



CITY OF DUBLIN

100 Civic Plaza, Dublin, California 94568

HOUSING POLICY
DEVELOPMENT, HCD
website: <http://www.ci.dublin.ca.us>

MAR 10 2009

March 5, 2009

Department of Housing and Community Development (HCD)
Division of Housing Policy Development
1800 Third Street, Room 430
Sacramento, CA 95811

RE: *City of Dublin General Plan Housing Element Compliance Report for Calendar Year 2008*

To Whom It May Concern:

Pursuant to Government Code Section 65400(b)(2), attached is a copy of the Annual Report on the Status of the Dublin General Plan for the reporting period January 1, 2008 – December 31, 2008. The Housing Element Compliance Report, with implementation of the goals and policies of the adopted Housing Element, are contained within the annual report on the General Plan.

This report was presented to and accepted by the Dublin City Council on March 3, 2009.

Should additional information be necessary to meet the requirements of the above code section, do not hesitate to contact me at (925) 833-6610.

Sincerely,

Martha Aja
Assistant Planner
Community Development Department

Attachment: Annual Report on the Status of the Dublin General Plan, Calendar Year-2008

cc without attachment

Joni Pattillo, City Manager
Jeri Ram, Community Development Director
Jeff Baker, Acting Planning Manager
Gaylene Burkett, Housing Assistant
General Plan and Housing Element Files

**Annual Progress Report on the Status of the Dublin
General Plan and Housing Element Compliance
For the Calendar Year 2008**

INTRODUCTION

Government Code Section 65400(b) 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 regional housing needs 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, 2009.

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 nine (9) 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

The City of Dublin adopted a Community Design and Sustainability Element in 2008. The Community Design and Sustainability Element establishes design 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 and Sustainability Element applies to developments throughout the City.

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 a particular timeline, with the exception of the Housing Element, which is required to be updated every five years. The Dublin Housing Element was last updated and certified by the State Housing and Community Development Department on July 11, 2003 for the planning period of 1999-2006. Housing Elements were required to be updated again in 2007; however, the Association of Bay Area Governments (ABAG) was granted a 2 year extension by the State. Efforts are currently underway to update the Housing Element for the planning period of July 1, 2009 through June 30, 2014.

Since the last time the Housing Element was updated and certified, the City of Dublin has been actively implementing the various programs in the adopted Housing Element and the General Plan. The following represents the progress the City has made towards implementing the goals and guiding policies of the General Plan during the reporting period. The list is organized to correspond with the elements of the Dublin General Plan.

LAND USE ELEMENT

Amendments

The Land Use Element can be amended a maximum of four times per calendar year. The Land Use Element of the Dublin General Plan was amended three times during the reporting period of Calendar Year 2008 for the following projects:

March 2008 –

1. **Anderson:** A General Plan Amendment to re-designate the land use of the parcel designated as Medium Density Residential to Medium/High Density Residential to allow 108 units was approved by the City Council in March 2008.

December 2008 –

2. **Schaefer Ranch:** A General Plan Amendment to replace a portion of the existing Estate Residential and General Commercial land use designations to Single-Family Residential was approved by the City Council in December 2008.
3. **Croak and Jordan Medium Density.** A General Plan Amendment to require 50% of the units within the Medium Density land use designations on the Croak and Jordan properties provide private yards was approved by the City Council in December 2008.

Progress towards meeting goals and guiding policies of the Land Use Element

Residential Land Use

During the Calendar Year 2008, the following residential projects were under review, approved and/or under construction in furtherance of the guiding policies of the Land Use Element for residential land use:

- 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; and parks, utility extensions and open space on 1,134 acres of land within eastern Dublin consisting of various parcels with 11 different ownership interests. A Vesting Tentative Map for **Positano** (Braddock & Logan) was approved in 2005 to subdivide 488 acres into 1,043 low density single family housing units within Fallon Village project area. A Site Development Review for the first 247 lots in Positano (Salerno and Cantara) was approved in 2007 and the homes are currently under construction.
- The **Dublin Ranch Area F West and East ('Sorrento')** project includes 1,111 medium density residential units and will provide a variety of housing types within ten distinct neighborhoods. The project will also provide a transition between the medium-high and high density residential

projects to the south and the medium and low density residential projects to the north. **Toll Brothers** is currently constructing the five neighborhoods on the west side of the project site, which contains a total of 434 units between Dublin Blvd. and Gleason Drive and are under construction and partially occupied. Revised plans are currently being processed for development of the easterly five neighborhoods by **Regent Development Group**.

- In June 2006, the Planning Commission adopted a Resolution approving a Site Development Review for the **Schaefer Ranch** (Discovery Homes) project; this project includes 302 single-family detached residential units in four distinct neighborhoods. The extension of Dublin Boulevard to the project is complete. The project is under construction and the homes are being occupied as completed. The project includes the construction of trails that the East Bay Regional Park District will provide for potential future connections to the Calaveras Ridge Regional Trail, the Pleasanton Ridge Regional Park and Don Castro Regional Park.
- The City Council approved a General Plan Amendment for **Schaefer Ranch South** in December 2008 to replace 12 estate lots and the 5.69-acre commercial site in the original Schaefer Ranch project with up to 104 additional single-family detached homes. The Applicant is currently processing a Site Development Review application with the City for the architecture of the homes.
- The City Council approved a General Plan Amendment for the Anderson property in March 2008 to change the land use designation of the site from Medium Density Residential to Medium/High Density Residential. Braddock and Logan received approval to construct a residential development consisting of 108 apartments on the **Anderson** property. The Anderson project is located at the southeast corner of Croak Road and the future extension of Central Parkway in Fallon Village. The project will include 19 market rate units, 88 affordable units, 1 manager's unit, and related amenities including a club house and swimming pool.
- The proposed **Dublin Ranch North project** (commonly referred to as **Redgewick**) would cluster development of 4 residential units on 30 gross acres in the northwestern portion of the 157 acre site. The remainder of the site is proposed to be placed in a permanent conservation easement for the protection of wildlife. The Applicant has requested approval of a General Plan Amendment and Specific Plan Amendment to change the designation of the site from Single-family Residential and Rural Residential/Agriculture to Estate Residential and Open Space. The proposed project is currently under review and includes an Annexation, General Plan Amendment, Eastern Dublin Specific Plan Amendment, Planned Development Rezone with a Stage I Development Plan, Pre Annexation Agreement and a Planned Development Rezone with a Stage 2 Development Plan, and other entitlements, as needed.
- The proposed **Arroyo Vista** project includes the demolition of the existing 150 affordable dwelling units and the construction of a new development with up to 378 dwelling units (attached and detached) including market rate, affordable senior housing and affordable family housing, a child care center and community building. The project is currently under review and includes 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.
- The proposed **Nielsen** project consists of 35 residential units on 10 acres. The current General Plan designation is Rural Residential/Agricultural. The Applicant has proposed a General Plan Amendment and Specific Plan Amendment to change the designation of the site from Rural Residential Agricultural to Single-family Residential. The project is currently under review and

includes a General Plan and Eastern Dublin Specific Plan Amendment, Planned Development Rezone with a Stage 1 and Stage 2 Development Plan, Tentative Map and associated Environmental Review.

