Shannon Community Center; senior center; and, all three fire stations. These installations will generate more than 700 kW of solar energy at all sites combined. Additionally, a display monitor at the library with a link to the City website allows for public viewing of real-time tracking of production, savings, and environmental benefits. The solar arrays are a combination of solar shade structures at the Civic Center, library, Shannon Community Center, Fire Station 17, and Fire Station 18, with roof-mounted solar installations at the remaining facilities. Most importantly, the solar arrays will help power the diverse city operations. In addition to the solar arrays, the City will be upgrading its heating and cooling systems at the Civic Center and the library with more efficient technology.

- ✿ Lighting and Irrigation Changes: Over 3,100 fixtures have been retrofitted. The high-pressure sodium cobra head lamps have been exchanged for energy-efficient LED streetlights. This project has benefited both the City's public safety responders as well as the public with improved lighting quality. The decorative fixtures along the Village Parkway corridor, in the Dublin Ranch area, and Transit Center were not switched to LED. The decorative streetlights will be looked at in a future time when decorative light technology advances.
 - ✿ Interior lighting retrofits have also occurred as part of the project. Encompassing all fire stations, Civic Center, the library, the senior center, and Shannon Community Center, these retrofits have had an immediate effect in reducing electrical consumption of the City's facilities. Existing fixtures at all these locations have been retrofitted with more energy-efficient bulbs and ballasts. Motion sensors have been added, and more efficient lighting technologies will be incorporated as appropriate.
 - ✿ The City is in the process of upgrading the watering systems within all of its parks with a centralized irrigation system that will ensure that water is delivered to these locations only when needed, cutting the cost of maintaining the landscaping within City parks. Additionally, City facilities have been retrofitted with low-flow toilets and sinks.
- Dublin Green Shamrock Business Program: The goal of the Dublin Green Shamrock Business Program is to educate businesses on sustainable practices and connect them with potential savings. Energy Conservation is part of the multi-faceted program. The program began in October 2014 and by the end of the year, 11 businesses were enrolled in the program.
 - Home Energy Analyzer: 90 residents participated in a Home Energy Challenge during the 4th quarter of 2013. In 2014, an additional 45 residents signed up and were given access to detailed energy reports that educated them on their energy usage. Residents were given access to energy assistance and were made aware of energy rebates that would be beneficial for them.
 - BayRen Multifamily Program: As part of a BayRen Multifamily program that started in November 2013 and continued through 2014, the City promoted a multifamily outreach campaign that included energy efficient rebates to help pay for enhancements to aging or

inefficient energy systems. In addition, all Dublin multifamily complexes were notified of a free 4 day Green Property Management training opportunity for multifamily property staff, including property managers, superintendents, maintenance staff and service providers. The trainings took place in February 2014.

- City completed the construction of several new public facilities, including the Public Safety Complex, Corporation Yard, and additional park facilities, implementing several of the policies in Section 13.3.3 of the Energy Conservation Element.

Annual Progress Report
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction
Reporting Period

City of Dublin
1/1/2014-12/31/2014

Table A Annual Building Activity Report Summary - New Construction Very Low, Low, and Mixed Income Multi-Family Projects											
Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing w/out Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN, project name or address)	Unit Category	Tenure R=Rent O=Own	Affordability by Household Income				Total Units Per Project	Est. # of Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low Income	Low Income	Moderate Income	Above Moderate Income			See Instructions	See Instructions	
Avalon II (Transit Center Site C)	5+	R	-	-	25	227	252			Inc	
(9) Total of Moderate and Above Moderate from Table A3							1,093				
(10) Total by income Table A/A3			-	-	25	1,068					
(11) Total Extremely Low Income Units*											

*Note: These fields are voluntary.

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Sec. 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Sec. 65583.1(c)(1)

Activity Type	Affordability by Household Income				Description: The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1.
	Extremely-Low Income*	Very Low Income	Low Income	Total Units	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(4) Total Units by Income	0	0	0	0	

*Note: This field is voluntary.

Table A3							
Annual building Activity Report Summary for Above Moderate Income Units (not including those reported on Table A)							
	1	2	3	4	5	6	7
	Single Family	2-4 Units	5+ Units	2nd Unit	Mobile Homes	Total Units	Number of Infill Units*
No. of Units Permitted for Moderate Income							
	-	-	25	-	-	25	
No. of Units Permitted for Above Moderate Income							
Avalon Bay II (DTC Site C)			227			227	
Tassajara Pointe/Villas (Silvera Ranch Phase 3)			50			50	
Piazza (Sorrento Neighborhood 6)	5					5	
Sorrento (Neighborhood 7)	71					71	
Ravello (Sorrento Neighborhood 9)	45					45	
Tralee (Townhomes)			12			12	
Chateau (Fallon Crossing)	43					43	
Verono Estates (Positano, Neighborhood C-3)	17					17	
Calabria (Positano, Neighborhood D-2)	3					3	
Fallon Ridge (Positano, Neighborhood D-4)	46					46	
Veneto (Positano, Neighborhood E-1)	70					70	
The Heights (Positano, Neighborhood E-2)	74					74	
Orchid (Schaefer Ranch)	43					43	
Winwood (Jordan Ranch, Neighborhood 1)	63					63	
Altmore (Jordan Ranch, Neighborhood 2)	38					38	
Trio (Jordan Ranch, Neighborhood 4)		126				126	
Kingswood (Jordan Ranch, Neighborhood 6)		33				33	
Esprit (DTC Site E-1)		102				102	
TOTAL	518	261	314	-	-	1,093	-

*Note: This field is voluntary.

