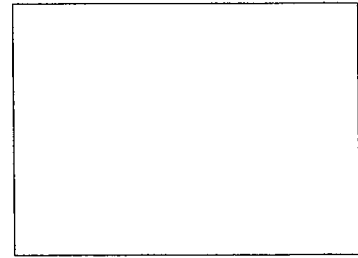
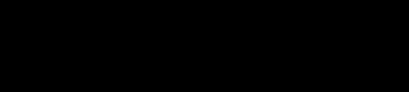






BALLOT MEASURE SUBMITTAL FORM



BALLOT MEASURE QUESTION			
Jurisdiction Name: City of Dublin	Election Date: November 4, 2014		
<p>Note: The information as it appears within the measure question text box will be printed on the ballot.</p> <p>Insert ballot question text here:</p> <p>Shall an ordinance be adopted that directs the City to pursue annexation of an area, called Doolan Canyon, beyond the City's adopted urban limit line and immediately east of the current city limits and consisting of approximately 1,650 acres of primarily agricultural and open space lands; and would allow the City Council to approve future development in that area without further voter approval, but only after it approves a comprehensive plan incorporating specified development restrictions?</p>			
TYPE OF MEASURE			
<input checked="" type="checkbox"/> Regular Measure <input type="checkbox"/> Bond Measure			
PERCENTAGE NEEDED TO PASS			
50% + 1 vote			
FULL TEXT OPTION			
Full Text to be printed in the Voter Information Pamphlet:			
<input checked="" type="checkbox"/> YES (note: must submit separate copy of Full Text along with this form)			
<input type="checkbox"/> NO - A Full Text was not submitted			
<input type="checkbox"/> NO - Do not print, but it's accessible at: _____			
AUTHORIZED REPRESENTATIVE			
Print Name: Caroline P. Soto	Date: 8/7/14		
Signature: 			
CONTACT INFORMATION (for office use)		CONTACT INFORMATION (for public)	
Phone #: 	Phone #: (925) 833-6650		
E-Mail: 	E-Mail/Website: caroline.soto@dublin.ca.gov		

LET DUBLIN DECIDE INITIATIVE OF 2014

Shall an ordinance be adopted that directs the City to pursue annexation of an area, called Doolan Canyon, beyond the City's adopted urban limit line and immediately east of the current city limits and consisting of approximately 1,650 acres of primarily agricultural and open space lands; and would allow the City Council to approve future development in that area without further voter approval, but only after it approves a comprehensive plan incorporating specified development restrictions?

CITY OF DUBLIN MEASURE
CITY ATTORNEY'S IMPARTIAL ANALYSIS

Measure _ (titled the “Let Dublin Decide Initiative”) was placed on the ballot by a petition signed by Dublin voters. The Measure’s stated purpose is to ensure that the City of Dublin controls what happens to a predominately rural 1,650-acre area (commonly referred to as Doolan Canyon) immediately east of the City’s boundary (the “Eastern Study Area”).

As a result of the Dublin City Council’s adoption of another voter initiative, the “Dublin Open Space Initiative of 2014,” the City Council does not have authority to approve urban development east of the City’s current eastern boundary, including within the Eastern Study Area. Presently, only Dublin voters could authorize Dublin to approve development in this area.

Measure _ would direct the City Council to apply to the Local Agency Formation Commission to bring the Eastern Study Area into the City. Measure _ would authorize the City Council to approve residential and commercial development in this area only after approving an Eastern Study Area Comprehensive Plan (the “Comprehensive Plan”). The Comprehensive Plan must incorporate certain specified requirements that are detailed below. It would also remove the existing restrictions on the City’s ability to extend City services to the Eastern Study Area.

Presently, the Alameda County General Plan limits development in the Eastern Study Area to agriculture and open space uses. If the area were annexed to the City of Dublin, Measure _ would maintain the existing County restrictions until such time as the City Council approved a Comprehensive Plan.

The Comprehensive Plan would be required to comply with and include the following policies:

- Sixty percent (60%) of the land must remain permanently protected, such that it remains open space or for agricultural use.
- Development would be precluded in areas at or above 770 feet above sea level, in order to protect ridgelines.
- No future residential structures may be visible from a residence in the City of Dublin that existed on the date that the initiative takes effect.
- Local wetlands, streams and wildlife habitats, including Cottonwood Creek and other seasonal wetlands, would be protected, in conformance with local, state and federal laws.
- Future development must pay for its own infrastructure and public services, so that the burdens of development are not borne by the rest of the City.
- Multi-use trails must be included in development plans, providing connection points to nearby regional parks. The land and improvements for such trails must be provided by the future development.

If the City receives an application to change a land use designation on any property in the Eastern Study Area that would allow more development than is allowed under the existing County designations, the City Council would be required to appoint a 15-member Citizen Oversight Committee. The Committee's conclusions, comments, and concerns would be presented to the City Council before a decision on adopting the Comprehensive Plan or changing land use designations.

DATED: _____, 2014

/s/ John Bakker
John D. Bakker, City Attorney

ARGUMENT IN FAVOR OF THE “LET DUBLIN DECIDE” INITIATIVE

Dublin should control the property on its borders, not the County or neighboring cities. Establishing control means that Dublin can decide how much open space it wants and where, and not rely on other jurisdictions to protect its surrounding hillsides. The Dublin city council recently adopted the “Dublin Open Space Initiative of 2014” to establish an Urban Growth Boundary at Dublin’s existing city limits but that initiative does not protect any property outside of City limits from future development, including the area sometimes called Doolan Canyon. Adopting that initiative did not create any open space in the city of Dublin, nor did it change any land use regulation, or stop potential development, because Doolan Canyon is in the County, not the City. More than 3,500 citizens of Dublin signed the “Let Dublin Decide” initiative because they believe that Dublin residents should control their own future. The Let Dublin Decide initiative does not grant any development rights. It simply directs the city council to start the annexation process so the City has control over Doolan Canyon and not the County. Prior to any annexation, a full environmental and public review for the property would be required. The initiative also mandates that a 15 member citizen’s oversight committee participate in formulating any plans for the area, which could include permanent open space not just an invisible border. Essentially, the Let Dublin Decide initiative gives the citizens of Dublin a voice in the future of Doolan Canyon. We urge you to vote yes to “Let Dublin Decide”.

Argument Submitted in Opposition to Measure __ [Let Dublin Decide Initiative]

.....

Vote NO on Measure __. It's a developer-sponsored initiative designed to confuse voters and nullify the Dublin Open Space Initiative of 2014 that your City Council unanimously adopted in June. The Open Space Initiative established an urban limit line at our eastern city limits and made our western urban limit line permanent.

We also voted unanimously to oppose Measure __ because it's bad policy for Dublin. Measure __ greatly expands the new eastern urban limit line to encompass 1,650 acres in Doolan Canyon beyond current city limits. There is only one reason to expand the urban limit line—to allow new sprawl development.

In 2010, the developers behind Measure __ proposed a 1,990-unit residential subdivision in Doolan Canyon. This huge sprawl development would add tens of thousands of new car trips per day to Dublin Blvd. and I-580, greatly increasing traffic congestion. It would stress our limited water supply while destroying agriculture and open space adjacent to our city. It would require expensive new infrastructure and additional police, fire, and emergency medical services costing taxpayers millions of dollars annually.

The developers behind Measure __ would have you believe their initiative is needed so Dublin can decide what happens in Doolan Canyon. **Dublin has decided:** Doolan Canyon shall remain undeveloped open space between Dublin and Livermore, which can only be changed by a vote of the people. Livermore's policy is exactly the same and is secured by Livermore's own voter-approved urban growth boundary.

No on __ is recommended by your entire Dublin City Council, along with Planning Commissioners, DUSD and DSRSD Board members, prominent community leaders, and every local environmental group: Tri-Valley Conservancy, Save Mount Diablo, Sierra Club, Friends of the Vineyards, Greenbelt Alliance, Ohlone Audubon Society, and California Native Plant Society.

Please vote **No on Measure __.**

www.SaveDublinOpenSpace.org

.....

[298 words; Doolan Canyon counting as one word]

Measure T

Signature List for Argument In Favor:

Janet Lockhart
Former Mayor City of Dublin

Greg Tomlinson
Resident

Mona Lisa Ballesteros
Resident

Claudia McCormick
Former Vice Mayor – City of Dublin

Signature List for Argument Against:

Tim Sbranti
Mayor of Dublin

Don Biddle
Vice Mayor of Dublin

Kevin Hart
Dublin City Councilmember

David Haubert
Dublin City Councilmember

Abe Gupta
Dublin City Councilmember

REBUTTAL to Argument in Favor of Measure T [Let Dublin Decide Initiative]

If you want less development and less traffic in Dublin, vote No on Measure T.

It's as simple as that.

Out-of-town developers sponsored Measure T with paid signature gatherers. It's deceptive and meant to fool you. So far they've dumped \$150,000 into their campaign.

Measure T would break our new Urban Limit Line and allow massive development in Doolan Canyon, east of town.

Thousands more houses means thousands more cars will jam our already congested roads and freeways. Thousands of new residents will significantly strain police and fire protection services. More development in Dublin will overcrowd schools, stretch our limited water supply, and lose precious open space.

In addition, Measure T will eliminate Dublin voters' control — we will have no say in future development decisions. A so-called "citizen's oversight committee" is advisory only.

No on T is recommended by our entire Dublin City Council, along with Planning Commissioners, School District and DSRSD Board members; by authors of our open space initiative David Bewley and Morgan King; and by every local environmental group: Tri-Valley Conservancy, Save Mount Diablo, Sierra Club, Friends of the Vineyards, Greenbelt Alliance, Ohlone Audubon Society, and Alameda Creek Alliance.

The only ones who benefit: Developers, who will make millions of dollars.

Don't be fooled by a big developer-funded campaign promoting "local control." Breaking our new voter-approved Urban Limit Line will pave the way for building thousands of new houses.

We're Dublin residents. Please join us in voting NO on Measure T.

Ballot Measure Argument Submission Form
(Election Code Section 9600)

The undersigned author(s) of the:

Argument in Favor
(300 words or less)

Argument Against
(300 words or less)

Rebuttal Argument in Favor
(250 words or less)

Rebuttal Argument Against
(250 words or less)

of the ballot measure MEASURE T for the November 4, 2014 General Election in Alameda County, City of Dublin, California, hereby state(s) that such argument is true and correct to the best of his/her/their knowledge and belief.