- In June 2006, the City Council adopted an Ordinance to pre-zone the **Mission Peak/Fallon Crossing** (Standard Pacific Homes) project; this project, encompassing 67 acres of land, was annexed to the City in September 2006 and includes 106 single family residential units (8 duets and 98 single-family homes). The project was approved by the City Council in December 2007 and included a Planned Development Rezone with a Stage 2 Development Plan, Vesting Tentative Map, and a Site Development Review.
- The City Council adopted Planned Development Rezone with a Stage 1 Development Plan for Moller Ranch/Casamira Valley in July 2007 for 298 attached and detached units on 226 acres of land. The property was annexed into the City on July 2008.
- The **Dublin Transit Center** project includes up to 1,800 high-density residential units adjacent to the existing Dublin/Pleasanton BART Station. **Camellia Place** (EAH, Inc.), consisting of 112 apartment units, was completed in January 2006 and is fully occupied. Construction of **Avalon @ Dublin Station** (Avalon Bay Communities) and **Élan @ Dublin Station** (D.R. Horton) has been completed with 305 apartment units and 257 condominium units, respectively, and are mostly occupied. A pre-application has been submitted by D. R. Horton for **Site E-1** (former **Metropolitan site**) for the potential development of approximately 112 townhomes. City Staff is currently processing a development application for **Avalon II @ Dublin Station** (Avalon Bay Communities) for 405 residential units on a 5.8-acre site. The project is currently in planning review by City Staff.
- 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. The project has been approved and will provide 935 housing units. Development will occur on approximately 80 acres of the site, with the remaining site area devoted to permanent open space. There are 6 individual residential neighborhoods; 3 for single-family detached living and 3 for condominium living. Additionally there will be a 7.9-acre City park and a private community green where the historic Antone School is proposed to be relocated and enhanced. Construction is currently underway on one of the two vehicular and pedestrian bridges that cross Tassajara Creek. A construction start date is currently unknown at the time.
- The **Tralee Village** (Pinn Brothers Fine Homes) project is a mixed-use project containing medium-high density residential and retail/commercial uses. The project is under construction and includes 35,000 square feet of ground floor commercial (partially occupied) in addition to 130 apartment units for rent and 103 townhouse units for sale. A portion of the townhome units are currently for sale and are partially sold and the remaining townhome units and apartments units are currently under construction.
- The **Willows at San Ramon Village Plaza** (Braddock & Logan) project is another mixed-use project containing medium-density residential and retail/commercial uses. The project has been constructed and is fully occupied. The project has contributed 56 townhouse units to the City's multi-family residential housing stock.

- The **Dublin Ranch Area F North** project, which includes **Neighborhood F-1 'Sonata'** (Lennar Homes, previously owned by Standard Pacific Homes) and **Neighborhood F-2 'Verona'** (Pulte Homes) will contribute 119 medium density single-family homes and 121 low density single family homes, respectively. Most of the units in the Verona project are occupied and the project is nearing completion. The Sonata project is currently under construction and the units are being occupied as completed.
- The **Silvera Ranch** (Pinn Brothers Fine Homes) project is under construction with 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. The project is currently under construction. The units and cluster homes that are a part of Phase I, II and III have been completed and are occupied.
- The **Dublin Ranch Villages** (Toll Brothers) project includes 1,396 condominiums and townhomes and is nearing completion of construction. The majority of the units are occupied, with the exception of the Terraces, which is still under construction and partially occupied.
- The **Windstar** project, which includes 309 units on approximately 3.66 acres in the West Dublin BART Specific Plan area, was approved by the City Council in November 2007. This project is currently in Building Permit Plan Check review. A 150-room hotel and 7,500 square foot restaurant has also been conceptually approved. Construction timelines of the hotel and restaurant are unknown at this time.
- As part of a General Plan Amendment study, the City has been working closely with the Army regarding future development of the **Camp Parks military facility**. The Camp Parks Master Plan identifies the redevelopment of 187 acres of government property for private commercial, residential and open space uses. A Community Visioning Process was completed in 2004, which identified potential uses for the site. The City worked extensively with the Army in 2007 in preparation for Industry Day. Industry Day was the first step in the Army's selection of a Master Developer. Industry Day was held in January 2008 and it involved nearly 150 investors, contractors, developers and other interested parties. The Army prepared a Notice of Availability to solicit a Master Developer for the project. Interested parties had until April 2008 to submit proposals to the Army for consideration. In October 2008, the Army announced the selection of SunCal Companies as the Master Developer.

Commercial and Industrial Land Use

During the Calendar Year 2008 reporting period, the following commercial and industrial projects were under review, approved and/or under construction in furtherance of the guiding policies of the Land Use Element for Commercial and Industrial land use:

- The **Elephant Bar** project is an 8,300 square foot restaurant located in the Dublin Place Shopping Center within the Downtown Core Specific Plan area; the project contributes to the intensification of the downtown by revitalizing an existing vacant building. Construction of the project was completed in 2008 and is now open.
- In June 2006, the City Council approved a Planned Development rezone and Site Development Review for a 17,500 square foot commercial building within the **Dublin Place Shopping Center** in the Downtown Core Specific Plan area. The project contributes to the intensification of the

downtown through the development of a new commercial building within an existing shopping center in the central downtown area. The project was constructed in 2007. The project is complete and is fully occupied.