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA period.

Income Level		RHNA by Income	2007 Year 1	2008 Year 2	2009 Year 3	2010 Year 4	2011 Year 5	2012 Year 6	2013 Year 7	2014 Year 8	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	Deed Restricted	1,092	-	1	-	21	167	-	-	-	189	903
	Non-deed Restricted		-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	661	-	4	3	9	39	31	14	-	100	561
	Non-deed Restricted		-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	653	-	1	-	-	-	40	-	25	66	587
	Non-deed Restricted		-	-	-	-	-	-	-	-	-	
Above Moderate	n/a	924	118	137	135	325	594	1,017	659	1,068	4,053	(3,129)
Total RHNA issued by COG		3,330										
Total Units			118	143	138	355	800	1,088	673	1,093	4,408	
Remaining Need for RHNA Period												(1,078)

*Note: Units serving Extremely Low Income households should be included in the Very Low Income permitted unit totals.

Table C

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583

Program Description (By Housing Element Program Names) Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation																																																																													
Program 1: Housing Rehabilitation Assistance	<p>Continue to support the Alameda County Community Development Agency to implement the Minor and Major Improvement Programs.</p> <p>Facilitate 25 minor home repairs, 10 paint grants, 10 major home improvements during the planning period.</p>	<p>2007-2014</p> <p>2007-2014</p>	<p>The Alameda County Community Development Agency administers a Minor and Major Home Improvement Program for the City of Dublin. During the 2014 calendar year, the Agency administered \$4,001.15 of Community Development Block Grant (CDBG) funds to Dublin residents. With CDBG funds, there were 2 minor home repair projects completed and 1 accessibility grant issued.</p> <table border="1" data-bbox="1024 467 1873 678"> <thead> <tr> <th colspan="11">Program 1: HOUSING REHABILITATION ASSISTANCE</th> </tr> <tr> <th></th> <th>Goal</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Minor Home Completed</td> <td>25</td> <td>2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>2</td> <td>4</td> <td>2</td> <td>14</td> </tr> <tr> <td>Paint Grant Completed</td> <td>10</td> <td>3</td> <td>0</td> <td>3</td> <td>1</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> <td>8</td> </tr> <tr> <td>Rehabilitation Completed</td> <td>10</td> <td>3</td> <td>0</td> <td>4</td> <td>1</td> <td>2</td> <td>0</td> <td>1</td> <td>0</td> <td>11</td> </tr> <tr> <td>Accessibility Grant Completed</td> <td>0</td> <td>0</td> <td>0</td> <td>1</td> <td>2</td> <td>0</td> <td>0</td> <td>2</td> <td>1</td> <td>6</td> </tr> <tr> <td>Total</td> <td>45</td> <td>8</td> <td>1</td> <td>9</td> <td>5</td> <td>3</td> <td>3</td> <td>7</td> <td>3</td> <td>39</td> </tr> </tbody> </table>	Program 1: HOUSING REHABILITATION ASSISTANCE												Goal	2007	2008	2009	2010	2011	2012	2013	2014	Total	Minor Home Completed	25	2	1	1	1	1	2	4	2	14	Paint Grant Completed	10	3	0	3	1	0	1	0	0	8	Rehabilitation Completed	10	3	0	4	1	2	0	1	0	11	Accessibility Grant Completed	0	0	0	1	2	0	0	2	1	6	Total	45	8	1	9	5	3	3	7	3	39
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Program 2: Housing Choice Voucher Rental Assistance	<p>Continue to support the assistance of 150 very low and extremely low income households each year throughout the planning period.</p> <p>Continue to refer interested households and homeowners to the Housing Authority of the County of Alameda.</p>	<p>2007-2014</p> <p>2007-2014</p>	<p>Emerald Vista, formerly known as Arroyo Vista, is now and has long been supported by the Housing Choice Voucher Program. Emerald Vista was redeveloped to include 378 units, 194 of which are affordable (180 rental units and 14 for-sale units). In addition, the Housing Choice Voucher program provides assistance to residents in the following projects: Camellia Place, Oak Groves at Dublin Ranch, Park Sierra Apartments, Pine and Cedar Groves at Dublin Ranch, and Wicklow Square.</p> <p>The City of Dublin continues to refer interested households and homeowners interested in the Housing Choice Voucher program to the Alameda County Housing Authority. In addition, information on developments within the City that accept Section 8 vouchers is provided in the Tri-Valley Area Affordable Rental Housing Directory, which is available on the City's website and at the City's public counter.</p>																																																																													
Program 3: Code Enforcement	<p>Continue to enforce local ordinances relating to property maintenance and substandard housing both proactively and on a complaint basis.</p>	<p>2007-2014</p>	<p>There are two areas of Code Enforcement: Planning Code Enforcement and Building Code Enforcement. Planning Code Enforcement enforces violations of the Dublin Municipal Code Property Maintenance and Graffiti Ordinances as well as the Zoning Ordinance. Common property maintenance violations include weeds, inoperable vehicles, junk & debris, overgrown/dead vegetation, and graffiti. Property maintenance violations are enforced proactively and on a complaint basis. Building Code Enforcement actively patrols City streets enforcing Building Code Violations, such as contractors or homeowners working without required building permits. In addition, Building Code Enforcement responds to anonymous callers, concerned citizens and other contractors reporting any activity connected to illegal construction. Enforcement officers spend time educating the public on the importance of obtaining required building permits.</p>																																																																													