1. Tim Sbranti

Printed Name

Signature

Date

Mayor, City of Dublin

Title to Appear on Argument

2. DAN SCANNELL

Printed Name

Signature

Date

8/20/14

FORMER PRESIDENT, DUBLIN SAN RAMON SERVICES DISTRICT

Title to Appear on Argument

3. Amy Miller

Printed Name

Signature

Date

8/20/14

Vice President Dublin Unified School District

Title to Appear on Argument

4. Kerrie CHABOT

Printed Name

Signature

Date

8/2

Dublin Sister City Association Board (Director)

Title to Appear on Argument

5. Alan Brown

Printed Name

Signature

Date

08/21/2014

Former Planning Commissioner

Title to Appear on Argument



REBUTTAL TO ARGUMENT AGAINST MEASURE () Let Dublin Decide Initiative

VOTE YES ON MEASURE ()

Measure ___ creates NO URBAN SPRAWL; it is simply about TAKING CONTROL. Measure ___ grants NO DEVELOPMENT rights. There is no project, there are no impacts. It's about who gets to decide what happens on Dublin's eastern border. DUBLIN SHOULD DECIDE.

Measure ___ is sponsored by a former Dublin City Mayor, a former Dublin Vice Mayor, and other prominent citizens of the City of Dublin who understand how important it is to CONTROL THE OPEN SPACE around the City. The fight for control has already begun – Livermore recently filed a request to put the property in their sphere of influence. The recent action by the Dublin City Council has effectively ceded control to Livermore. But that decision is bad policy for Dublin. Dublin should control what happens on its border, not Livermore or the County.

The people of Dublin have the power to decide. That is what this Measure does. It is a vote of the people to take control. If you think it's right for Dublin to have control, vote YES on Measure___.

RECEIVED

AUG 21 2014

CITY OF DUBLIN
CITY MANAGER'S OFFICE

Ballot Measure Argument Submission Form
(Election Code Section 9600)

The undersigned author(s) of the:

Argument in Favor
(300 words or less)

Argument Against
(300 words or less)

Rebuttal Argument in Favor
(250 words or less)

Rebuttal Argument Against
(250 words or less)

of the ballot measure Let Dublin Decide for the November 4, 2014 General Election in Alameda County, City of Dublin, California, hereby state(s) that such argument is true and correct to the best of his/her/their knowledge and belief.

1. JANET LOCKHART
Printed Name



FORMER MAYOR
Title to Appear on Argument

2. GREG TOMLINSON
Printed Name



Resident
Title to Appear on Argument

3. Mona Lisa Ballesteros
Printed Name



Resident
Title to Appear on Argument

4. CLAUDIA Mc CORMICK
Printed Name



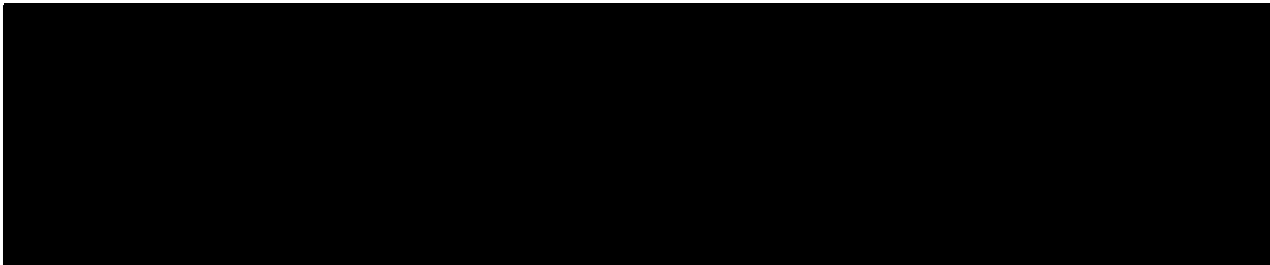
FORMER VICE MAYOR
Title to Appear on Argument

5. _____
Printed Name

Signature

Date

Title to Appear on Argument



The people of the City of Dublin do ordain as follows:

I. TITLE

This Initiative measure shall be known as the "Let Dublin Decide Initiative."

II. THE EASTERN STUDY AREA

This Initiative addresses the Eastern Study Area, an area that lies immediately adjacent to the eastern City limits. The Eastern Study Area is approximately 1,650 acres and does not include any prime agricultural land. It is depicted in Exhibits A-1 and A-2 to this Initiative.

The Eastern Study Area has been included in City planning efforts dating back to the early 1990s, when the City of Dublin and the Alameda County LAFCO first considered bringing the area east of Dublin's original boundaries within Dublin's control. The area was included in Dublin's General Plan until 2002, when it was removed as a neighborly gesture to the City of Livermore, which claimed to support an open space buffer between Dublin and Livermore. However, Livermore subsequently has approved large projects, including a gambling casino (Casino 580) and the Livermore Outlet Mall, right near Dublin's borders. While these projects may bring financial benefits to Livermore, they have caused and will continue to cause traffic congestion and other adverse impacts on Dublin's citizens.

In 2011, the City of Livermore submitted an application to LAFCO to bring 2,278 acres of land adjacent to Dublin city limits, *including* the Eastern Study Area, into Livermore's Sphere of Influence. Bringing property within a city's Sphere of Influence is a first step toward annexation into that city. If the Eastern Study Area is annexed into Livermore, Dublin and its citizens would have no control over what additional development Livermore could approve in the future on Dublin's borders.

III. PURPOSES

Dublin's citizens and its Council need to have a say in what happens in the Eastern Study Area immediately adjacent to Dublin. We need to dictate the open space protections that will apply in this area, while also assuring that we have control over any proposed change in land uses. Action is urgently needed to address these concerns and begin the process of bringing the Eastern Study Area within Dublin's control before Livermore can seize control for itself. This Initiative is enacted for these purposes.

This Initiative is adopted to address the subject of land use and to achieve the following goals and purposes:

- To mandate that 60% of the Eastern Study Area remain in permanent open space or agricultural uses.
- To ensure that ridgelines in the Eastern Study Area are protected
- To protect views from existing homes in Dublin of the Eastern Study Area
- To ensure that environmentally sensitive areas such as Cottonwood Creek and other seasonal wetlands in the Eastern Study Area are protected, and that all impacts are properly mitigated in conformance with local, state and federal laws.
- To lay out a clear path leading to Dublin, and not Livermore, having control over the Eastern Study Area.
- To establish a permanent Urban Limit Line, which defines the outer limits of any potential future growth in Dublin and which can be changed only by a vote of the people of Dublin, along the eastern edge of the Eastern Study Area.
- To require that any future development in the Eastern Study Area pays for its own infrastructure and public services so that any costs of providing those services are borne only by property owners within the Eastern Study Area.
- To ensure that a citizen's oversight committee will participate in the City's review of any land use changes proposed in the Eastern Study Area.
- To require that any proposals to change land uses to allow more intense uses be denied, unless and until a plan is adopted for the entire Eastern Study Area that ensures all of these goals can and will be realized.
- To make permanent the Western Urban Limit Line, which is currently set to expire in 2030.

IV. DEFINITIONS

As used in this Initiative:

"City" and "Dublin" mean the City of Dublin located in Alameda County, California.

"Council" and "City Council" mean the City Council of the City of Dublin.

"Eastern Study Area" means the area addressed by this Initiative, immediately east of Dublin's existing eastern border. The Eastern Study Area is depicted in Exhibits A-1 and A-2.

"Effective Date" means the date this Initiative takes effect, which shall be on the earliest date legally possible. If the four amendments of the mandatory elements of the General Plan permitted by state law for any calendar year have already been enacted in the year in which this Initiative would otherwise take effect, the General Plan amendments set forth in this Initiative shall take effect on January 1 of the next year.

"Filing Date" means the date the Notice of Intent To Circulate Petition for this Initiative was presented to Dublin.

"General Plan" means the General Plan of the City of Dublin, as it exists on the date this Initiative takes effect (unless this Initiative makes specific reference to the General Plan in effect on a different date).

"Initiative" means this Let Dublin Decide Initiative.

“Local Agency Formation Commission” or “LAFCO” means an agency as described in the Cortese-Knox-Hertzberg Act, Government Code sections 56000 and following, that is responsible for deciding issues related to spheres of influence and annexations.

“Measure M” is the initiative that created a Western Urban Limit Line, and is referenced in the General Plan as City Council Resolution 209-00, adopted by initiative on November 7, 2000.

“Sphere of Influence” or “SOI” has the meaning ascribed in Government Code section 56076, i.e. “a plan for the probable physical boundaries and service area of a local agency.”

V. GENERAL PLAN AMENDMENTS

The Eastern Study Area is added to the General Plan, as follows. The text and diagrams of General Plan are amended as follows.

A. Diagram Amendments.

The Dublin General Plan Land Use Map, and all figures in the General Plan that depict the planning area of the City, are amended to encompass the diagrams in Exhibits A-1 and A-2 attached to this Initiative, which is incorporated by reference. Exhibit B attached to this Initiative is the Dublin General Plan Land Use Map on the Filing Date. Exhibit C is from the County’s General Plan Land Use Map, and shows the County land use designations for the Eastern Study Area as of the Filing Date. Exhibits B and C are included for comparison purposes and are not enacted by this Initiative.

B. Eastern Study Area in Chapter 2.

The following text is added to Chapter 2 (Land Use and Circulation: Land Use Element) of the General Plan, at the end of the chapter:

2.7. Eastern Study Area.

This section 2.7 was enacted by the 2014 Let Dublin Decide Initiative.

The Eastern Study Area is an area comprised of approximately 1,650 acres located immediately east of the Eastern Extended Planning Area. It is generally depicted in the land use map (Figure 1-1, which conforms to Exhibit A-1 of the 2014 Let Dublin Decide Initiative). The Eastern Study Area lies inside the Eastern Urban Limit Line established by the 2014 initiative. The Eastern Study Area comprises a “Planning Area” in the General Plan, separate from the Primary, Western Extended and Eastern Extended Planning Areas.