- In October 2007, the City Council approved a Downtown Core Specific Plan Amendment for the expansion and re-use of an existing vacant auto dealership building on a 1.94-acre parcel for a retail use called **Custom Fireplace, Patio & BBQ**. The project included a Specific Plan Amendment, Planned Development Rezone with a Stage 2 Development Plan, Conditional Use Permit and Site Development Review. The project is currently under construction.
- The **Dublin Gateway Medical Center** is a 178,000 square foot medical office complex. Construction of approximately 120,000 square feet of medical offices was completed in 2007. The project is located within the Eastern Dublin Specific Plan Area and is within walking distance of Waterford Place, a mixed use project and neighborhood shopping center. A hospital facility was also approved in 2007 by the Planning Commission and City Council. The construction of a hospital on this site will require review and approval by the Office of Statewide Health Planning and Development.
- The **Shamrock Village** shopping center is a neighborhood shopping center for which a façade enhancement and the construction of a new 25,846 square foot retail building were completed in November 2006. In December 2007 the Planning Commission approved a Site Development Review for **Big Lots**, which is located within the Shamrock Village shopping center. The Site Development Review for Big Lots included a 4,185 square foot addition to the existing 21,470 square foot building and associated site improvements including exterior building renovation, landscaping and parking lot upgrades. The expansion and façade renovation for **Big Lots** is currently in Building Permit Plan Check review. Shamrock Village shopping center is located within the Dublin Downtown Specific Plan area and contributes to the strengthening of an existing neighborhood shopping center through the renovation of existing buildings and the construction of additional retail square footage; together these improvements have reduced the vacancy rates within the center.
- In 2007, Staff approved a Site Development Review for **Kentucky Fried Chicken**, located within the Village Parkway Specific Plan area. The Site Development Review included a façade remodel, site improvements and new signage. The remodel project updated the existing restaurant and site, which was approved by Alameda County in 1977. Construction was completed in 2008.
- In June 2007, the City Council approved a Rezone, Conditional Use Permit and Site Development Review for an existing **Shell Gas Station** at 8999 San Ramon Road. The project includes demolition of an existing service station which includes a car wash, cashier kiosk, fuel dispensers and canopy cover, and the construction of a new 2,162 square foot convenience store, a 1,264 square foot automated car wash and six new fuel dispensers with a new canopy cover. Construction of the project was completed in late 2008.
- In August 2006, the City Council approved a Planned Development Rezone for the 318,000 square foot **Grafton Station Shopping Center** located within the Eastern Dublin Specific Plan area. Grafton Station encompasses approximately 29 acres at the southwest corner of Dublin Boulevard and Grafton Street. In 2007, the Planning Commission also approved a Site Development Review for an approximately 140,000 square foot home improvement warehouse with an approximately 30,000 square foot garden center, Lowe's, within the Grafton Station

shopping center. Lowe's opened to the public in December 2007. In March 2007, the Planning Commission approved a Site Development Review for four retail buildings totaling approximately 48,000 square feet, which are currently under construction. In June 2008, the Planning Commission approved a Site Development Review for one 107,000 square foot retail building and one 16,600 square foot retail/restaurant building, which are not yet under construction.

- In October 2006, the Planning Commission approved a Site Development Review for the **Venture Commerce Center** project. The project included demolition of an existing one-story, 38,825 square foot building and construction of four two-story buildings on the site. The new buildings range in size from 14,774 square feet to 18,602 square feet for a total floor area of 67,029 square feet. The four buildings have approximately 31 units designed for sale as "office condominiums." Construction of the project is completed and the majority of the "office condominiums" have been sold and are partially occupied.
- The City worked closely with Blake Hunt Ventures on **The Green at Park Place Retail Lifestyle Center** project located at the intersection of Hacienda Drive and Dublin Boulevard in the Eastern Dublin Specific Plan Area. In 2008, the City approved a 305,000 square-foot outdoor retail shopping center on the 27.5 acre site. The center will be anchored by a Whole Foods grocery store and will include a pedestrian-oriented area called "The Green," which will be lined by shops and restaurants. The project is anticipated to be under construction in 2009 and open to the public by late 2010/early 2011.
- The **West Dublin BART Station** and the 720-parking space, multi-level parking garage is currently under construction; anticipated opening is the Summer/Fall of 2009.
- **The Promenade** is comprised of 6 individual blocks that are proposed to be developed with a combination of retail and office uses patterned on a Main Street developed over time. Buildings will front the sidewalk with storefront openings and display windows with exterior seating areas. Total square footage of development is anticipated to be 230,000 square feet. Potential uses include restaurants, florists, gift stores, banks, dry cleaners, business and professional office, travel agencies and other similar uses. The first block of development was recently approved by the City Council and includes a **Club Sport**, a 40,000 square foot athletic club, a 50,000 square foot retail, office facility and parking garage on the northeast corner of Dublin Blvd. and Grafton Street, at the southerly end of The Promenade. The 2-story Club Sport will include a pool, spa and various workout facilities as well as an eating facility. The retail office building will have retail uses on the first floor with two floors of office above.
- The City is currently reviewing a request for a General Plan Amendment and Eastern Dublin Specific Plan Amendment for the **Grafton Plaza** project to change the land use designation of the site from Campus Office (CO) to Mixed-Use (MU) and a Planned Development Rezone with a Stage 1 Development Plan to allow a mixture of uses including but not limited to residential, retail, restaurant and office. The proposed Grafton Plaza project is located in Area H of Dublin Ranch. The site is bounded on the north by Dublin Blvd., on the west by Grafton Street, on the east by a new street aligning with Clairbourne Drive and on the south by I-580. The project is currently in Planning Review.
- The City is currently reviewing a request for a Planned Development Rezone with a Stage 2 Development Plan, Conditional Use Permit and Site Development Review for the **Springfield Montessori School** and related site improvements. The proposed project is located at the corner of

Kohnen Way and Brannigan Street and includes a 16,002 square foot daycare/school building, playground and related improvements. The public hearings for the project have been scheduled for February 24, 2009 before the Planning Commission and March 17, 2009 before the City Council.

- The City is currently reviewing a Pre-Application for **Kaiser Permanete**. Kaiser owns approximately 56-acres in Eastern Dublin. Kaiser has indicated that they will be developing this site with medical office buildings and a hospital. The timeline for this project is approximately 10 to 20 years.

PARKS AND OPEN SPACE ELEMENT

Amendments

The Parks and Open Space Element was not amended during the reporting period for Calendar Year 2008.