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	Conduct approximately 1,700 residential inspections during the planning period.	2007-2014	<p>The following residential inspections were conducted (these numbers are based on the number of new open code enforcement cases).</p> <table border="1" data-bbox="1089 253 1856 474"> <thead> <tr> <th colspan="10" style="text-align: center;">Program 3: Code Enforcement</th> </tr> <tr> <th style="text-align: center;">Calendar Year</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Planning Code Enforcement</td> <td>383</td> <td>611</td> <td>520</td> <td>448</td> <td>376</td> <td>399</td> <td>455</td> <td>386</td> <td>3578</td> </tr> <tr> <td>Building Code Enforcement</td> <td>178</td> <td>189</td> <td>134</td> <td>90</td> <td>67</td> <td>65</td> <td>64</td> <td>43</td> <td>830</td> </tr> <tr> <td>Total</td> <td>561</td> <td>800</td> <td>654</td> <td>538</td> <td>443</td> <td>464</td> <td>519</td> <td>429</td> <td>4408</td> </tr> <tr> <td colspan="10" style="text-align: right;">Objective Goal: 1700</td> </tr> </tbody> </table>	Program 3: Code Enforcement										Calendar Year	2007	2008	2009	2010	2011	2012	2013	2014	Total	Planning Code Enforcement	383	611	520	448	376	399	455	386	3578	Building Code Enforcement	178	189	134	90	67	65	64	43	830	Total	561	800	654	538	443	464	519	429	4408	Objective Goal: 1700									
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	Perform annual review of City Ordinances.	Annual	<p>2008: The City reviewed the Dublin Municipal Code (DMC) and updated the following Ordinances:</p> <ol style="list-style-type: none"> 1) DMC 5.70 Weeds and Refuse (Ord. 29-08) 2) DMC 5.72 Rodents and Fly Control (Ord. 30-08) 3) DMC 5.64 Property Maintenance (Ord. 31-08) 4) DMC 5.68 Graffiti (Ord. 32-08) <p>Also in 2008, the following new Ordinance was added to the Dublin Municipal Code to address residential foreclosures:</p> <ol style="list-style-type: none"> 1) DMC 5.66 Maintenance of Foreclosed Residential Properties (Ord. 44-08) <p>2009: The City updated the following Ordinance:</p> <ol style="list-style-type: none"> 1) DMC 5.64 State of Partial Construction (Ord. 02-09) <p>2010: There were no updates to the Dublin Municipal Code in Calendar Year 2010.</p> <p>2011: The City reviewed the Dublin Municipal Code and updated the following Ordinance:</p> <ol style="list-style-type: none"> 1) Chapter 5.56 Smoking Pollution Control (Ord. 10-11) <p>2012: There were no updates in Calendar Year 2012.</p> <p>2013: The City reviewed the Dublin Municipal Code and updated the following Ordinances:</p> <ol style="list-style-type: none"> 1) Chapter 5.08 (Fire Code) 2) Chapter 7.32 (Building Code) 3) Chapter 7.34 (Residential Code) 4) Chapter 7.36 (Electrical Code) 5) Chapter 7.40 (Plumbing Code) 6) Chapter 7.44 (Mechanical Code) 7) Chapter 7.94 (Green Building Code) <p>2014: There were no updates in Calendar Year 2014.</p>																																																												
Program 4: Condominium Conversion Ordinance	Monitor conversion activities annually.	Annual	<p>In 2005, a Condominium Conversion Ordinance was adopted by the City Council to preserve the existing rental housing stock. The City continues to monitor conversion activities annually. There were no condominium conversions during Calendar Years 2007, 2008, 2009, 2010, 2011, 2012, 2013 or 2014.</p>																																																												