A. Guiding Policy for the Eastern Study Area.

Take all steps necessary to ensure that the Eastern Study Area is brought under the control of the City of Dublin, so that Dublin will decide what, if anything, should happen in this area. It is the policy of Dublin that the Council should apply to LAFCO and obtain an amendment of Dublin’s Sphere of Influence to include the Eastern Study Area, and pursue annexation of that area, as soon as practicable in compliance with the 2014 Let Dublin Decide Initiative.

B. Eastern Urban Limit Line.

To facilitate Dublin’s plan to obtain control over the Eastern Study Area, to encourage LAFCO to approve an application to amend Dublin’s Sphere of Influence to include the Eastern Study Area, and to ensure that urban services cannot be provided by Dublin outside the Eastern Study Area without a vote of the people of Dublin, an Eastern Urban Limit Line is established around the Eastern Study Area. The Eastern Urban Limit Line is shown on the General Plan Land Use Map (Figure 1-1).

The City shall not approve or recommend approval of the permanent use or extension of City services or facilities, including but not limited to, utilities or roads, to support or facilitate urban development beyond the Eastern Urban Limit Line. The location of the Eastern Urban Limit Line may be changed only by a vote of the people of Dublin.

C. Land Use Designations for the Eastern Study Area.

Land within the Eastern Study Area is designated Resource Management and Large Parcel Agriculture, as shown on the Land Use Map (Figure 1-1). These land use designations mimic the land use designations adopted by the voters of the County for this area, and are intended to maintain the land uses that were permitted in the Eastern Study Area when the 2014 Let Dublin Decide Initiative became effective. Accordingly, they apply to legal parcels, meaning any parcels created after annexation that meet the minimum parcel size requirements as well as all parcels recognized as legal parcels by the County prior to annexation. These land use designations shall remain in place unless and until such time as the City Council adopts an Eastern Study Area Comprehensive Plan consistent with the 2014 Let Dublin Decide Initiative.

Resource Management. This designation requires a minimum parcel size of 100 acres and a maximum building intensity for non-residential uses of .01 FAR (Floor Area Ratio) but not less than 20,000 square feet per legal parcel. One single family home per legal parcel is allowed provided that adequate road access, sewer and water facilities, and public services are provided. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. The population density for Resource Management is 2.7 persons per residential unit. Apart from Infrastructure Expressly Allowed In Resource Management and Large Parcel Agriculture (see below), all buildings shall be located on a contiguous development envelope not to exceed 2 acres, except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. All development must comply with the Goals, Guiding Policies, Policies, Implementing Policies and Implementation Measures that apply throughout all three other Planning Areas (the Primary and Extended Planning Areas), as those policies exist at the time such development is approved. Subject to the provisions of the 2014 Let Dublin Decide Initiative, this designation permits agricultural uses, recreational uses, habitat protection, watershed management, public and quasi-public uses, areas typically unsuitable for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally sensitive features, secondary residential units, active sand and gravel and other quarries, reclaimed quarry lakes, and similar and compatible uses. Sand and gravel quarries allow a range of uses including sand and gravel processing, associated manufacturing and recycling uses requiring proximity to quarries, reclamation pits, and public use areas. This designation is intended mainly for land designated for long-term preservation as open space but may include low intensity agriculture, grazing, and very low density residential use. Development that would interfere with the ability to adopt an effective Eastern Study Area Comprehensive Plan that complies with the 2014 Let Dublin Decide Initiative is not allowed.

Large Parcel Agriculture. This designation requires a minimum parcel size of 100 acres. The maximum building intensity for non-residential buildings shall be .01 FAR but not less than 20,000 square feet per legal parcel. Where permitted, greenhouses shall have a maximum intensity of .025 FAR. One single family home per parcel is allowed provided that adequate road access, sewer and water facilities, and public services are provided. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Additional residential units may be allowed if they are occupied by farm employees required to reside on-site. All development must comply with the Goals, Guiding Policies, Policies, Implementing Policies and Implementation Measures that apply throughout all three other Planning Areas (the Primary and Extended Planning Areas), as those policies exist at the time such development is approved. The population density for Large Parcel Agriculture is 2.7 persons per residential unit. Apart from Infrastructure Expressly Allowed In Resource Management and Large Parcel Agriculture (see below), all buildings shall be located on a contiguous development envelope not to exceed 2 acres except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the 2014 Let Dublin Decide Initiative, this designation permits agricultural uses, agricultural processing facilities (for example wineries, olive presses), limited agricultural support service uses (for example animal feed facilities, silos, stables, and feed stores), secondary residential units, visitor-serving commercial facilities (by way of illustration, tasting rooms, fruit stands, bed and breakfast inns), recreational uses, public and quasi-public uses, solid waste landfills and related waste management facilities, quarries, windfarms and related facilities, utility corridors, and similar uses compatible with agriculture. Development that would interfere with the ability to adopt an effective Eastern Study Area Comprehensive Plan that complies with the 2014 Let Dublin Decide Initiative is not allowed.

Infrastructure Expressly Allowed In Resource Management and Large Parcel Agriculture. On lands designated either Resource Management or Large Parcel Agriculture, the City shall neither provide nor authorize public facilities or other infrastructure in excess of that needed for permissible development consistent with the 2014 Let Dublin Decide Initiative. This policy shall not bar 1) new, expanded or replacement infrastructure necessary to create adequate service for areas other than the Eastern Study Area, 2) maintenance, repair or improvements of public facilities which do not increase capacity, and 3) infrastructure such as pipelines, canals, and power transmission lines which have no excessive growth-inducing effect on the Eastern Study Area and have permit conditions to ensure that no service can be provided beyond that consistent with development allowed by the 2014 Let Dublin Decide Initiative. "Infrastructure" for purposes of this paragraph shall include public facilities, community facilities, and all structures and development necessary to the provision of public services and utilities.

D. Land Use Designations May Be Changed Only If An Eastern Study Area Comprehensive Plan Is Adopted.

The Council shall not amend any land use designation for any property in the Eastern Study Area to a designation that would allow a greater intensity of development unless an Eastern Study Area Comprehensive Plan has been adopted for land uses for the entire Eastern Study Area, and the proposed amendment is consistent with that Eastern Study Area Comprehensive Plan. The Eastern Study Area Comprehensive Plan must comply with and include the following policies, which can be amended only by a vote of the people of Dublin:

1. Sixty percent (60%) of the land in the Eastern Study Area shall be permanently protected such that it will remain in open space or agricultural uses. Acceptable open space may include but is not necessarily limited to parks or trails, either public or private, or private property that is subject to a recorded conservation easement limiting use of the property to open space, agriculture, grazing, wetland or habitat preservation or enhancement, or other similar uses.
2. Protect ridgelines in the Eastern Study Area by precluding development on lands over 770 feet in elevation above the mean sea level. As is the case with the Development Elevation Cap for the Eastern Extended Planning Area, this Eastern Study Area Development Elevation Cap requires that on lands above 770 feet, residential, commercial and industrial uses are not allowed; and only public, semi-public, or open space uses; reservoirs, water lines, grading, and infrastructure and construction activities necessary for development on lands located at or below 770 feet in elevation are allowed.
3. Protect views of existing Dublin residents by requiring that no future residential structures, if any, in the Eastern Study Area shall be visible from a residence in the City of Dublin that existed on the date the 2014 Let Dublin Decide Initiative took effect.
4. Protect local wetlands, streams and wildlife habitats in the Eastern Study Area, including Cottonwood Creek and other seasonal wetlands, in conformance with local, state and federal laws.
5. Any future development within the Eastern Study Area shall pay for its own infrastructure and public services (including police, fire, schools and roads), so that the burdens imposed by development in the Eastern Study Area are not borne by residents in other areas of the City.
6. Multi-use trails shall be included in the Eastern Study Area. These trails shall be provided by dedication of land and construction of improvements, or by the funding of acquisition and construction costs. The trails shall provide for connection points to the East Bay Regional Park District lands located north of the Eastern Study Area.

E. Citizen Oversight Committee.

Following receipt of any application to change a land use designation on any property within the Eastern Study Area to a designation that would allow more development than is allowed under the existing designation, the City Council shall appoint a fifteen (15)-member Citizen Oversight Committee, as follows:

1. Each member of the Council shall appoint one resident of Dublin, for a total of five (5) members. In addition, the City Council shall appoint three (3) representatives of landowners in the Eastern Study Area, two (2) representatives of local environmental groups, two (2) representatives of the Dublin Unified School District, two (2) representatives of business interests and one (1) "at large" representative.
2. Concurrent with the appointment of the Citizen Oversight Committee, the City Council shall adopt guidelines and polices that shall establish how the committee will participate in the processing of any proposal to adopt an Eastern Study Area Comprehensive Plan or change any land use designation in the Eastern Study Area to a designation that would allow more development. The guidelines and policies shall address all of the following:
 - a. The addition or substitution of members.
 - b. Term of membership.
 - c. Methods of communication.

- d. Access to and distribution of application materials presented to the City.
- e. Meetings among committee members, with City staff, and with members or subcommittee of the Council.
- f. Presentation of committee discussions, conclusions or consensus items to City decision makers.
- g. The mechanism by which the City Council must respond to committee conclusions, comments and concerns prior to making any decision on an Eastern Study Area Comprehensive Plan or land use designation amendment.

C. Western Urban Limit Line.

City Council Resolution 209-00, adopted by initiative on November 7, 2000 as "Measure M", created the Western Urban Limit Line. That initiative and the Western Urban Limit Line are amended to make the Urban Limit Line permanent so that it can be changed only by a vote of the people of Dublin.

1. Amendments To Measure M

Measure M is amended. The following underlined text is added by this Initiative. The stricken text is deleted. The plain text is included for comparison and context, and is not adopted by this Initiative.