Progress towards meeting goals and guiding policies of the Parks and Open Space Element

- The bid was awarded for the procurement and installation of new play equipment and resilient surfacing at **Stagecoach Park**. This project meets the City's goal to replace aging play equipment in City Parks. The play equipment has been installed and was accepted by the City Council on January 6, 2009.
- The City Council approved Consultant Service Agreements with three artists who were selected to design and install public art at the new **Shannon Community Center**.
- A Feasibility Study for relocating the proposed competitive swimming pool from **Emerald Glen Park** to the **Dublin Swim Center** was completed. The Study concluded that the proposed pool could be relocated but the public facility fees collected from Eastern Dublin development to construct the pool at Emerald Glen Park could not be used at the Dublin Swim Center. Consequently it was determined that the competitive pool would remain at Emerald Glen Park.
- The City entered into a Consultant Services Agreement with a professional art coordinator for the **Bus Shelter Capital Improvement Project (CIP)**. The Bus Shelter CIP identifies eight bus shelters to be replaced and enhanced with student art murals.
- The preferred plan for the **Fallon Sports Park, Phase I** was approved by the City Council. Phase I encompasses approximately 27 acres and includes the following primary elements: two 60 foot little league fields; two lighted softball fields; four lighted basketball courts; four lighted tennis courts; two lighted soccer fields; parking area; three restrooms; concession spaces; and rough grading for BMX facility.
- **Piazza Sorrento**, a two-acre neighborhood square in the Sorrento project (Dublin Ranch Area F South), was accepted as complete in March 2008. **Devany Square**, a two-acre neighborhood square in Dublin Ranch Area G, was accepted as complete in September 2008. A dedication ceremony and grand opening for the two parks was held in October 2008.
- As part of a multi-year project to replace aging wood park furniture in City parks with furniture made of recycled materials, the City Council awarded the bid for replacement of park furniture at **Shannon and Kolb Parks**. The park furniture has been replaced and was accepted by the City Council on January 6, 2009.
- The repainting of the **Old St. Raymond's Church** at the Dublin Heritage Center was completed.
- Dublin Little League completed construction of batting cages at the **Dublin Sports Grounds** and the ownership of the batting cages was transferred to the City of Dublin.
- An artwork design submitted by Sunnyvale artist, Rachel Davis, was approved by the City Council for installation at the **Tralea** project at the northwest corner of Dublin Boulevard and Dougherty Road.

- Work on the **Dublin Transit Center** public art project was initiated by contracting with a professional art consultant to lead the project and with the appointment of an artist selection committee to assist with the selection of the artworks for the project. The project provides for the installation of significant works of art in two key places of the Dublin Transit Center, the **Campbell Green** and the **Iron Horse Plaza**.
- The City entered into a Consultant Services Agreement for the **Emerald Glen Park Recreation and Aquatic Complex**. The 35,895 square foot facility includes a gymnasium, fitness center, game room/teen center, group exercise/dance studio, special events room, juice bar, locker rooms, administrative offices and the space needed to support two swimming pools. The facility will have two swimming pools including a leisure and instructional pool (6,675 s.f.) and a 25-meter by 25-yard (6,150 sf) deep water competition pool.
- The results of the Parks and Community Services Needs Assessment were presented to the City Council in August 2008. A **Parks and Community Services Strategic Plan** was adopted by the City Council in November 2008.
- The City continued to work with the East Bay Regional Park District (EBRPD) to negotiate for land acquisition in the Western Extended Planning Area for an Open Space Area.
- Plans and specifications for the 10.6 acre **Schaefer Ranch Park**, prepared by the developer of the Schaefer Ranch housing development, were received and reviewed by City Staff.
- An addendum to the **Dublin Historic Park Master Plan** was approved by the City Council in 2008. The addendum provides for the relocation of five structures from the historic Kolb Ranch to the Dublin Historic Park including: Old House; Main House; Sunday School Barn; Hay Barn; and Pumphouse. Additionally, environmental documentation relating to the move, rehabilitation and reuse of the Kolb Ranch structures at the Dublin Historic Park was approved and an Amendment to the Dublin Historic Park Master Plan to incorporate the structures from the Kolb Ranch was approved. In June 2008, the City Council awarded a bid to demolish the existing Dublin Square Shopping Center to make way for improvements related to the Dublin Historic Park. The shopping center was demolished in August 2008 and the bid for construction of the Phase 1 improvements was subsequently awarded in December 2008.

SCHOOLS, PUBLIC LANDS AND UTILITIES ELEMENT

Amendments

The Schools, Public Lands, and Utilities Element was not amended during the reporting period for Calendar Year 2008.

Progress towards meeting goals and guiding policies of the Schools, Public Lands, and Utilities Element

Schools

- In 2008, City Staff 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. School fees are collected at the building permit issuance stage of project development in accordance with State law.
- The **Quarry Lane School**, a privately owned school located within the Eastern Extended Planning Area, was expanded from an elementary school to include a new middle school and high school with playing fields and associated improvements. Construction of the project was completed in early 2008 and the new middle school and high school is open.

Utilities

- In 2008, the City continued to work closely with project applicants and the 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 not amended during the reporting period for Calendar Year 2008.

Progress towards meeting goals and guiding policies of the Circulation and Scenic Highways Element

- The City, in cooperation with Caltrans and the Cities of Pleasanton and Livermore, is constructing improvements to the **I-580/Fallon Road and El Charro Road** interchange to increase the interchange capacity while maintaining safe and efficient traffic operations. Construction is scheduled for completion in summer 2009.
- The **Dougherty Road** improvements were completed in 2008 and accepted by the City Council in early 2009. Construction to widen the existing roadway between Houston Place and I-580 and on Dublin Boulevard between Dublin Court and approximately 700 feet east of Dougherty Road has been completed. The improvements accommodate additional traffic generated from planned growth in the area.
- The City worked jointly with East Bay Regional Park District, the City of Pleasanton, Caltrans and Zone 7 to complete the design of the **Alamo Canal Trail** underneath I-580. The design is nearing completion and funds are being acquired to construct the project.
- The development of a Citywide **Bikeways Master Plan** was approved by the City Council in July 2007. The plan evaluated existing bicycle conditions and created an integrated plan including access to parks and open space areas. Development projects are reviewed on a case-by-case basis for compliance with the Bikeways Master Plan.
- In 2008, the City continued to provide for the replacement of damaged curbs, gutters and sidewalks at various locations throughout the City as well as completing annual street overlay and slurry seals projects.
- The northern extension of Fallon Road and the intersection of **Fallon Road and Tassajara Road** have been constructed and connected with the Silvera Ranch development project.
- The extension of Fallon Road through Silvera Ranch to Dublin Ranch is under construction and project is scheduled for completion in late 2009.
- The engineering design phase for the widening of **Tassajara Road** between I-580 and the Alameda-Contra Costa County limit line in the Eastern Dublin Specific Plan Area began in 2003 and continues with the review of future projects.
- In 2008, the City continued 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.