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Program 5: Mixed Use Development	Facilitate the construction of 100 high-density residential units within mixed-use developments within the planning period.	2007-2014	<p>In November 2007, Windstar Communities was approved to construct 309 high density residential units located adjacent to the West Dublin Bay Area Rapid Transit (BART) Station. The project was subsequently purchased by Essex and building permits were issued in August 2011. The project was completed in 2013. Future phases of the project include the construction of a 150-room hotel and 7,500 square feet of retail commercial uses.</p> <p>In August 2008, a mixed-use project consisting of 305 high density residential units and approximately 15,000 square feet of ground floor commercial completed construction at the Dublin Transit Center. The project, Avalon @ Dublin Station, is an apartment community with 10% of the units set aside for moderate income households.</p> <p>In March 2011, Avalon Bay Communities was approved to construct 505 high density residential apartment units at the Dublin Transit Center. 10% of the units will be set aside for moderate income households. The project is currently under construction.</p> <p>The Tralee project was approved in 2004 and building permits were issued in 2007. Due to the economic downturn, the project was left in state of partial construction until it was purchased in 2011 by Signature Properties. The project consists of 130 apartment units over 34,950 square feet of ground floor commercial and 103 townhomes. Construction of the mixed-use building was completed in 2012. Construction of the townhomes is nearing completion.</p> <p>In March 2013, the Planning Commission approved the Kingsmill project, a 314 unit high density project with 17,000 square feet of commercial space. The next step in the process is for the developer to submit for building permits.</p>
Program 6: Affordable Housing Developers	Negotiate specific incentives package for each project.	2007-2014	<p>The City worked with Eden Housing, KB Homes, and the former Dublin Housing Authority to facilitate the completion of the Emerald Vista project (formerly known as Arroyo Vista). This public/private partnership involved various agreements between the entities including vouchers, land and other incentives. The City provided financing and expedited the processing of the entitlements to the greatest extent possible.</p> <p>In addition, the City coordinated with Eden Housing on plans for the development of an affordable housing project to serve veterans. The City worked closely with Eden Housing to procure land for the project and, in November 2014, the City Council agreed to provide \$6.4 million in financial assistance.</p>
	Provide application/technical assistance as needed. Timing of applications or technical assistance will depend on application deadlines for funding sources.	2007-2014	The City worked with Eden Housing, KB Homes and the Dublin Housing Authority on the development of the Arroyo Vista mixed-income development project. The City provided application/technical assistance as needed by the developer in order to secure financing and other sources of funding to support the development of the project.
	Provide assistance to affordable housing developers within the planning period to facilitate the construction of 100 affordable housing units within the planning period (5 extremely low, 20 very low, 35 low and 40 moderate income units).	2007-2014	As noted above, the City worked with Eden Housing, KB Homes and the Dublin Housing Authority on the Arroyo Vista Project. The project was approved by the Dublin City Council in September 2009 and includes the demolition of 150 existing affordable housing units and the construction of 378 new housing units (both attached and detached) including market rate, affordable senior housing, affordable family housing, a child care center and community building. The project includes approximately 191 affordable units in various income categories.
Program 7: Density Bonuses	Facilitate the construction of 50 affordable units during the planning period (10 very low, 20 low, and 20 moderate income units).	2007-2014	On April 20, 2007, the City of Dublin adopted a Density Bonus Ordinance which grants a density bonus and certain other concessions or incentives to a developer when the developer agrees to construct the requisite percentage of affordable housing units. The City of Dublin continues to encourage developers to provide affordable housing by awarding qualifying developments with additional market rate units. The City did not receive any requests for a density bonus during Calendar Years 2007, 2008, 2009, 2010, 2011, 2012, 2013 or 2014.

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Program 8: Inclusionary Zoning	Facilitate the construction of 1,000 affordable housing units either through direct construction or through the Inclusionary Housing In-Lieu Fund within the planning period. Specific construction targets include 300 very low, 200 low and 500 moderate income units.	2007-2014	<p>During the planning period, the City has issued 357 permits for construction of affordable housing units.</p> <table border="1" data-bbox="1035 228 1803 480"> <thead> <tr> <th colspan="12">Program 8: Inclusionary Zoning</th> </tr> <tr> <th>Calendar Year</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th></th> <th></th> <th></th> </tr> <tr> <th>Objective</th> <th colspan="9"></th> <th>Total</th> <th>Remaining</th> </tr> </thead> <tbody> <tr> <td>Very Low</td> <td>300</td> <td>0</td> <td>1</td> <td>0</td> <td>21</td> <td>167</td> <td>0</td> <td>0</td> <td>0</td> <td>189</td> <td>111</td> </tr> <tr> <td>Low</td> <td>200</td> <td>0</td> <td>4</td> <td>3</td> <td>8</td> <td>39</td> <td>31</td> <td>14</td> <td>0</td> <td>99</td> <td>101</td> </tr> <tr> <td>Moderate</td> <td>500</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> <td>43</td> <td>0</td> <td>25</td> <td>69</td> <td>431</td> </tr> <tr> <td>Total</td> <td>1,000</td> <td>0</td> <td>6</td> <td>3</td> <td>29</td> <td>206</td> <td>74</td> <td>14</td> <td>25</td> <td>357</td> <td>643</td> </tr> </tbody> </table>	Program 8: Inclusionary Zoning												Calendar Year	2007	2008	2009	2010	2011	2012	2013	2014				Objective										Total	Remaining	Very Low	300	0	1	0	21	167	0	0	0	189	111	Low	200	0	4	3	8	39	31	14	0	99	101	Moderate	500	0	1	0	0	0	43	0	25	69	431	Total	1,000	0	6	3	29	206	74	14	25	357	643
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	Work with the stakeholders, review and consider modification of the Inclusionary Zoning Regulations to enhance feasibility as needed within two years of the adoption of the Housing Element.	3/2/2012	In December 2008, the City Council approved an amendment to the Inclusionary Zoning Ordinance to eliminate the requirement to construct owner-occupied very low income units. This modification was in response to feedback the City was receiving from the development community on the feasibility of constructing owner occupied very low income units. During Calendar Year 2009, the City was in the process of updating the Housing Element. The updated Housing Element was adopted on March 2, 2010. In April 2013, the City met with stakeholders to review the Inclusionary Zoning Regulations.																																																																																				
Program 9: Commercial Linkage Fee	Facilitate the construction of 14 affordable housing units within the planning period (14 very-low income units).	2007-2014	<p>Commercial Linkage Fees are collected from developers upon issuance of building permits for commercial development and are placed in the City's Housing In-Lieu Fund along with other in-lieu fees collected from developers for residential development. The following amounts have been collected during the planning period:</p> <table border="1" data-bbox="980 742 1932 876"> <thead> <tr> <th colspan="11">Program 9: Commercial Linkage</th> </tr> <tr> <th>Commercial Linkage Fees Collected</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>Total</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td>\$138,280</td> <td>\$-</td> <td>\$-</td> <td>\$24,097</td> <td>\$123,680</td> <td>\$52,250</td> <td>\$79,836</td> <td>\$149,331</td> <td>\$567,474</td> <td></td> </tr> </tbody> </table>	Program 9: Commercial Linkage											Commercial Linkage Fees Collected	2007	2008	2009	2010	2011	2012	2013	2014	Total			\$138,280	\$-	\$-	\$24,097	\$123,680	\$52,250	\$79,836	\$149,331	\$567,474																																																				
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	Assist 12 moderate income households with first-time homebuyer loans.	2007-2014	<table border="1" data-bbox="1052 912 1850 1040"> <thead> <tr> <th colspan="11">Program 9: First Time Homebuyer Loans</th> </tr> <tr> <th></th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>Total</th> <th></th> </tr> </thead> <tbody> <tr> <td>Moderate Income Loans</td> <td>11</td> <td>5</td> <td>2</td> <td>1</td> <td>6</td> <td>8</td> <td>12</td> <td>1</td> <td>46</td> <td></td> </tr> </tbody> </table>	Program 9: First Time Homebuyer Loans												2007	2008	2009	2010	2011	2012	2013	2014	Total		Moderate Income Loans	11	5	2	1	6	8	12	1	46																																																				
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	Provide funding towards homeownership training and foreclosure prevention services, rental assistance programs and the Alameda County Homeless Management Information System.	2007-2014	The City provided financial support to the Tri-Valley Housing Opportunity Center (TVHOC). TVHOC offers homebuyer education, foreclosure prevention services, and pre- and post purchase counseling to clients. In addition, the City continues to support the Alameda County Homeless Management Information System through the Housing In-Lieu Fund. The Alameda County Homeless Management Information System (HMIS) is managed by EveryOne Home, a community based organization formed in 2007 under the fiscal sponsorship of the Tides Center. EveryOne Home manages the County's in-house HMIS in the collection and reporting of the homeless count and other data collection.																																																																																				