Section 2.B.2 of Measure M is amended as follows.:

- 2. Amend Section 1.8.1, Western Extended Planning Area, to add the following after "Other land use categories" and before Table 1.1:

"Urban Limit Line. An Urban Limit Line was adopted by initiative in _____ for the Western Extended Planning Area. The Urban Limit Line is located along the city limits line as of the effective date of the initiative. Pursuant to the initiative, lands west of the Urban Limit Line are designated as Rural Residential/Agriculture on the Land Use Map. The initiative is effective until changed by the voters, for 30 years from its effective date; the location of the Urban Limit Line may be changed only by a vote of the people of Dublin during the effective period, and only following review and approval of a General Plan Amendment by the City Council. Any request to change the Urban Limit Line must be accompanied by a request to amend the land use designation to an urban designation."-

Section 2.B.3 of Measure M is amended as follows:

- 3. Amend Section 2, Western Extended Planning Area, to add the following at the end of the section, after Table 2.2:

"All lands in the Western Extended Planning Area located west of the Urban Limit Line as defined in Section 2.B.2 above, shall be designated Rural Residential/Agriculture for a period of 30 years from the effective date of Resolution _____, adopted by initiative in _____ and may be changed only by a vote of the people of Dublin. The intent of the Urban Limit Line is to protect the natural resources of the western hills and to restrict further urban development in the western hills, instead guiding it to areas of Dublin that are less constrained and where urban services can be provided in a more efficient and cost-effective manner.

In addition to restricting urban development, the City will not approve or recommend approval of the permanent use or extension of city services or facilities, including but not limited to utilities or roads, to support or facilitate urban development beyond the Urban Limit Line."

Measure M as amended by this Initiative may be further amended only by a vote of the people.

2. Amendments to the General Plan To Reflect A Permanent Western Urban Limit Line.

The following text amendments are made to the following Sections of the General Plan. The following underlined text is added by this Initiative. The stricken text is deleted. The plain text is included for comparison and context, and is not adopted by this Initiative.

The last paragraph of Section 1.4.2 is amended as follows:

An Urban Limit Line was adopted by initiative on November 7, 2000 for a portion of the Western Extended Planning Area, and that Urban Limit Line was made permanent by the 2014 Let Dublin Decide Initiative. The Urban Limit Line is coterminous with the City limit line as of the effective date of the 2000 Initiative. Pursuant to the 2000 Initiative, lands west of the Urban Limit Line are required to be designated as Rural Residential/Agriculture on the General Plan Land Use Map (Figure 1-1) ~~for a period of~~

~~30 years from the effective date of initiative Resolution 209-00.~~ The intent of the Urban Limit Line is to protect the natural resources of the western hills by guiding development to areas of Dublin that are less constrained and where urban services can be provided in a more efficient and cost effective manner. The City will not approve or recommend approval of the permanent use or extension of City services or facilities, including but not limited to, utilities or roads, to support or facilitate urban development beyond the Urban Limit Line. The location of the Urban Limit Line may only be changed by a vote of the people of Dublin ~~during the effective period~~, and only following review and approval of a General Plan Amendment by the City Council. Any request to change the Urban Limit Line must be accompanied by a request to amend the land use designation to an urban designation

The last paragraph of Section 1.8.1.7.B is amended as follows:

Urban Limit Line.

An Urban Limit Line was adopted by initiative on November 7, 2000 for the Western Extended Planning Area. The Urban Limit Line is located along the City limit line as of the effective date of this initiative. Pursuant to the initiative, lands west of the Urban Limit Line are designated as Rural Residential/Agriculture on the General Plan Land Use Map (Figure 1-1). The Initiative, as originally enacted, was ~~is~~ effective for thirty (30) years from its effective date. The 2014 Let Dublin Decide Initiative deleted the provisions that made the 2000 Initiative effective for only 30 years and made the Western Urban Limit Line permanent. ~~T;~~ the location of the Urban Limit Line may be changed only by a vote of the people of Dublin ~~during the effective period~~, and only following review and approval of a General Plan Amendment by the City Council. Any request to change the Urban Limit Line must be accompanied by a request to amend the land use designation to an urban designation.

The last paragraph of Section 2.1 is amended as follows:

The majority of the Primary Planning Area has been developed since the 1960's; therefore, the Land Use Element focuses on the remaining uncommitted sites and on the potential for more intensive use of existing sites. Land use changes in the Eastern Extended Planning Area have been more dramatic with the implementation of the Eastern Dublin Specific Plan. With the exception of Schaefer Ranch, development in the Western Extended Planning Area ~~was initially~~ is restricted until 2030 pursuant to initiative Resolution 209-00 adopted on November 7, 2000. The 2000 Initiative established a Western Urban Limit Line, and the 2014 Let Dublin Decide Initiative made that Urban Limit Line permanent so that it can be changed only by a vote of the people of Dublin.

The first paragraph of Section 2.4 is amended as follows:

2.4 WESTERN EXTENDED PLANNING AREA

The Western Extended Planning Area is over 3,000 acres (see Table 2.3 below) of which approximately 2,647 acres lie west of the Urban Limit Line and have been designated Rural Residential/Agriculture ~~for a period of 30 years from the effective date of City Council Resolution 209-00, adopted by initiative on November 7, 2000.~~ The intent of the Urban Limit Line is to protect the natural resources of the western hills and guide development to areas of Dublin that are less constrained and where urban services can be provided in a more efficient and cost-effective manner. The Western Urban Limit Line was made permanent by the 2014 Let Dublin Decide Initiative, and can be changed only by a vote of the people of Dublin. In addition to restricting urban development, the City will not approve or recommend approval of the permanent use or extension of City services or facilities, including but not limited to, utilities or roads, to support or facilitate urban development beyond the Urban Limit Line.

Guiding Policy A.1.a. in Section 2.5.5, Western Extended Planning Area, is amended as follows:

a. An Urban Limit Line was adopted by initiative on November 7, 2000 for the majority of the Western Extended Planning Area. The Urban Limit Line is located along the City limit line as of the effective date of the initiative. Pursuant to the initiative, lands west of the Urban Limit Line are designated as Rural Residential/Agriculture on the General Plan Land Use Map (Figure 1-1). The Initiative as originally enacted, was ~~is~~ effective for thirty (30) years from its effective date. The 2014 Let Dublin Decide Initiative amended the General Plan to make the Western Urban Limit Line permanent. ~~T;~~ the location of the Urban Limit Line may be changed only by a vote of the people of Dublin ~~during the effective period~~, and only following review and approval of a General Plan Amendment by the City Council. Any request to change the Urban Limit Line must be accompanied by a request to amend the land use designation to an urban designation.

VI. CONFORMING GENERAL PLAN AMENDMENTS

The following amendments to the General Plan are made by this Initiative to ensure the General Plan remains internally consistent and correlated. Underlined text is added and strikethrough text is deleted. Plain text is included for comparison and context.

The amendments added by this Section VI of the 2014 Let Dublin Decide Initiative may be amended or deleted by the Council pursuant to usual procedures without a vote of the people of Dublin, so long as doing so effects no substantive change to or conflicts with any provisions in any other Section of this Initiative.

Section numbers references within these conforming amendments are to sections of the General Plan.

Conforming Amendment #1. The second paragraph of Section 1.1 is amended as follows:

The text and plan maps adopted by the City Council in this General Plan constitute a guide for the day to day physical development decisions that shape the social, economic, and environmental character of the City and its ~~extended~~ planning areas. In accordance with Government Code Section 65300, the General Plan includes policies for the Planning Area, including the City limits proper and those areas outside the City limits that bear relation to Dublin's planning. Consequently, the Dublin Planning Area includes the Primary Planning Area, ~~and~~ two Extended Planning Areas, ~~(the Eastern Extended Planning Area and the Western Extended Planning Area), and the Eastern Study Area.~~ The City and its Extended Planning Areas cover approximately 18.76 square miles of which 14.62 square miles are located within the City limits. The remaining 4.14+ square miles is located within the Western Extended Planning Area beyond an Urban Limit Line. In addition, the Eastern Study Area covers approximately 1650 acres, or approximately 2.6 square miles.

Conforming Amendment #2. Section 1.4 is amended as follows:

1.4 ~~PRIMARY AND EXTENDED~~ DUBLIN'S FOUR PLANNING AREAS

The General Plan includes policies for all ~~four~~ three of the City's Planning Areas: the Primary Planning Area, Eastern Extended Planning Area ~~and~~ Western Extended Planning Area ~~and the Eastern Study Area.~~ The Primary Planning Area consists of the original 1982 City boundaries and those annexations occurring to the west between 1985 and 1991 and is roughly 3,100 acres. The Eastern Extended Planning Area is located east of the Primary Planning Area while the Western Extended Planning Area is located west of the Primary Planning Area. The Eastern and Western Extended Planning Areas are coterminous with the City's Sphere of Influence and are described in further detail below.

The Eastern Study Area was created by the 2014 Let Dublin Decide Initiative, which also established a policy that the Council should apply to LAFCO and obtain an amendment of Dublin's Sphere of Influence to include the Eastern Study Area, and pursue annexation of that area. The Eastern Study Area lies east of the Eastern Extended Planning Area and inside the Eastern Urban Limit Line established by that initiative. For more detailed information about the Eastern Study Area and policies applicable to that area, see Section 2.7.

Conforming Amendment #3. A new Section 1.4.3 is added immediately following Section 1.4.2, as follows:

1.4.3 EASTERN STUDY AREA.

The Eastern Study Area was added by the 2014 Let Dublin Decide Initiative, and is subject to the policies set forth in Section 2.7.

Conforming Amendment #4. Section 1.8.1.2 is amended as follows:

1.8.1.2 POPULATION DENSITY MEASUREMENTS

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

Conforming Amendment #5. A new Section 1.8.1.7A is added, immediately following Section 1.8.1.7, as follows:

1.8.1.7A. EASTERN STUDY AREA

For the land use classifications applicable in the Eastern Study Area, see Section 2.7 below.

Conforming Amendment #6. Section 2.1 is amended as follows:

2.1 INTRODUCTION

Government Code sec. 65302(a) identifies the required content for land use elements. A land use element must 1) designate the proposed distribution of specified uses and facilities; 2) identify population density and building intensity standards for each land use district; 3) identify areas subject to flooding and review those areas annually; 4) create a timber production land use category where appropriate; and, 5) consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas.

Each of these required features is included in Dublin's adopted General Plan, although not all are present in the Land Use Element. Dublin's General Plan Map for ~~all the Primary and Extended~~ Planning Areas, Figure 1-1, summarizes the proposed distribution of residential, commercial, industrial, and open space uses. The map also shows existing schools and other public buildings and grounds. Policies further defining the location and intensity of residential, commercial, and industrial uses appear in this Land Use Element. Policies relating to open space and parks appear in the Parks and Open Space Element (Chapter 3); policies relating to schools, and solid and liquid waste disposal facilities appear in the Schools, Public Lands and Utilities Element (Chapter 4). Background information supporting the adopted policies is located in the corresponding Land Use, Open Space, and Schools, Public Lands and Utilities sections of the Technical Supplement.