- In 2006, the City received a Housing Incentives Grant of approximately \$3,000,000 from the Metropolitan Transportation Commission (MTC). The City is using the grant to **fund multi-modal improvements and streetscape enhancements** in accordance with the Streetscape Master Plan along Dublin Boulevard, from Hansen Drive to Tassajara Road. Currently, the design of improvements and streetscape enhancements are underway and is scheduled for construction in 2009.
- In 2008, the City Council identified the creation of a **Multi-Modal Map** as a high priority goal. The City is currently working on the creation of a Multi-Modal Map, which will provide a central location where residents and visitors of the City can view transportation opportunities within the City. The map will display streets as well as pedestrian paths and bicycle lanes to help residents and visitors determine which areas are accessible by alternative methods of transportation (i.e., by walking or by bicycle). Additionally, the map will encourage the use of alternative methods of transportation and use of recreation areas by showing each opportunity for recreation in the City (trails, parks, etc.) and will encourage people to walk or bike to these opportunities by showing pedestrian paths and bicycle lanes. The map is in draft form and will be considered for approval in 2009.

HOUSING ELEMENT

Amendments

The Dublin General Plan Housing Element was certified by the Department of Housing and Community Development on July 11, 2003. The Element was not amended during the Calendar Year 2008.

Progress Towards Meeting Goals and Policies of the Housing Element

Number of New Housing Permits Issued

During Calendar Year 2008, the City of Dublin issued a total of 143 permits for residential development. All 143 permits were issued for single-family homes. There were no permits issued for multi-family units in Calendar Year 2008.

Progress toward Mitigating Governmental Constraints in the Maintenance, Improvement and Development of Housing

The City of Dublin Housing Element identifies governmental and non-governmental constraints relative to providing housing sufficient to meet the number of units identified in the Regional Housing Needs Allocation (RHNA) developed by the Association of Bay Area Governments (ABAG). The non-governmental constraints include: market conditions such as land costs; construction and labor costs; and, the cost and availability of financing. Efforts to mitigate non-governmental constraints included the creation of a First Time Homebuyer Loan Program.

For each of the last two fiscal years (2007-2008 and 2008-2009) \$500,000 was allocated by the City Council towards the **First Time Homebuyer Loan Program (FTHLP)**. During Calendar Year 2008 the City was successful in lending \$213,998 to 7 households through the FTHLP. The FTHLP assists households with financing in the form of down payment assistance towards the purchase of a home.

The primary governmental constraint identified in the Housing Element is the permit and processing fees. The City of Dublin charges a number of planning, building and engineering fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. These fees are necessary to meet City service and environmental standards. Impact fees for water, sewer and school services are charged by other agencies.

Comparison of Units Added To Regional Housing Need Allocation by Income for the Current Housing Element Period.

The City of Dublin's fair share of the regional housing need for the current Housing Element cycle is 5,436 units. For Calendar Year 2008, Dublin issued building permits for 143 new residential units. For the period of July 1, 2001 to December 31, 2006 (RHNA cycle), the total number of permits issued for residential units is 3,832.

The table below discusses how the City is achieving the Regional Housing Needs Allocation (7-year cycle).

Table 1: Building Permits Issued Towards Meeting the Regional Housing Need

Income Level	New Construction Need For 1999-2006 (A)	Total Units Permitted through CY 2006 (B)	Remaining RHNA Need (A – B)
Very Low Income ($\leq 50\%$ AMI*)	796	263	533
Low Income ($>50\% \leq 80\%$ AMI*)	531	243	288
Moderate Income ($>80\% \leq 120\%$ AMI*)	1,441	378	1,063
Above Moderate Income ($>120\%$ AMI*)	2,668	2,948	(280)
Total	5,436	3,832	1,604***

*AMI = Area Median Income a family of 4 for 2008 - \$86,100

**Permitted is defined as the issuance of Building Permits for the construction of a residential unit.

*** This number represents the remaining RHNA need to be accommodated in order to meet the overall RHNA numbers.

Affordability of New Units Including the Number of Deed Restricted Affordable Housing Units

- The median sales price for a single family home in Dublin at the end of Calendar Year 2008 was \$620,000.¹ These units are financially available to above-moderate income households. Above-moderate income households are those households that have an annual income that exceeds 120% of the Area Median Income (AMI). The AMI for 2008 was \$86,100. Very low income households are defined as households with annual income less than or equal to 50% of the AMI; low income households are households with an annual income that falls within 50% to 80% of the AMI; and, moderate income households are households with an annual income that falls between 80% to 120% of the AMI.
- The affordable for-sale units constructed and/or sold during this reporting period include:
 - 2 new units were sold at **The Terraces @ Dublin Ranch** to moderate-income households with 30-year deed restrictions.
 - 3 units were re-sold at **The Terraces @ Dublin Ranch** to moderate-income households with 30-year deed restrictions.
 - 8 units were sold at **Élan @ Dublin Station** to moderate-income households with 55-year deed restrictions.
 - No affordable units were sold at **Silvera Ranch** in Calendar Year 2008.
 - 2 units were sold at the **Willows**; both units sold to moderate-income households with 55-year deed restrictions.
 - 1 unit sold at **Tralee** to a moderate income household includes a 55-year deed restriction.
- The affordable rental units constructed and/or rented during this reporting period include:
 - 30 units restricted to moderate-income households at **Avalon @ Dublin Station**.

¹ Bay East Association of Realtors, December 2008 Housing Statistics - Single Family Residence

- 535 units that income restricted to various income levels at **The Groves @ Dublin Ranch**; 221 units to moderate-income households, 187 units to low-income households and 127 units to very-low income households.

It should be noted that the City does not track the number of rental units listed above that are vacated and re-rented during the reporting period. The City does perform an annual monitoring of all rental affordable housing developments.

Status of Programs in Adopted Housing Element (Calendar Year 2008)

GOAL A: TO PROVIDE ADEQUATE SITES TO MEET THE CITY HOUSING NEEDS

POLICY 1: Ensure that adequate sites exist to accommodate future housing needs.

Progress: The City has issued 3,832 building permits (through 2006) towards meeting the housing need (refer to Table 1 above). Additional sites have been zoned to accommodate the remaining need. The number of medium, medium high and high density sites that are available within the City will meet the remaining need, which is 1,604.

POLICY 2: Increase units produced in Dublin; increase sites appropriate for affordable housing and accessible to downtown.

Progress: Two residential developments have been approved in the Downtown Intensification Area.