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Program 10: Housing Type and Size Variations	Require that developers provide a diversity of housing type and size on a case-by-case basis to meet the City's housing needs throughout the planning period.	2007-2014	<p>In January 2007, the Planning Commission approved the Wallis Ranch project, a 935 unit residential development. The project has 6 distinct neighborhoods of varying densities including low, medium and medium-high. Residential units include, single family detached with a granny flat option (Neighborhood 1); 5-unit detached cluster homes around a motor court (Neighborhood 2); row houses and condominiums (Neighborhood 3); multi-family stacked flats (Neighborhood 4); single family detached with alley garages and a granny flat option (Neighborhood 5); and, multi-family stacked flats and walk up townhomes (Neighborhood 6).</p> <p>In April 2007, the City Council approved the Sycamore Grove project, a 304 unit high density residential condominium project with 22 live/work units. The live/work units have been designed as 3-story townhomes; 278 units are condominium flats; and the remaining 4 units are also 3-story townhomes (but not live/work units).</p> <p>In September 2007, the Planning Commission approved Phase I of the Positano project, a 247 unit single family detached residential development in two distinct neighborhoods, Solerno and Cantara. Solerno provides 175 units and 4 different floor plans; Cantera provides 72 units and 5 different floor plans. Additional neighborhoods have since been approved at Positano: Cortona (August 2010) for the development of 68 single family detached homes with 4 different floor plans; Livorno (September 2010) for the development of 69 single family detached homes with 3 different floor plans; Biella (October 2010) for the development of 101 single family detached homes with 4 different floor plans; Calabria (October 2011) for the development of 88 single family detached homes with 3 different floor plans; Cortona II (October 2011) for the development of 70 single family detached homes on 6,000 square foot lots with 5 different floor plans; Calarosa (November 2011) for the development of 71 single family detached homes on 4,000 square foot lots with 3 different floor plans; Fiorano II (February 2012) for the development of 5 single family detached homes (previously within Salerno II) with two different floor plans; Calarosa II (December 2012) for the development of 98 single family detached homes with 3 different floor plans; Veneto (January 2013) for the development of 134 single family detached homes with 4 different floor plans; Verona Estates (February 2013) for the development of 30 single family detached homes with 7 different floor plans; and, The Heights (May 2013) for the development of 84 single family detached homes with 4 different floor plans. The Positano project will also provide second units some of which will be deed restricted for lower income persons.</p>