Population density and building intensity standards are presented in sec. 1.8.1 Land Use Classifications of Chapter 1, and in sec. 2.7 pertaining to the Eastern Study Area. Areas subject to flooding and appropriate land use policies are presented in the Seismic Safety and Safety Element (Chapter 8). Dublin's General Plan contains no timber production land use category because no timberland as described in Government Code sec. 65302(a)(1) occurs anywhere in the City's planning area. Policies related to military readiness activities at the Parks Reserve Forces Training Area can be found in the Schools, Public Lands and Utilities Element (Chapter 4).

The majority of the Primary Planning Area has been developed since the 1960's; therefore, the Land Use Element focuses on the remaining uncommitted sites and on the potential for more intensive use of existing sites. Land use changes in the Eastern Extended Planning Area have been more dramatic with the implementation of the Eastern Dublin Specific Plan. With the exception of Schaefer Ranch, development in the Western Extended Planning Area is restricted until 2030 pursuant to initiative Resolution 209-00 adopted on November 7, 2000. The Eastern Study Area is subject to the policies described in sec. 2.7.

Conforming Amendment #7. A new Section 3.5 is added at the end of Chapter 3 (Land Use and Circulation: Parks and Open Space) of the General Plan:

3.5 EASTERN STUDY AREA

The Eastern Study Area was added to the City's General Plan by the 2014 Let Dublin Decide Initiative. The Resource Management and Large Parcel Agriculture land use designations, which were adopted by the 2014 Let Dublin Decide Initiative, seek to preserve existing uses and will result in preservation of existing areas of open space in the condition they were in as of the effective date of that initiative. These designations cannot be amended to allow more development unless and until an Eastern Study Area Comprehensive Plan is formulated for the area. If an Eastern Study Area Comprehensive Plan were being considered, the subjects of parks and permanent open space would be addressed in the context of the Plan being proposed, and policies specific to the Eastern Study Area would be considered at that time. (See Section 2.7)

Conforming Amendment #8. A new Section 4.8 is added at the end of Chapter 4 (Land Use and Circulation: Schools, Public Lands, and Utilities Elements), as follows:

4.8 EASTERN STUDY AREA

The Eastern Study Area was added to the City's General Plan by the 2014 Let Dublin Decide Initiative. The Resource Management and Large Parcel Agriculture land use designations that apply in this Planning Area, which were adopted by the 2014 Let Dublin Decide Initiative, seek to preserve existing uses. Accordingly, the Eastern Study Area is not expected to generate substantial needs or have substantial impacts related to public schools, public lands, solid waste, sewage treatment and disposal, water supply, or the Alameda County Hazardous Waste Management Plan. Similarly, the Eastern Study Area is not expected to have any appreciable effect on military readiness.

The Resource Management and Large Parcel Agriculture land use designations cannot be amended to allow more development unless and until an Eastern Study Area Comprehensive Plan is adopted for the area. If an Eastern Study Area Comprehensive Plan were being considered, the subjects of public schools, public lands, solid waste, sewage treatment and disposal, water supply, the Alameda County

Hazardous Waste Management Plan, and effect on military readiness would be addressed in the context of the Plan being proposed, and policies specific to the Eastern Study Area would be considered at that time. (See Section 2.7)

Conforming Amendment #9. A new paragraph is added at the end of section 5.1 as follows:

The Eastern Study Area, which lies outside City limits as of the effective date of the 2014 Let Dublin Decide Initiative that added the Eastern Study Area to the General Plan, is served primarily by the proposed extension of Dublin Boulevard from Fallon Road to Airway Boulevard. (See Table 5.1 below). Streets in the Eastern Study Area are shown on the Circulation Map as amended by the 2014 Let Dublin Decide Initiative. The Resource Management and Large Parcel Agriculture land use designations that apply in this Planning Area, which were adopted by the 2014 Let Dublin Decide Initiative, seek to preserve existing uses. Accordingly, the Eastern Study Area is not expected to impose substantial needs or have substantial impacts related to circulation. The Resource Management and Large Parcel Agriculture land use designations cannot be amended to allow more development unless and until an Eastern Study Area Comprehensive Plan is adopted for the area. If an Eastern Study Area Comprehensive Plan were being considered, circulation issues would be addressed in the context of the Plan being proposed, and policies specific to the Eastern Study Area would be considered at that time. (See Section 2.7)

Conforming Amendment #10. The third and fourth paragraphs of Section 7.1 are amended as follows:

Those statutorily required resources that do not occur in the ~~Primary or Extended~~ Planning Areas of Dublin are not discussed. Specifically, Dublin is an inland city which contains no forests, harbors, fisheries or mineral extraction areas.

Air quality and wastewater disposal have been the Tri-Valley's most difficult conservation issues affecting urban growth, even with construction of the Livermore Amador Valley Wastewater Management Association (LAVWMA) pipeline, and significantly improved air quality. The extent of development in ~~eastern~~ the Eastern Extended Planning Area of Dublin has drawn greater attention to other conservation issues -- conversion of agricultural land to urban uses; loss of open space; hazards posed by development in steep and landslide prone areas; increased runoff; and, erosion and stream siltation. Additionally, the prospect of renewed or intensified air quality and sewage disposal problems accompanies plans approved or under consideration that would result in up to 200,000 jobs in the Tri-Valley.

Conforming Amendment #11. Section 7.1.2 is amended as follows:

7.1.2 EASTERN HILLS

The eastern hills are not as valuable as the western hills for habitat resources. Productive agricultural soils are likewise limited; the Eastern Extended Planning Area and the Eastern Study Area ~~do does~~ not include prime agricultural land or farmlands of Statewide importance. At best, the forage produced in the Planning Area is of some local importance. Throughout the northern, central, and eastern portions of the Eastern Extended Planning Area, much of the land had been under Williamson Act contracts that prohibit development for a minimum of ten years while providing tax advantages to landowners. In recent years, a number of landowners have not renewed their contracts, and the lands are no longer in Williamson Act contracts.

Conforming Amendment #12. The first paragraph of Section 7.2 is amended as follows:

7.2 STREAM CORRIDORS AND RIPARIAN VEGETATION

Dublin's Primary and Eastern Extended Planning Areas, and the Eastern Study Area are located within Livermore Drainage Unit which is one of two major drainage basins in the Alameda Creek Watershed. Of the many streams in the Livermore Drainage Unit, two flow through Dublin's Primary and Eastern Extended Planning Areas – Alamo Creek and Tassajara Creek, respectively. Alamo Creek runs in a north-south direction just west of Dougherty Road; Tassajara Creek also runs in a north-south direction and is located just west of Tassajara Road. Portions of these creeks have been channelized and remaining sections are being improved as a result of subdivision developments. Cottonwood Creek flows through the Eastern Study Area, and is protected by the 2014 Let Dublin Decide Initiative. (See Section 2.7)

Conforming Amendment #13. A new Section 7.9 is added at the end of Chapter 7 (Environmental Resources Management: Conservation Element), as follows:

7.9 EASTERN STUDY AREA

The Eastern Study Area was added to the City's General Plan by the 2014 Let Dublin Decide Initiative. The Resource Management and Large Parcel Agriculture land use designations that apply in this Planning Area, which were adopted by the 2014 Let

Dublin Decide Initiative, seek to preserve existing uses and will result in preservation of existing areas of open space and agricultural uses in the condition they were in as of the effective date of that initiative.

The Resource Management and Large Parcel Agriculture land use designations are respectful of environmental resources and they cannot be amended to allow more development unless and until an Eastern Study Area Comprehensive Plan is adopted for the area. If an Eastern Study Area Comprehensive Plan were being considered, the subjects of stream corridors and riparian vegetation, erosion and siltation control, oak woodlands, oak woodlands, air quality, agricultural lands, archeologic and historic resources, and open space maintenance/management would be addressed as applicable in the context of the Plan being proposed, and policies for the Eastern Study Area would be considered at that time. (See Section 2.7)

Conforming Amendment #14. Section 8.1 is amended as follows:

Few potential building sites within the ~~Primary or Extended~~ Planning Areas are without geologic impact or hazard. The hazard may be actual, such as an active landslide or proximity to an active fault, or potential, such as a proposed cut that might activate a landslide. Mitigation of hazards may increase construction cost, but will reduce long-term costs to both property owners and the City.

Conforming Amendment #15. A new Section 8.4 is added at the end of Chapter 8 (Environmental Resources Management: Seismic Safety and Safety Element) as follows:

8.4 EASTERN STUDY AREA

The Eastern Study Area was added to the City's General Plan by the 2014 Let Dublin Decide Initiative. The Resource Management and Large Parcel Agriculture land use designations that apply in this Planning Area, which were adopted by the 2014 Let Dublin Decide Initiative, seek to preserve existing uses. That Initiative amended General Plan Diagrams to map seismic and geologic hazard areas, and flood areas. Evacuation routes for this Planning Area are along the existing roadway system, depicted in the Circulation Map as amended by the 2014 Let Dublin Decide Initiative.

The Resource Management and Large Parcel Agriculture land use designations restrict development and they cannot be amended to allow more development unless and until an Eastern Study Area Comprehensive Plan is adopted for the area. If an Eastern Study Area Comprehensive Plan were being considered, the risk of ground shaking, rupture, and failure due to earthquakes, landslide, subsidence and liquefaction hazards, flooding, and urban and wildland fires would be addressed as applicable in the context of the Plan being proposed, and policies for the Eastern Study Area would be considered at that time. (See Section 2.7)

Conforming Amendment #16. Section 9.1 is amended as follows:

9.1 INTRODUCTION

Government Code sec. 65302(f) outlines the statutory requirements for Noise Elements. Recognizing the State Office of Noise Control (ONC) guidelines, Noise Elements must quantify current and projected noise levels for local noise sources. Among the noise sources to be evaluated are highways and freeways, arterials and major streets, railroads and rapid transit systems, airports and heliports, industrial plants, and other ground stationary sources identified by local agencies as contributing to the community noise environment.