A mixed-use project (AMB, former Corovan Project) including 150,000 square feet of office space and 308 multi-family apartment units within the **West Dublin BART Specific Plan Area** has received full entitlements. The project will provide 39 affordable units of which 23 units must be constructed on-site. The Development Agreement for this project allows the developer to construct the project by June 2014. The project is anticipated to be constructed within the next five years. The project will be built at 6541 Golden Gate Drive, the former Corovan warehouse building.

A 309-unit high density condominium project known as **Windstar** received full entitlements in 2007 and will be constructed adjacent to the City's future West Dublin/Pleasanton BART Station. The project will be located on a 3.55 acre vacant piece of property. The construction start-date for this project is unknown at this time.

GOAL B: TO INCREASE THE AVAILABILITY OF HOUSING AFFORDABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS

POLICY 1: Promote development of affordable housing in Dublin.

Progress: **The Groves @ Dublin Ranch**, formerly known as Fairway Ranch, includes a 304 unit multi-family apartment project known as **Oak Groves**. This project is 80% affordable. Tenants started moving into the complex in September 2006. The City of Dublin provided a loan for \$2,250,000 to assist with the financing of the project. The project is 98% occupied as of December 2008.

The Groves @ Dublin Ranch, formerly known as Fairway Ranch, also includes a 322-unit senior apartment project known as **Pine Groves** and **Cedar Groves**. This project is 90% affordable. Tenants started moving into the complex in September 2006. All units are restricted to seniors 55 years of age and over. The City of Dublin provided a loan for \$2,250,000 to assist with the financing of the project. The project was 97% occupied as of December 2008.

POLICY 2: Provide incentives for affordable units.

Progress: In March 2007, the City repealed the previous **Density Bonus Ordinance** and adopted a new Ordinance (Chapter 8.52) in order to comply with current State Law.

The City provided low interest loans to assist with the development of a project which include affordable units: **The Groves @ Dublin Ranch** (formerly known as Fairway Ranch). The Groves is a high density residential project located in eastern Dublin that includes 930 units. Of the 930 units, 587 are affordable rental units, 39 are market rate rental units, 252 are for-sale market rate units and 52 are affordable for-sale market rate units.

POLICY 3: Require the development of lower-income housing.

Progress: **Avalon @ Dublin Station** (Avalon Bay Communities), a 305 unit multi-family residential apartment community near the existing Dublin/Pleasanton BART Station, provides 30 units for rent to moderate-income households. All affordable units have restrictions on rental rates for 55 years. The project was complete in 2008.

Élan @ Dublin Station (D.R. Horton), a 257 unit multi-family residential condominium project also near the existing Dublin/Pleasanton BART Station, provides 26 affordable units for sale to moderate-income households. All affordable units have 55-year resale restrictions. The project was complete in 2007.

The Groves @ Dublin Ranch, formally known as Fairway Ranch, includes a multi-family residential apartment community and a senior apartment community totaling 626 units. The multi-family project, **The Oaks** has 304 units of which 243 are affordable as follows: 90 moderate-income units, 90 low-income units and 63 very-low income units. The senior project, **Pine Groves** and **Cedar Groves** has 322 units of which 292 are affordable as follows: 131 moderate-income units, 97 low-income units and 64 very-low income units. All affordable units have restrictions on rental rates for 55 years. The project is 98% and 97% respectively leased as of December 2008.

Silvera Ranch (Pinn Brothers Fine Homes), a 254 unit residential ownership subdivision, has a total of 19 affordable single-family dwellings and town homes. Of these, 9 units are for moderate-income households, 4 units are for low-income households and 6 units are for very-low income households. All affordable units have 55-year resale restrictions.

Tralea (Pinn Brothers Fine Homes), a 233 unit multi-family residential mixed-use project, has 29 affordable units for sale. Of these, 9 units are for very-low income households, 6 units are for low-income households and 14 units are for moderate-income households. All affordable units have 55-year resale restrictions.

The Villages @ Dublin Ranch (Toll Brothers), a 1,395 unit multi-family residential condominium community consisting of 4 distinct neighborhoods, has a total of 105 affordable units. All of the affordable units are located within the neighborhood known as **The Terraces** and are affordable to moderate-income households; all affordable units have 30-year resale restrictions.

The Willows (Braddock & Logan), a 56 unit multi-family residential town home community, has a total of 6 affordable units. Of these, 1 unit is for very-low income households, 1 unit is for low-income households and 4 units are for moderate-income households. All affordable units have 55-year resale restrictions.

POLICY 4: Conduct Housing and Commercial Nexus Study to determine the feasibility of establishing a commercial linkage fee to be deposited in the City's Inclusionary Housing Fund.

Progress: A task force was formed to work with a consultant on the development of a commercial linkage fee which was subsequently approved by the City Council in May 2005. The commercial linkage fee, also known as the Non-Residential Development Affordable Housing Impact Fee, is collected at issuance of building permits and deposited into a Housing In-lieu fund for the funding of affordable housing programs. A total of \$344,401 has been collected through December 2008.

POLICY 5: Improve housing affordability with higher densities near BART.

Progress: The City currently has a functioning BART station, the Dublin/Pleasanton BART Station, and a new BART Station and parking structure under construction, the West Dublin/Pleasanton BART Station within the Downtown Intensification Area. Adjacent to the new BART station will be a 308-unit high density residential project (AMB) and a 309-unit high density residential project (Windstar), along with other commercial, retail and office uses.

The existing Dublin/Pleasanton BART Station is located in an area known as the Dublin Transit Center (Dublin Station) which allows for up to 1,800 units of high density residential housing. Currently, four high density residential projects have been approved and are either under construction or have completed construction. **Camellia Place** (EAH, Inc) has completed construction and provides 112 very-low and low-income apartment units; **Élan @ Dublin Station** (D.R. Horton) has also completed construction and provides 257 for-sale condominium units with 26 units set aside for moderate-income households; and **Avalon @ Dublin Station** (Avalon Bay Communities) was completed and provides 305 apartment units with 30 units set aside for moderate-income households. **Metropolitan @ Dublin Station** is a 300-unit condominium community that was previously approved. The plan check for Metropolitan has expired. The Applicant for the Metropolitan project, D.R. Horton, has submitted a re-design for the potential development of approximately 112 townhomes. The project is currently in planning review. The amount and extent of affordable units at this site is unknown at this time. **Avalon II @ Dublin Station** (Avalon Bay Communities), a 405 unit apartment project with 41 units set aside for moderate-income households, is currently in planning review.

POLICY 6: Simplify and coordinate the means of obtaining project approvals for senior projects and those with below-market-rate units.

Progress: The City has a procedure in place to expedite projects for senior projects and those with below-market-rate units. **The Groves @ Dublin Ranch** project is a senior and affordable housing project, which was completed in 2007. This project was processed expeditiously.