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
			<p>In November 2007, the Planning Commission approved the Fallon Crossing project, a 106 unit single family residential development including 8 duets, and 3 private motor courts. The first neighborhood at Fallon Crossing, Chateau, will provide 98 homes with 3 different floor plans.</p> <p>In December 2008, the City Council approved a General Plan Amendment for Schaefer Ranch South to convert 12 estate residential lots to up to 104 single family detached homes.</p> <p>In September 2009, the City Council approved the Emerald Vista project (formerly Arroyo Vista) for the construction of 378 residential units. The project will include both detached and attached housing, market-rate and affordable for-sale units, and affordable senior rental and family rental housing.</p> <p>In June 2010, the City Council approved 781 residential units at Jordan Ranch: 235 single family detached units, 111 cluster homes, 94 small lot alley homes, 218 townhomes and 105 mixed use units. In December 2011, the Planning Commission approved the first two neighborhoods in Jordan Ranch: Winwood will provide 81 single family homes with a minimum lot size of 4,000 square feet and 3 different floor plans; Mariposa will provide 85 single family homes with a minimum lot size of 5,200 square feet and 3 different floor plans. Additional neighborhoods under construction in 2014 include: Altmore, 107 single family homes with a minimum lot size of 3,600 square feet and 4 floor plans; Capri, 94 single family homes with a minimum lot size of 2,900 square feet and 4 floor plans; Trio, 126 townhomes on approximately 7 acres with 4 floor plans; and, Kingswood, 109 townhomes on approximately 6 acres.</p> <p>Phase 3 of Silvera Ranch, The Villas/ Tassajara Pointe will provide up to 102 townhomes with up to 5 floor plans.</p> <p>Phase 4 of Silvera Ranch, Belle Monte will provide 48 single family homes with up to 4 floor plans.</p>
			<p>In May 2010, the City Council approved a Planned Development rezone for the Sorrento East project. The project includes 581 units in 6 different neighborhoods comprised of single family detached and attached homes.</p> <p>In April 2011, the City Council approved a Planned Development rezone for the Avalon II project at the Dublin Transit Center. The project includes 505 high density apartment units adjacent to the east Dublin/Pleasanton BART Station.</p> <p>In September 2010, the City Council approved a Planned Development rezone for the Esprit project at the Dublin Transit Center. The project includes 105 townhome units adjacent to the east Dublin/Pleasanton BART Station.</p> <p>In March 2013, the Planning Commission approved a Site Deveopment Review for the Kingsmill project. The project is located within the Downtown Dublin Specific Plan area and includes a 314 unit high density mixed use apartment project with 17,000 square feet of ground floor commercial and a 72 unit high density apartment project which will provide affordable housing to veterans.</p>

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Program 11: First-Time Homebuyer Programs	Assist 75 income-qualified first time homebuyers during the planning period. Strive to provide assistance to approximately 15 above moderate income, 50 moderate income, and 10 low income households.	2007-2014	<p>During the 2014 calendar year, the City was issued one First Time Homebuyer Loan Program loan to a moderate-income household in the amount of \$36,888.</p> <table border="1" data-bbox="1083 256 1814 477"> <thead> <tr> <th colspan="12">Program 11: First Time Homebuyer Programs</th> </tr> <tr> <th></th> <th>Objective</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>Total</th> <th>Remaining</th> </tr> </thead> <tbody> <tr> <td>Very Low</td> <td>0</td> <td>1</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>2</td> <td>-2</td> </tr> <tr> <td>Low</td> <td>10</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>1</td> <td>9</td> </tr> <tr> <td>Moderate</td> <td>50</td> <td>11</td> <td>5</td> <td>2</td> <td>1</td> <td>6</td> <td>8</td> <td>11</td> <td>1</td> <td>45</td> <td>5</td> </tr> <tr> <td>Market</td> <td>15</td> <td>2</td> <td>2</td> <td>1</td> <td>0</td> <td>1</td> <td>0</td> <td>1</td> <td>0</td> <td>7</td> <td>8</td> </tr> <tr> <td>Total</td> <td>75</td> <td>15</td> <td>7</td> <td>4</td> <td>1</td> <td>7</td> <td>8</td> <td>12</td> <td>1</td> <td>55</td> <td>20</td> </tr> </tbody> </table>	Program 11: First Time Homebuyer Programs													Objective	2007	2008	2009	2010	2011	2012	2013	2014	Total	Remaining	Very Low	0	1	0	1	0	0	0	0	0	2	-2	Low	10	1	0	0	0	0	0	0	0	1	9	Moderate	50	11	5	2	1	6	8	11	1	45	5	Market	15	2	2	1	0	1	0	1	0	7	8	Total	75	15	7	4	1	7	8	12	1	55	20
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	Distribute FTHLP application packets at the Civic Center, City website, and locations that provide housing services.	2007-2014	The City provides information regarding first time homebuyer assistance programs on its website and at the public counter. The website is routinely updated to provide current information regarding housing opportunities and financial assistance programs in Dublin and throughout the region. In addition, information regarding the City's programs is distributed via the Tri-Valley Housing Opportunity Center.																																																																																				
Program 12: Second Dwelling Units	Market this program through an informational brochure. The brochure will be available on the City website and at the Civic Center, library, senior center and other public locations.	2007-2014	In September 2009, the City updated its Second Unit brochure. The brochure explains the purpose and intent of a second unit as well as the permitting procedures and development standards. The brochure is made available to the public on the City's website and at the public counter. The City of Dublin also publishes a quarterly Housing Newsletter which is provided to the City Council, posted on the City's website and made available to the public at the Civic Center, library and senior center. Articles, including information about Second Dwelling units, are routinely included in the Newsletter.																																																																																				
	Facilitate the construction of 15 second dwelling units within the planning period.	2007-2014	<p>Positano's Fallon Village development introduced second dwelling units as an additional housing opportunity. A second dwelling unit (also commonly referred to as an "in-law or granny unit") is a self-contained residential dwelling located on the same lot as an existing primary residential dwelling. Within Positano, there are several neighborhoods that include second dwelling units. In addition, the Schaefer Ranch incorporated 17 secondary dwelling units. Also in 2012, the first permits were issued for Standard Pacific's first duet concept in the City of Dublin in the Chateau at Fallon Crossings project. The project contains 106 units of which 8 are three and four bedroom duets. The homes are located on corner lots and have separate entries and garages. There are five homes for moderate income families and three homes for low income families.</p>																																																																																				
Program 13: Homeless Assistance	<p>Continue to fund emergency shelter programs in the Tri-Valley area to house residents in need of emergency shelter.</p> <p>Continue to participate in regional collaborations to address homelessness.</p>	2007-2014	<p>On November 1, 2009, the Tri-Valley Housing Resource Center (HRC) was launched to provide homeless prevention and rapid re-housing services. The HRC is a collaboration of staff members from Alameda County Housing & Community Development; staff members from the cities of Dublin, Livermore and Pleasanton; and, staff from Tri-Valley community based organizations. Operations of the HRC are carried out as follows:</p> <ul style="list-style-type: none"> •Overall administration of the program is provided by the City of Livermore's Horizons Program. •Homelessness prevention services (e.g., emergency shelter, case management, referral, etc.) are coordinated by ECHO Housing. •Rapid re-housing services are provided by Abode Services (formerly Tri-City Homeless Coalition). <p>Funds for Dublin residents for this program were exhausted in 2010, therefore, no new Dublin residents received assistance during the subsequent reporting periods; however, the City of Dublin continues to support the Tri-Valley Haven's Domestic Violence Shelter and Homeless Shelter through Community Support Grant funds.</p>																																																																																				