Traffic noise is the major source of noise in Dublin's ~~three~~ Planning Areas. Therefore, the focus of this Noise Element is the effect of traffic noise on locating categories of land use and developing projects within those categories. Information supporting the adopted noise policies is located in the corresponding Noise Element section of the Technical Supplement, and the Eastern Study Area is projected to experience the same level of noise along the freeways and major roadways as is described and projected within the Eastern Extended Planning Area. The City's Planning Areas contain no railroads, airports, heliports or industrial plants. However, the Parks Reserve Forces Training Area (Parks RFTA) does contain a heliport and is located between Dublin's Primary and Eastern Extended Planning Areas. Noise impacts from the Parks RFTA were addressed in the Army's 2005 Environmental Noise Management Plan (ENMP). Additionally, the southern portions of the Eastern Extended Planning Area east of Tassajara Road fall within the Livermore Municipal Airports Airport Influence Area (AIA). Noise impacts from the Livermore Municipal Airport were addressed in Alameda County's 2012 Airport Land Use Compatibility Plan (ALUCP). Development within the AIA must be consistent with the ALUCP.

Traffic is the primary source of continuous noise in Dublin. Noise exposure contours have been plotted for 2011 (based on current traffic data) and projected to 2035 based on anticipated traffic volume increases (see Figures 9-1 and 9-2). The

Community Noise Equivalent Level (CNEL) describes 24-hour average noise levels measured in decibels (dB) taking into account the increased sensitivity of people to noise during evening and nighttime hours. Sound levels between 7:00 p.m. and 10:00 p.m. are penalized 5 dB and those between 10:00 p.m. and 7:00 a.m. are penalized 10 dB. The dB scale is logarithmic; a 3 dB difference normally is discernable and a 10 dB increase is subjectively heard as a doubling in loudness.

The Land Use Compatibility Table (Table 9.1) provides the basis for decisions on the location of land uses in relation to noise sources, and for determining noise mitigation needs. Noise impacts resulting from development within the Eastern Extended Planning Area were addressed in the Eastern Dublin Specific Plan Environmental Impact Report and subsequent environmental analyses for projects within the Eastern Extended Planning Area. The Resource Management and Large Parcel Agriculture land use designations that apply in the Eastern Study Area, which were adopted by the 2014 Let Dublin Decide Initiative, seek to preserve existing uses and thus are not expected to alter noise. Existing and projected noise contours in the Eastern Extended Planning Area are extended into the Eastern Study Area. The Resource Management and Large Parcel Agriculture designations cannot be amended to allow more development unless and until an Eastern Study Area Comprehensive Plan is adopted for the area. If an Eastern Study Area Comprehensive Plan were being considered, noise issues would be addressed as applicable in the context of the Plan being proposed, and policies for the Eastern Study Area would be considered at that time. (See Section 2.7).

Conforming Amendment #17. Appendix A (General Plan Amendments) is amended as follows. An additional row is added. In the “Amendment” column of that new row, “2014 Let Dublin Decide Initiative” is added. In the “Approval” column of that new row, “Initiative” is added. In the “Dated Adopted” column of that new row, “11-4-14” (or such other date as this Initiative is adopted) is added. In the “GP Updated” column “TBD” is added.

Conforming Amendment #18. The second paragraph under the heading “Agricultural Workers” on page Appendix C-16 of the City of Dublin 2009-2014 Housing Element is amended as follows:

Dublin is an urbanized community with no undeveloped parcels zoned for agricultural use, though land in the Eastern Study Area is designated in the General Plan for agricultural uses. The agricultural land use designation is intended to maintain existing uses and is not expected to expand agricultural uses. Because a negligible portion of community residents are employed in farming, fishing, and forestry occupations and there is little potential for this occupational category to expand within Dublin, no housing programs or policies are needed to address the needs of farm-workers.

Conforming Amendment #19. The text immediately following the heading “B. Governmental Constraints” on page Appendix C-32 of the City of Dublin 2009-2014 Housing Element is amended as follows:

B. Governmental Constraints

City ordinances, policies, and other regulations can impact the price and availability of housing in Dublin. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as constraints to housing development.

The following public policies can affect overall housing availability, adequacy, and affordability.

Land Use Controls

The Dublin General Plan, Eastern Dublin Specific Plan, Downtown Core Specific Plan, Village Parkway Specific Plan, and West Dublin BART Specific Plan establish land use designations for ~~three~~ four areas of the City:

- Primary Planning Area;
- Eastern Extended Planning Area; ~~and~~
- Western Extended Planning Area; and
- Eastern Study Area.

Conforming Amendment #20. A new section is added on page Appendix C-34 of the City of Dublin 2009-2014 Housing Element, after the section entitled “Western Extended Planning Area and immediately before the section entitled “Livermore Airport Protection Area (APA),” as follows:

Eastern Study Area

The Eastern Study Area was added to the City’s General Plan by the 2014 Let Dublin Decide Initiative. That initiative also established a Eastern Urban Limit Line around

the eastern edge of the Eastern Study Area, which can be changed only by a vote of the people of Dublin. The Resource Management and Large Parcel Agriculture land use designations that apply in this Planning Area, which were adopted by that initiative, seek to preserve existing uses and will result in preservation of existing areas of open space and agricultural uses in the condition they were in as of the effective date of that initiative. These land use designations are not residential designations and they restrict development. Accordingly, no sites in the Eastern Study Area are considered to be sites with residential development potential in Figure C-7. Also, because these land use designations maintain the status quo, they are not projected to affect substantially the need for housing. Accordingly, the addition of the Eastern Study Area to the General Plan is not intended to and does not affect the adequacy of this Housing Element for all other areas encompassed within the General Plan, or its conclusions regarding housing needs and the City's ability to meet housing needs.

The Resource Management and Large Parcel Agriculture land use designations cannot be amended to allow more development unless and until an Eastern Study Area Comprehensive Plan is adopted for the area. If an Eastern Study Area Comprehensive Plan were being considered, the subject of housing needs would be addressed as applicable in the context of the Plan being proposed, and policies for the Eastern Study Area would be considered at that time. (See Section 2.7 of the General Plan) However, since the Eastern Study Area is not presently designated with a residential land use category, the possibility of adopting an Eastern Study Area Comprehensive Plan is not a present, actual constraint on housing.

Conforming Amendment #21. The text immediately following the heading "Biological Resources" on page Appendix C-57 of the City of Dublin 2009-2014 Housing Element is amended as follows:

Biological Resources

The Primary Planning Area is in the Livermore drainage unit of the Alameda Creek watershed. Of the many streams in this drainage area, one flows through the City -- Alamo Creek. The creek runs along the eastern side of Dublin near Dougherty Road. A major portion of the creek is channelized, and remaining sections have mostly been improved as a result of subdivision developments. The Extended Planning Area lies within other watersheds. Several significant streams traverse the Extended Planning Area and the Eastern Study Area -- Hollis Canyon and Martin Canyon Creeks in the western hills and Tassajara and Cottonwood Creeks in eastern Dublin. Extensive areas of riparian vegetation are located along stream courses in the Western Extended Planning Area. This riparian woodland has importance to wildlife in the area. Considerable damage to riparian areas has resulted from intensive animal grazing. New development is required to provide open stream corridors of adequate width to protect riparian vegetation. Where construction requires creekbank alteration, revegetation with native riparian vegetation is required. Special consideration is given to the protection or enhancement of riparian woodland areas of the Western Extended Planning Area biological resources due to the unique habitat value of these biological resources.

VII. INCONSISTENCY WITH OTHER BALLOT MEASURES

This measure is intended to be comprehensive. It is the intent of the people that in the event this measure or measures relating to the same subject shall appear on the same election ballot, the provisions of the other measure or measures shall be deemed to be in conflict with this measure. In the event that this measure receives a greater number of affirmative votes, the provisions of this measure shall prevail in their entirety, and all provisions of the other measure or measures shall be null and void. Conflicting measures include the Dublin Open Space Initiative Of 2014 and any measure that addresses land use in and near Dublin. Any measure that restricts, supplements or affects, in whole or in part, General Plan policies, goals, action items, provisions or language relating to all or any portion of the Eastern Study Area, whether such reference or initiative measure does so by specific application to the Eastern Study Area or as a more general enactment that could otherwise be applied in a manner that would affect the Eastern Study Area, is a conflicting measure.

VIII. EXEMPTIONS

This Initiative shall not apply to any of the following: (1) any land that, under state or federal law, is beyond the power of the local voters; and (2) any property that, as of the Effective Date, has vested rights that preclude application of this Initiative.

IX. IMPLEMENTATION OF THIS INITIATIVE

Upon the Effective Date of this Initiative, City staff is directed to take promptly such administrative and clerical steps as may be required to implement this Initiative, including, without limitation, revising any General Plan figures to reflect the provisions adopted by this Initiative.

This Initiative is intended to ensure that the General Plan remains an integrated, internally consistent, and compatible statement of policies for the City as required by state law, and to ensure that the actions of the voters or the City Council in enacting this Initiative are given effect. Accordingly, to the extent permitted by law, any provision of the

General Plan that is adopted between the Filing Date and the Effective Date of this Initiative shall, to the extent that such interim-enacted provision is inconsistent with the General Plan Amendment enacted by this Initiative, be deemed void and unenforceable, and shall be amended as soon as possible and in the manner and time required by state law to ensure consistency between the provisions adopted by this Initiative and other elements of the General Plan.

To the extent permitted by law, the voters of the City authorize and direct the City staff and decision makers to amend any elements or provisions of the General Plan, including all exhibits and figures, and all other City ordinances, policies, and implementation programs, as soon as possible, to implement this Initiative and to ensure consistency and correlation between this Initiative and other elements of the General Plan. The preceding sentence shall be interpreted broadly pursuant to *Pala Band of Mission Indians v. Board of Supervisors*, 54 Cal.App.4th 565 (1997) to promote the requirements that a general plan constitute an integrated and consistent document.

After the Effective Date, any provision of the Municipal Code that is inconsistent with the General Plan Amendment shall be deemed null and void.