POLICY 7: Encourage reduction of housing expenses through shared-living arrangements.

Progress: A Housing Needs Survey was completed in June 2005 and evaluated the feasibility of a shared-housing program. Information collected in a random sample by Godbe Research indicated that residents did not have any interest in a shared housing program nor would use a shared-housing program at this time.

POLICY 8: Encourage development of affordable housing by private organizations primarily engaged in housing construction or management.

Progress: **Camellia Place** and **Wicklow Square** are examples of housing projects that were constructed and managed by non-profit organizations. **Camellia Place (EAH)** is a 112 unit affordable apartment complex and **Wicklow Square (Eden)** is a 56 unit affordable senior project.

The City is currently working with Eden Housing on the **Arroyo Vista** project. Eden Housing and Citation Homes were selected by the Dublin Housing Authority and the City of Dublin to redevelop the existing 150 unit Arroyo Vista project into a mixed income development. The proposed project will include 378 housing units, in a combination of affordable and market rate, rental and ownership units.

POLICY 9: Promote the use of available funds and funding mechanisms in private-sector housing development.

Progress: The City of Dublin website provides information on those developers accepting applications for restricted Inclusionary Below Market Rate (BMR) units for both ownership and rental units. The web page is updated routinely to provide up-to-date information on various housing opportunities in the region. Included on the website are the Inclusionary Ordinance Regulations and the newly adopted Inclusionary Ordinance Guidelines to assist developers with the requirements related to the development of affordable housing units. For each of the last two fiscal years (2007-2008 and 2008-2009) \$500,000 was allocated by the City Council towards the First Time Homebuyer Loan Program (FTHLP). During the Calendar year 2008, the City was successful in lending \$213,998 to 7 households through the FTHLP.

POLICY 10: Promote energy efficiency in new projects.

Progress: The City requires all developments to submit a Waste Management Plan to meet the City's Construction and Debris Ordinance to divert at least 50% of waste from landfills. In addition, the City Council adopted Green Building Guidelines for use in Civic Buildings in the future to promote energy efficiency. The City continues to implement the Guidelines on a project specific basis. In addition, the City approved the installation of solar panel roofs for the Sonata project, which includes 119 single-family detached homes.

POLICY 11: Provide opportunities for first-time homebuyers to purchase homes in Dublin.

Progress: The City continues to support the Tri-Valley Housing Opportunity Center (TVHOC) through the community grant process. TVHOC is designed to serve as a one-stop center for affordable homeownership in the Tri-Valley.

For each of the last two fiscal years (2007-2008 and 2008-2009) \$500,000 was allocated by the City Council towards the First Time Homebuyer Loan Program (FTHLP). During Calendar Year 2008 the City was successful in lending \$213,998 to 7 households through the FTHLP.

POLICY 12: Continue to make available fee deferrals to encourage the development of affordable housing.

Progress: The City continues to offer fee deferrals to encourage the development of affordable housing. Within the Calendar Year 2008, none was requested of the City of Dublin. The Inclusionary Zoning Regulations within the Dublin Zoning Ordinance provides incentives to encourage the on-site construction of affordable units in excess of the 12.5% of the total number of units in the project. Incentives may include deferral of Development Processing Fees. The terms and payment schedule of the deferred fees is subject to the approval of the City Manager. Additionally, the City Council may authorize the deferred payment of development impact fees applicable to the affordable units.

POLICY 13: Encourage a mix of housing types as a means of achieving a wider range of housing types, sizes, and potential affordability to low and moderate income households, including affordable by design units and large family units.

Progress: **Fallon Village:** This project will include a variety of residential densities including low, medium, medium-high and mixed-use for a total of 3,108 units. All projects within Fallon Village are subject to the City's Inclusionary Zoning Ordinance. The first project within Fallon Village is known as **Positano**, which is 1,043 dwelling units (Braddock & Logan). The first neighborhoods include 247 units in **Cantara** and **Solerno**. The developer will construct 9 four-bedroom single family homes for low and moderate income households and 17 one-bedroom secondary dwelling units for low and very-low income households. These units are affordable in perpetuity.

Dublin Ranch Area F West and East (Sorrento): This project includes a variety of housing types within ten distinct neighborhoods for a total of 1,111 medium density residential units. The Inclusionary Zoning requirements for this project have been satisfied within the Groves @ Dublin Ranch (formerly known as Fairway Ranch) project. Each neighborhood has between 4 and 9 varying floor plans and units range in size from 1,320 square feet up to 2,981 square feet. These units are under construction and are partially occupied.

Schaefer Ranch: This project includes 302 units in four distinct neighborhoods. Housing types and sizes include one-story and two-story single detached units with 20 differing floor plans. Units range from 2,692 square feet up to 6,853 square feet. These units are under construction and are partially occupied.

Dublin Ranch West (Wallis): This project would also include a variety of housing types and residential densities including low, medium and medium high. The project has been approved for 935 housing units. Construction is currently underway on one of the two vehicular and pedestrian bridges that cross Tassajara Creek. A construction date is currently unknown at this time.

Fallon Crossings: The project proposal includes up to 106 single-family residential units on lots ranging from small lots, zero lot line lots to large estate lots. This project was approved by the City Council in December 2007 and included a Stage 2 Planned Development, Vesting Tentative Map and a Site Development Review.

GOAL C: TO CONSERVE THE EXISTING STOCK OF AFFORDABLE RENTAL HOUSING

POLICY 1: Preserve low income housing.

Progress: In 2005, a Condominium Conversion Ordinance was passed by the City Council to preserve the existing rental housing stock.

In addition, for each for-sale affordable unit, the buyers must sign a Resale Restriction Agreement that guarantees that the units will remain affordable for up to 55 years.

The City of Dublin website contains a list of rental properties that is updated when new projects are complete. The Tri-Valley Area Affordable Rental Housing Directory, which is updated periodically and published by the City of Pleasanton, was updated in 2008 and lists existing and new projects in the Tri-Valley. This directory is available at the City of Dublin's Information Counter. There were no subsidized rental properties in the City of Dublin at risk of converting to market-rate housing during this reporting period.

GOAL D: TO PRESERVE AND INCREASE THE EFFICIENT USE OF THE CITY'S EXISTING HOUSING STOCK

POLICY 1: Encourage efficient use of existing housing stock; promote development of small units at low cost.