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 14: Tri-Valley Affordable Housing Committee	Participate in at least one affordable housing fair annually throughout the planning period.	2007-2014	<p>In March 2011, the City participated in the Better Homes & Gardens Tri-Valley Realty's Housing Assistance Forum which highlighted various affordable housing programs throughout the Tri-Valley. In addition, in June 2011, the City, in conjunction with Tri-Valley Affordable Housing Committee (TVAHC), coordinated and hosted a Symposium – "Is the Real Estate Market Meeting the Needs for First Time Homebuyers?" – Real estate and mortgage professionals gathered to discuss this interesting topic.</p> <p>In addition, City representative attended quarterly TVHAC meetings and participated in annual affordable housing tours.</p>
Program 15: Residential Sites Inventory	Annually evaluate the land availability to meet the remaining RHNA. Ensure adequate capacity exists to accommodate the remaining RHNA of 1,730 units (879 very low, 519 low, and 332 moderate income units).	Annual	The City will annually evaluate land availability to meet its remaining RHNA. Table C-35 in Appendix C of the updated Housing Element demonstrates that the City has adequate vacant sites available to accommodate the remaining RHNA of 1,730 units.
	Propose modifications to be implemented as needed as part of the City's ongoing planning efforts or at the time development proposals are submitted to the City.	2007-2014	Table C-35 in Appendix C of the update Housing Element demonstrates that the City has adequate vacant sites available to accommodate the remaining RHNA of 1,730 units. The City will continue to monitor projects to ensure that development proposals are consistent with the updated Housing Element.
Program 16: Arroyo Vista Site	Strive to achieve 180 affordable housing units on the site, including 20 extremely low, 40 very low, 50 low and 70 moderate income units.	2007-2014	The Dublin City Council approved a General Plan Amendment, Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, Tentative Map, Site Development Review and associated environmental review for the Emerald Vista (formerly Arroyo Vista) project in September 2009. The project included the demolition of 150 existing affordable housing units and the construction of 378 new housing units (both attached and detached). The completed project features market rate townhomes, affordable senior housing, affordable family housing, a child care center and community building. The project offers 194 deed restricted affordable units to households at a wide range of income levels.
	Ensure compliance with all applicable relocation, displacement and replacement housing requirements.	2007-2014	The Dublin Housing Authority adopted a Relocation Plan for Arroyo Vista tenants and relocations were completed in July 2010. The Plan established relocation benefits that met or exceeded the requirements of applicable law. These included counseling and advisory services, help with packing for disabled and senior residents if requested, security deposits, credit check fees, comparable replacement housing in the form of a Section 8 voucher or, if ineligible, a replacement housing payment, and a 150-day notice to move (upon notice). The Relocation Plan demonstrated that there were adequate available housing resources for the displaced households and that the Dublin Housing Authority provided advisory assistance and relocation benefits necessary to ensure that all households were adequately housed in the event of displacement. The Relocation Plan also demonstrated that the impacts of displacement were mitigated by the provision of relocation benefits. As the new project progressed, former tenants were sent notices to keep them abreast of the status of the project. Former tenants were given information regarding the purchase of a home or future rental opportunities. The project was completed in 2013.
Program 17: Dublin Transit Center	Facilitate the review, approval and/or construction of 900 housing units during the planning period.	2007-2014	In 2008, construction was completed on two housing developments at the Dublin Transit Center - Élan @ Dublin Station and Eclipse at Dublin Station (formerly Avalon @ Dublin Station). Elan is 257-unit condominium complex and Eclipse is a 305-unit apartment community. Both developments offer units restricted for affordability to moderate-income households. In March 2011, Avalon Bay Communities was approved to construct 505 high density residential apartment units, 255 of which were completed in 2013. The remaining units are under construction as of this writing. Ten percent of Avalon units are/will set aside for occupancy by moderate-income households. In 2013, Esprit @ Dublin Station began construction of 105 townhome units. During the planning period, 817 units were onstructed and an additional 355 units are currently under construction at the Dublin Transit Center.