X. INTERPRETATION

To ensure that the voters' intent prevails, words in this Initiative shall be interpreted according to the purposes described in this Initiative, and shall be applied according to their plain meaning. In the event the plain meaning is not clear, we the voters declare our intent that this Initiative be interpreted in light of those ballot materials and campaign materials that are offered in favor of this Initiative. We also declare that we adopt our findings based upon our general knowledge of Dublin geography, planning, development, community need and desires, and upon those ballot and campaign materials that are offered to the public in favor of this Initiative.

Any titles of the sections or subsections of this Initiative are inserted for convenience of reference only and shall be disregarded in interpreting, applying or implementing any part of the provisions of this Initiative.

This Initiative shall be interpreted so as to be consistent with all applicable federal and state constitutions, laws, rules, regulations and requirements.

XI. SEVERANCE

If any word of this Initiative, or its application to any situation, is held invalid or unenforceable, in a final judgment that is no longer subject to rehearing, review or appeal by a court of competent jurisdiction, then the invalid word is severed, and/or the invalid words are severed, and the remaining parts of this Initiative, and the application of any part of this Initiative to other situations, shall continue in full force and effect. We, the people of the City of Dublin, declare that we would have adopted this Initiative, and each section, each paragraph, each phrase and each word, irrespective of whether any other portion, or application to any situation, be held invalid. It is our intent that any portion of this Initiative that can lawfully be implemented be implemented, even if doing so would not permit implementation of the purposes of this Initiative, even if doing so would otherwise appear trivial or inconsequential, and even if the valid portion appears intertwined with the invalidated portion. As the body enacting this Initiative, we state our intent that if severance is being considered, each section, each paragraph, each phrase and each word of this Initiative be interpreted to be complete in itself, and functionally and grammatically separate from each other word. Moreover, if the portion ruled invalid can be the subject of a valid advisory measure, then we direct that such portion be deemed an advisory measure and we urge the Council to follow our advice.

XII. AMENDMENT

Clerical changes to reproduce or relocate any text or diagram of this Initiative, or rename any diagram of this Initiative, may be made, without a vote of the people, so long as doing so effects no substantive change. The name of the Eastern Study Area enacted by this Initiative and the name of the Eastern Area Comprehensive Plan addressed in this Initiative may be amended by the Council without a vote of the people, so long as doing so effects no substantive change.

The contents of Exhibits A-1 and A-2 may be displayed in any manner deemed appropriate by City staff or decision-makers so long as displaying the contents in a manner other than as depicted in Exhibits A-1 and A-2 effects no substantive change. For example, the circulation aspects of Exhibit A-2 may be displayed in a General Plan circulation diagram that does not also display geologic hazards, so long as the geologic hazard information is depicted in all General Plan diagrams that address geologic hazards. The Urban Limit Line and the Eastern Study Area Boundary shown in Exhibits A-1 and A-2 may be amended only by a vote of the people of Dublin. The land use designations shown in Exhibit A-1 may be amended only pursuant to General Plan Sections 2.7.D and 2.7.E as enacted by this Initiative. The city limits and Sphere of Influence boundary, and proposed city limits and proposed Sphere of Influence boundary in Exhibits A-1 and A-2 may be amended without a vote of the people only to reflect LAFCO decisions. The aspects of Exhibit A-2 that pertain to transportation, geologic hazards and potential flooding may be amended without a vote of the people, so long as the amendment does not conflict with Section V.B (Eastern Study Area in Chapter 2) or V.C.1 (Western Urban Limit Line) of this Initiative.

Section V.C.2 of this Initiative sets forth text amendments to make Measure M and the Western Urban Limit Line permanent. The exact wording used in these text amendments may be amended without a vote of the people only if the following three requirements are met: (1) the General Plan indicates that the Western Urban Limit Line and Measure M are permanent, (2) the text of Measure M (as amended by this Initiative) is reflected in the General Plan, and (3) the General Plan indicates that the provisions of Measure M (as amended by this Initiative) can be amended only by a vote of the people.

Text and/or diagrams that are included within this Initiative for comparison or reference purposes only, and which are not enacted by this Initiative, may be amended, supplemented or repealed according to the same procedures that would apply if this Initiative had not been enacted, provided that doing so effects no substantive change to any

provision of this Initiative that can be amended only by a vote of the people or in accordance with certain procedures. Corrections may be made to fix any typographical or clerical errors in this Initiative, without a vote of the people, provided that doing so effects no substantive change.

No other part of this Initiative may be altered, repealed or amended, except upon a subsequent vote of the people of Dublin.

XIII. STATUTE OF LIMITATIONS

Unless a shorter statute is enacted by the State Legislature, all provisions of this Initiative shall be deemed subject to Government Code section 65009(c), and no action or proceeding challenging all or any part of this Initiative shall be maintained unless commenced and service made within ninety (90) days of the date of the legislative body's decision. We intend the date of the legislative body's decision to be the date of the election at which the voters adopt this Initiative. If such date cannot lawfully be deemed the date of the legislative body's decision, then we intend the date of the legislative body's decision to be the earliest possible lawful date.

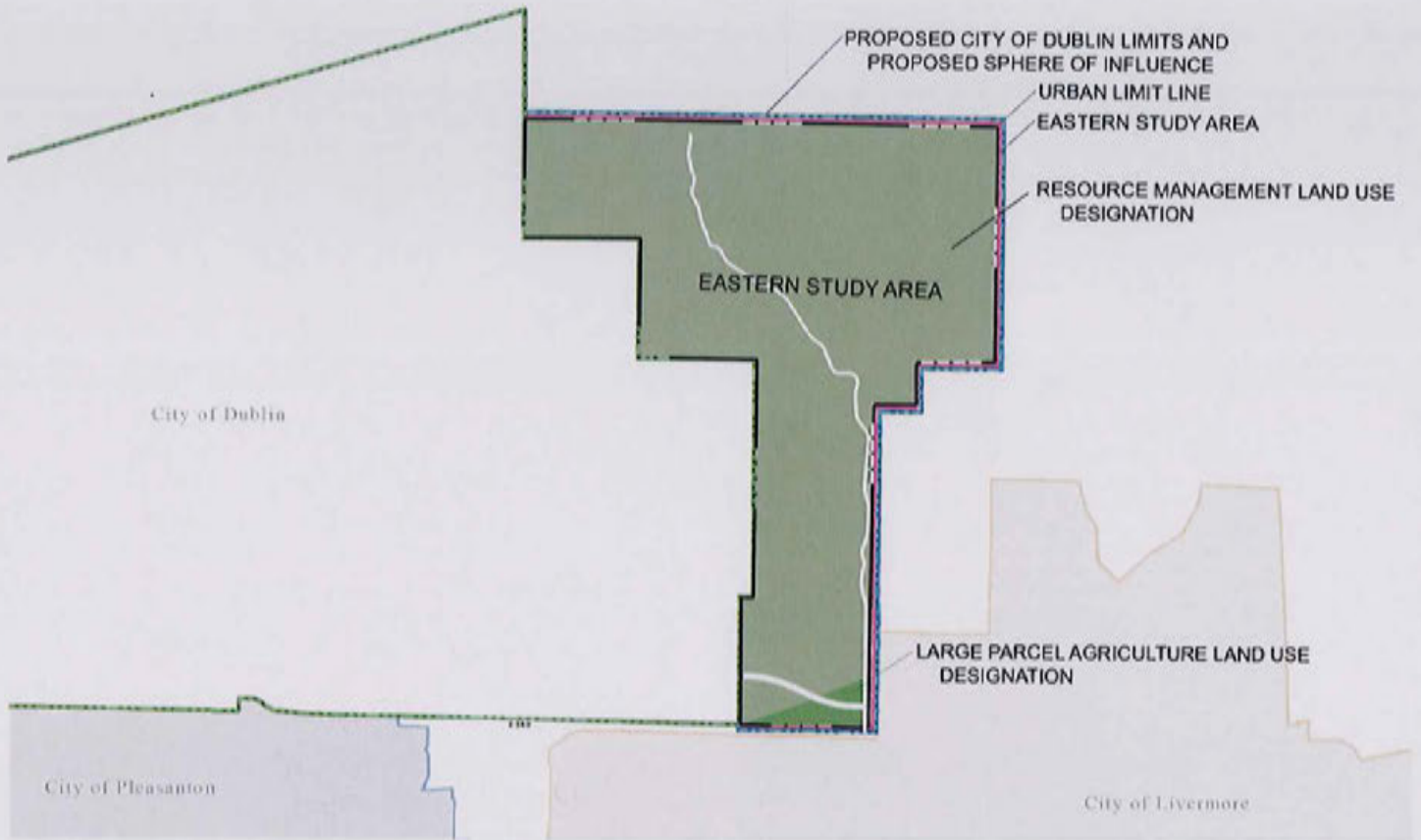
XIV. EXHIBITS

The following is a list of exhibits. This list is provided for ease of reference only, and does not constitute part of the matters adopted by this Initiative. However, the exhibits themselves which are described as being enacted by this Initiative are so enacted.

Exhibits A-1 & A-2: General Plan diagrams showing the Eastern Study Area. These diagrams are enacted as amendments to all General Plan diagrams by this Initiative.

Exhibit B. Dublin General Plan Land Use Map as of the Filing Date. This map is provided for reference only and is not enacted by this Initiative.

Exhibit C. County's Land Use Map, showing County land use designations for Eastern Study Area as of the Filing Date. This map is provided for reference only and is not enacted by this Initiative.