Progress: Providing financial assistance to construct second units on sites with existing single-family homes was evaluated through the Housing Needs Study (July 2005). The Study indicated that residents did not find that providing financial assistance for second units was a highly needed program for the City. However, in October 2005, the City Council approved a new Second Unit Ordinance that makes it easier for families to provide alternative housing by means of second units.

The **Positano** residential development project includes 34 second units, which are affordable in perpetuity.

The Dublin Housing Authority selected the development team of Eden Housing and Citation Homes to redevelop the existing 150 unit **Arroyo Vista** project. The proposed redevelopment project will include 378 housing units, in a combination of affordable and market rate, rental and ownership units. The U.S. Department of Housing and Urban Development (HUD) approved the Environmental Assessment (Finding of No Significant

Impact) on December 29, 2008 and the City is waiting for approval of the Disposition Application from HUD. Project environmental work, pursuant to the California Environmental Quality Act is currently underway, with the Draft Environmental Impact Report recently circulated for public review. The existing affordable housing units will be replaced with new affordable housing units, along with additional affordable and market rate units.

POLICY 2: Provide subsidies for housing rehabilitation.

Progress: The Alameda County Community Development Agency administers a Minor and Major Home Improvement Program for the City of Dublin. The Community Development Agency administered \$14,216 of Community Development Block Grant funds for one minor home repair and one accessibility grant in the City of Dublin during fiscal year 2008-2009.

GOAL E: TO PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL DUBLIN RESIDENTS

POLICY 1: Support services and programs that fight housing discrimination; direct persons towards agencies that provide assistance to victims of discrimination.

Progress: The City of Dublin web page has a link for fair housing issues which directs interested readers to 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 Block Development Grant (CDBG) funding to ECHO housing.

POLICY 2: Encourage greater access to housing for persons with disabilities.

Progress: In October 2007, the City adopted a Universal Design Ordinance which requires new single-family home developers to install base Universal Design features in all single-family developments of 20 or more homes. The guiding principle behind Universal Design is that the features should be useful to people with diverse disabilities. An examples of a Universal Design feature includes requiring a grab bar reinforcement consistent with CBA 11A for the toilet and shower or bathtub.

In addition, with Community Development Block Grant funds, the City of Dublin supports Community Resources for Independent Living (CRIL) Housing Services Center, serving people with disabilities and seniors with limitations.

GOAL F: TO PROVIDE SHORT-TERM SHELTER FOR INDIVIDUALS AND FAMILIES WITHOUT AFFORDABLE PERMANENT HOUSING

POLICY 1: Allow emergency shelters and transitional housing for homeless.

Progress: An Emergency Shelter Ordinance and Transitional Housing Ordinance were adopted by the City Council in October 2004 as required by State law. Within this report period no applications were received for either emergency shelters or transitional housing. In addition, the City provides a Community Development Block Grant to the Tri-Valley Haven which supports a Domestic Violence Shelter and a Homeless Shelter.

CONSERVATION ELEMENT

Amendments

The Conservation Element was not amended during the reporting period of Calendar Year 2008.

Progress toward meeting goals and guiding policies of the Conservation Element

- 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.
- In 2008, **Schaefer Ranch** collaborated with the East Bay Regional Park District to dedicate land and to construct trails and trailheads within the project area. The project is approximately 500 acres and is located at the western edge of the City.
- The City continues to work on preserving Dublin's historic resources. The Historic Area is approximately 40 acres and is generally located northwest of San Ramon Road and Interstate 580. After completing an archeological resource analysis and historic resource inventory study in 2005, the City adopted a **Historic Overlay Zoning District** and **Historic Area Design Guidelines** for projects within the historic area. In August 2006, the City Council adopted the **Dublin Village Historic Area Specific Plan** which calls out land use designations and development guidelines and future public/private development in the planning area. In 2007, two additional properties were added to the Dublin Village Historic Area Specific Plan.
- The Dublin Village Historic Area Specific Plan anticipates development of a public park, known as the Dublin Historic Park within the Specific Plan area. In August 2006, following the adoption of the Dublin Village Historic Area Specific Plan, the City Council adopted the **Dublin Historic Park Master Plan**. The Master Plan anticipates the creation of the Dublin Historic Park that will compliment the existing Heritage Center, meet the needs of the community for parkland and will re-establish the City's historic heart. The Historic Park site, which was acquired by the City in 2007, will add to the Dublin Heritage Center where several notable historic buildings have been assembled and preserved. In 2007, the City entered into a Consultant Services Agreement to contract Phase I improvements for the Dublin Historic Park. Additionally, the agreement provided for a study of the implications of moving historic structures from the Kolb Ranch in Pleasanton to the Dublin Historic Park, the potential uses of these structures, and the cost of rehabilitating the structures. In 2008, the shopping center was demolished, the design details for Phase 1 were completed, and the bid for construction of the Phase 1 improvements was subsequently awarded in December 2008.

SEISMIC SAFETY AND SAFETY ELEMENT

Amendments

The Seismic Safety and Safety Element was not amended during the reporting period for Calendar Year 2008.

Progress toward meeting goals and guiding policies of the Seismic Safety and Safety Element

- In conjunction with the Dublin Unified School District, the City of Dublin conducted a school disaster training exercise where the City instructed the school district on how to manage an event and how to organize themselves in case of a disaster.
- In 2008, the City took part in a citywide functional disaster exercise. The exercise was an earthquake scenario. The exercise focused on the day after the earthquake and analyzed the challenges and obstacles that would be faced on the day after a disaster.
- In August 2006, the City Council adopted the National Incident Management System (NIMS), which provides a consistent nationwide approach for federal, state, local and tribal governments to work together more effectively and efficiently to prevent, prepare for, respond to, and recover from disasters, regardless of cause, size, or complexity. The City of Dublin has integrated the National Incident Management System, to the extent appropriate, into the existing emergency management system, in its efforts toward disaster prevention and preparedness.
- The following disaster objectives were added to the City's Goals and Objectives for 2008: conduct six Personal Emergency Preparedness (PEP) training sessions for Dublin residents; develop a template for preparation of emergency plans for facilities with vulnerable populations; and provide all Dublin Homeowners' Associations and Neighborhood Watch groups with disaster preparedness informational bulletins, and provide at least two opportunities for Dublin residents to attend Community Emergency Response Team (CERT) training.

NOISE ELEMENT

Amendments

The Noise Element was not amended during the reporting period for Calendar Year 2008.

Progress toward meeting goals and guiding policies of the Noise Element

Due to the nature of the guiding and implementing policies of the Noise Element, 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 adverse noise impacts to the environment and sensitive receptors. Additionally, 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 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.