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 18: Fee Deferral or Amortization	Assist 100 units through the deferral or amortization of fees, subject to funding availability (15 extremely low, 25 very low, 35 low and 25 moderate income units).	2007-2014	The City currently participates in the Statewide Community Infrastructure Program (SCIP). In 2010, the City expanded their participation to include multi-family and mixed use residential projects.
Program 19: Universal Design Ordinance	Produce a brochure on universal design, resources for design approaches and compliance with City requirements in 2009. Brochure and other related information will be posted at the City website and distributed at public counters.	2007-2014	The City developed a brochure on the Universal Design Ordinance after its adoption in December 2007. The brochure was updated in September 2009 to include more current information on useful websites relating to Universal Design. The brochure and other related information regarding the Ordinance has been posted to the City's website and is also available at the public counter. In 2010, there was an update to the Ordinance to meet the current building code. This update took effect January 1, 2011. In November 2012, the brochure was reviewed and minor updates were made.
Program 20: Reasonable Accommodation	Revise Zoning Ordinance to amend definition of "family" and to prepare a formal reasonable accommodation procedure within one year of the adoption of the Housing Element.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council in April 2011.
Program 21: Emergency Shelters	Revise the Zoning Ordinance within one year of the adoption of the Housing Element to accommodate Emergency Shelters consistent with SB 2.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council in April 2011.
Program 22: Transitional Housing	Facilitate the development of transitional housing for persons with disabilities and extremely low income households using in-lieu fees.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council in April 2011.
	Facilitate the development of transitional housing for persons with disabilities and extremely low income households using in-lieu fees.	2007-2014	The City will facilitate the development of transitional housing for persons with disabilities and extremely low income households using in-lieu fees.
Program 23: Supportive Housing	Revise the Zoning Ordinance to accommodate supportive housing consistent with SB 2 within one year of the adoption of the Housing Element.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council in April 2011.
	Facilitate the development of supportive housing for persons with disabilities and extremely low income households using in-lieu fees.	2007-2014	The City will facilitate the development of supportive housing for persons with disabilities and extremely low income households using in-lieu fees.
Program 24: Single Room Occupancy Units	Revise the Zoning Ordinance within one year of the adoption of the Housing Element to accommodate Single Room Occupancy Units consistent with AB 2634.	3/2/2011	Zoning Ordinance Amendments were adopted by the City Council in April 2011.
	Encourage the inclusion of SRO/efficiency units in large-scale developments to offer a range of housing choices.	2007-2014	The City will encourage the inclusion of SRO/efficiency units in large-scale developments to offer a range of housing choices.

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Program 25: Equal Housing Opportunity	Provide referrals to appropriate agencies for services.	2007-2014	The City of Dublin website provides a link for fair housing issues which directs interested readers to the Eden Council for Hope and Opportunity (ECHO) Housing and to the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities." In addition, the City contributes Community Support Grant funding to ECHO housing.
	Distribute fair housing information to public locations throughout the City.	2007-2014	Fair housing information, in the form of brochures and pamphlets, has been made available at the City's public counter as well as links on the City's web site to appropriate agencies. In addition, the City hosts a booth at the City's annual St. Patrick's Day Festival where Eden Council for Hope and Opportunity (ECHO) Housing distributes information to the public about the services they offer including tenant/landlord mediation.
	Post information on the City website.	2007-2014	Fair housing information is made available to the public on the City's website and at the Civic Center public counter. Through Alameda County, the City contracts with ECHO Housing to mediate fair housing issues for Dublin residents.
	Distribute information to real estate agents, rental property owners/managers, and financial institutions in Dublin.	2007-2014	Real estate agents, rental property owners/managers and financial institutions are directed to the City's website, partner organizations, or are mailed information (as appropriate). Throughout the year, Housing Staff meets with developers, real estate agents, and landlords to discuss the City's housing programs, which may include information on the 211 County-wide social services hotline and ECHO Housing's services.
	Participate in Alameda County's Impediments to Fair Housing Study through the CDBG program.	2007-2014	<p>In 2011, the City of Dublin, in collaboration with Livermore and Pleasanton, participated in the Human Services Needs Assessment Study, which identified social service and housing gaps in the Tri-Valley. Dublin participated in meetings, outreach, data collection, and information gathering throughout the course of the study. The final draft was completed in January 2012 and the document is available on the City's website.</p> <p>In addition, in 2014, the City of Dublin participated in Alameda County's Analysis of Impediments to Fair Housing. City staff has attended meetings, provided information, and participated in public outreach. The draft Analysis was posted to the City's website for public review and comment as of this writing.</p>
Program 26: Green Building Guidelines	Develop green building guidelines or ordinance within one year of certification of the Housing Element.	5/12/2011	The City of Dublin adopted a Green Building Ordinance in April 2009. The Ordinance applies to all residential projects over 20 units. In November 2010, the City adopted a new Green Building Code. The Ordinance went into effect January 1, 2012.
	Create brochures to describe the program requirements and methods of compliance within six months of the adoption of the guidelines/ordinance.	11/12/2012	A brochure was developed in April 2009 at the time the Green Building Ordinance was adopted. The brochure was revised in September 2009 to include various examples of Green Building.
Program 27: Energy Conservation	Implement applicable Waste Management and Building Code regulations, provide Green Building training to City staff, and distribute energy conservation information to the public.	2007-2014	<p>The City requires all developments to submit a Waste Management Plan to meet the City's Construction and Debris Ordinance which was adopted in January 2008. The Ordinance requires the diversion of at least 50% of construction waste away from landfills. In addition, the City Council adopted Green Building Guidelines for Civic Buildings to promote energy efficiency. The City continues to implement the Guidelines on a project specific basis. Informational brochures and pamphlets are available on the City's website and at the public counter.</p> <p>The City also offers subsidized permit fees on the installation of solar roof panels for a variety of projects throughout the City of Dublin.</p> <p>The City's Environmental Specialist and Environmental Technician have also been Green Building Certified by the Build It Green organization.</p>