Public/Semi-Public/Open Space

- Regional Park
- Parks/ Public Recreation
- Open Space
- Stream Corridor
- Public Lands
- Public / Semi-Public
- Semi-Public
- Resource Management
- Large Parcel Agriculture
- Community Park
- Neighborhood Square
- Regional Park
- City of Livermore
- City of Pleasanton
- City of San Ramon

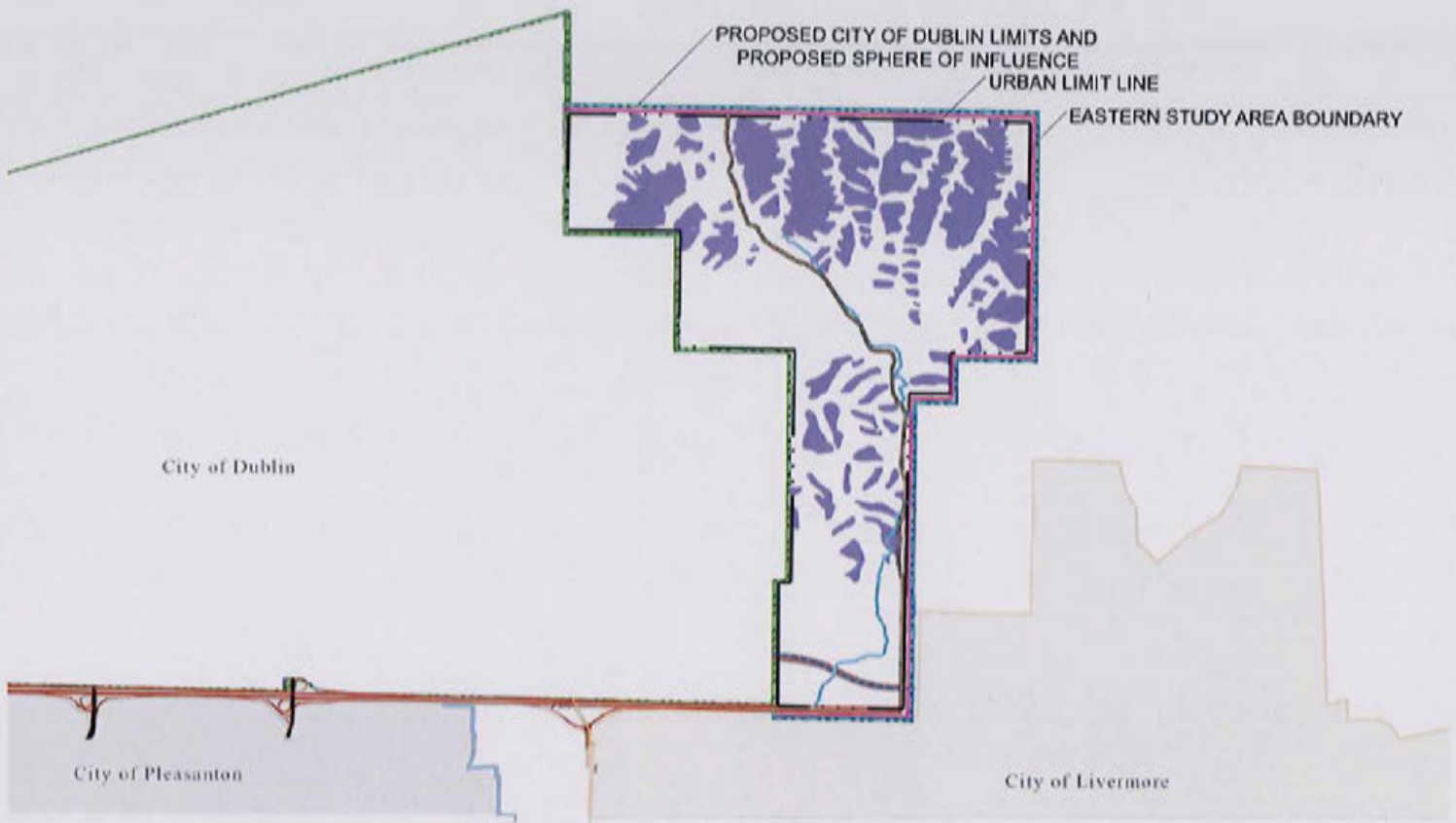
Commercial/Industrial

- General Commercial
- Retail/Office
- Retail/Office and Automotive
- Neighborhood Commercial
- General Commercial/Campus Office
- Campus Office
- Industrial Park
- Business Park/Industrial
- Business Park/Industrial and Outdoor Storage
- Mixed Use
- Mixed Use 2/Campus Office
- Medium/High-Density Residential and Retail Office
- Downtown Dublin - Village Parkway District
- Downtown Dublin - Transit-Oriented District
- Downtown Dublin - Retail District

Residential

- Rural Residential/Agriculture (1 Unit per 100 Gross Residential Acres)
- Estate Residential (0.01 - 0.8 du/ac)
- Low-Density Single Family (0.5 - 3.8 du/ac)
- Single Family Residential (0.9 - 6.0 du/ac)
- Medium-Density Residential (6.1 - 14.0 du/ac)
- Medium/High-Density Residential (14.1 - 25.0 du/ac)
- High-Density Residential (25.1+ du/ac)
- City of Dublin Limits
- Sphere of Influence
- Proposed City of Dublin Limits and Proposed Sphere of Influence
- Urban Limit Line
- Eastern Study Area Boundary

EXHIBIT A-1



TRANSPORTATION

- | | | |
|--|--|---|
| ■ Arterial and Regional Corridor | ■ Private | □ City of Dublin |
| ■ Collector and Future Regional Corridor | ■ Freeway and Existing Regional Corridor | □ Sphere of Influence |
| ■ Local Residential | --- Proposed Class II Bike Lane | □ Eastern Study Area Boundary |
| --- Iron Horse Trail | | □ Urban Limit Line |
| | | □ Proposed City of Dublin Limits and Proposed Sphere of Influence |

GEOLOGICAL HAZARDS

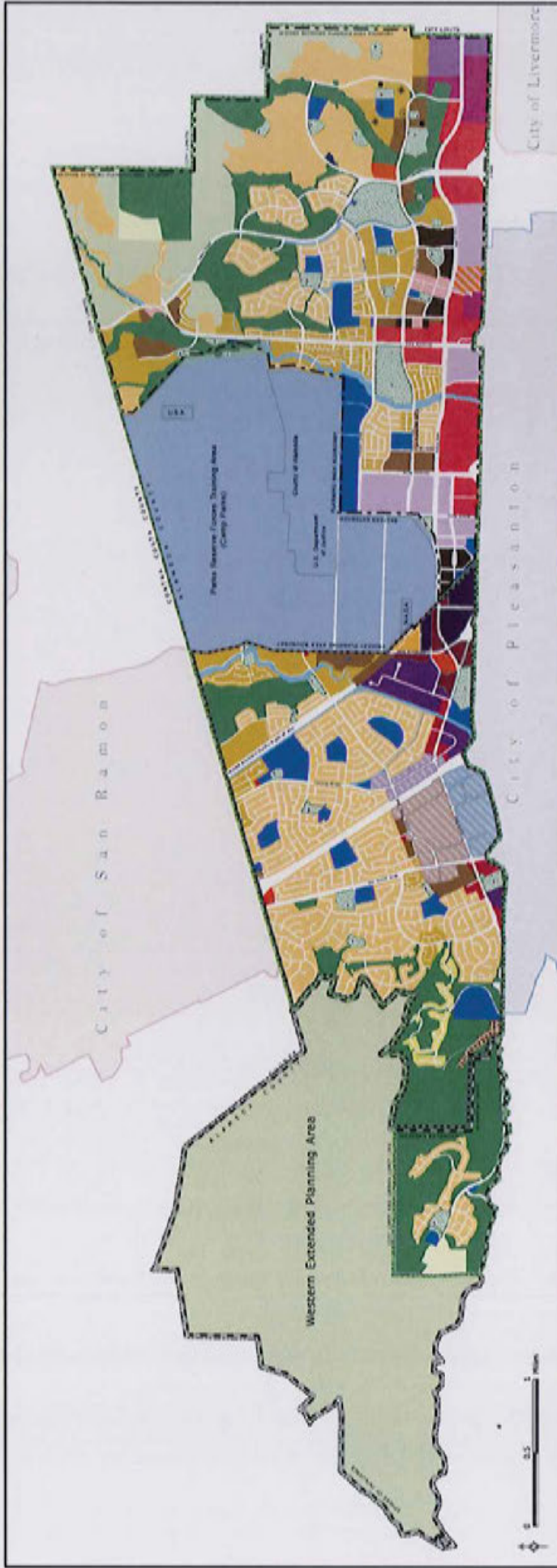
- 0.2 % Annual Chance Flood Hazard (500 Year Flood Hazard)
- 1 % Annual Chance Flood Hazard (100 Year Flood Hazard)

POTENTIAL FLOODING

- Liquefaction Areas
- Landslide Areas
- Fault Boundary
- CDC Fault Traces
- Stream

EXHIBIT A-2

DUBLIN GENERAL PLAN LAND USE



Public/Semi-Public/Open Space

- Regional Park
- Public Public Recreation
- Open Space
- Stream Corridor
- Public Lands
- Public / Semi-Public
- Semi-Public
- Community Park
- Neighborhood Square
- Neighborhood Park
- Regional Park

Commercial/Industrial

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

Residential

- Rural Residential/Agriculture (1 Unit per 100 Gross Residential Acres)
- Estate Residential (2.01 - 2.9 Acre)
- Low-Density Single Family (0.5 - 3.9 Acre)
- Single Family Residential (0.3 - 0.9 Acre)
- Medium-Density Residential (0.1 - 1.9 Acre)
- Medium/High-Density Residential (1.4 - 2.5 Acre)
- High-Density Residential (0.1 - 0.9 Acre)

Downtown Dublin

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

City of Dublin

- City of Dublin
- Eastern Extended Planning Area Boundary
- Primary Planning Area Boundary
- Western Extended Planning Area Boundary
- Sphere of Influence
- City of Livermore
- City of Pleasanton
- City of San Ramon

Other Notes:

- The location of the City of Dublin is shown in the City of Pleasanton and City of Livermore. The City of Pleasanton and City of Livermore are shown in the City of Dublin.
- The City of Pleasanton and City of Livermore are shown in the City of Dublin.
- The City of Pleasanton and City of Livermore are shown in the City of Dublin.

EXHIBIT B

East County Area Plan

Land Use Diagram

Legend

- Highway
- Lands Within City Limits
- Urban Growth Boundary
- ECAP Boundary
- Land Use
 - Rural Density Residential (Maximum 1 Unit 5 Acres)
 - Low Density Residential (1 - 4 Units/Acre)
 - Medium Density Residential (4.1 - 8 Units/Acre)
 - Medium High Density Residential (8.1 - 12 Units/Acre)
 - High Density Residential (12 - 25 Units/Acre)
 - Major Commercial
 - Industrial
 - Mixed Use
 - Parklands
 - Resource Management
 - Large Parcel Agriculture
 - Major Public
 - Water Management

