

REGULAR MEETING
Tuesday, December 15, 2015
DUBLIN CIVIC CENTER, 100 Civic Plaza
DUBLIN CITY COUNCIL
A G E N D A

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CALL TO ORDER & CLOSED SESSION 6:00 P.M.

I. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 10+/- acre parcel located about 1,100 feet east of intersection of Fallon Road and Central Parkway and south of proposed Central Parkway extension (APN 985-98-2)

Agency negotiator: Chris Foss, City Manager

Negotiating parties: Dublin Unified School District

Under negotiation: Price and terms of payment

II. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: 2 cases

III. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager

REGULAR MEETING 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. REPORT ON CLOSED SESSION

3. ORAL COMMUNICATIONS

3.1. Selection of Vice Mayor

The City Council's policy is to select, in December of each year, a member of the City Council to serve as Vice Mayor for a period of one year. In the absence of the Mayor, the Vice Mayor would become Mayor Pro Tempore and would assume the temporary responsibilities of the Mayor.

STAFF RECOMMENDATION:

Determine who shall serve as Vice Mayor for a one-year period.

3.2. Employee Introduction: Shannan Young, Environmental Coordinator, Public Works Department

A new member of City Staff will be introduced: Shannan Young, Environmental Coordinator in the Public Works Department.

STAFF RECOMMENDATION:

Welcome new City of Dublin staff member.

3.3. Public Comments

At this time, the public is permitted to address the City Council on non-agendized items. Please step to the podium and clearly state your name for the record. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked, or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the City Council MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code Section 54954.2(b)(1)(2)(3).

4. **CONSENT CALENDAR**

Consent Calendar items are typically non-controversial in nature and are considered for approval by the City Council with one single action. Members of the audience, Staff or the City Council who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor to remove the item.

4.1. **Minutes of the November 17, 2015 Regular City Council Meeting**

The City Council will consider approval of the minutes of the November 17, 2015 Regular City Council meeting.

STAFF RECOMMENDATION:

Approve the minutes of the November 17, 2015 Regular City Council meeting.

4.2. **Approval of Tract Improvement Agreement for Tract 7712, Wallis Ranch, Neighborhood 2 (D.R. Horton)**

D.R. Horton has purchased Tract 7712, Wallis Ranch Neighborhood 2 from Development Solutions WR, LLC, a Delaware Limited Liability Company. D.R. Horton has executed a Tract Improvement Agreement and posted security to guarantee construction of the on-site improvements associated with Tract 7712, allowing the security previously posted by Development Solutions WR, LLC to be released.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving the Tract Improvement Agreement for Tract 7712, Wallis Ranch, Neighborhood 2 with D.R. Horton.

4.3. **Authorization to Re-Bid - Contract #15-08, Fallon Sports Park, Phase II**

The City Council will consider re-bidding Fallon Sports Park Phase II Contract #15-08. The project would provide for two lighted synthetic turf soccer fields, a lighted 90' baseball diamond, group picnic area for 100 people, restroom and concession building, parking and supporting elements as further detailed in the report.

STAFF RECOMMENDATION:

Authorize Staff to advertise Fallon Sports Park – Phase II Contract #15-08 for bids with the two bid alternates as proposed.

4.4. **Approval of a New Capital Improvement Program (CIP) Project for Tassajara Road Realignment and Design, and Approval of Consultant Service Agreement with Mackay & Somps, Civil Engineers, Inc.**

The City Council will consider a new CIP Project to develop a revised roadway alignment for Tassajara Road between the Moller Ranch entrance north of Fallon Road to the City of Dublin's jurisdictional boundary at the Alameda/Contra Costa County limit. This project will also provide a conceptual design and cross-section of the roadway from North Dublin Ranch Drive to the City's northerly limit. As Mackay & Somps, Civil Engineers, Inc. has in-depth knowledge about various aspects of this project due to their experience with several development projects along Tassajara Road, Staff believes it will be the most appropriate firm to prepare the preliminary design.

STAFF RECOMMENDATION:

Approve the addition of the Tassajara Road Realignment and Design Project to the Five Year Capital Improvement Plan (CIP No. st0116); approve the Budget Change; and adopt the **Resolution** Approving a Consultant Service Agreement with Mackay & Somps, Civil Engineers, Inc. for Providing Technical Assistance on the Tassajara Road Realignment and Design Project.

4.5. **Approval of Improvement Agreement for Sub-Area 3 (Community Nature Park Site)**

The City Council will consider a Park Improvement Agreement with Lennar Homes of California, Inc. to construct the 10.75-acre community nature park as identified in the Eastern Dublin Specific Plan within the Subarea 3 development.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving the Improvement Agreement with Lennar Homes of California, Inc. for the Subarea 3 Community Nature Park.

4.6. Drought Emergency Continuance

On March 18, 2014, the City Council adopted a Resolution declaring a State of Emergency in the City of Dublin due to extreme drought conditions within the State and City. The City Council will consider continuing the State of Emergency for an additional 30 days.

STAFF RECOMMENDATION:

By motion, as required by Government Code Section 8630(c), which states that the City Council shall review the need for continuing a local emergency at least once every 30 days until the governing body terminates the local emergency, continue the State of Emergency that was declared on March 18, 2014, based on the fact that extreme drought conditions continue to exist within both the State of California and City of Dublin, and the threat to the safety and welfare of Dublin residents remains.

4.7. Request for Authorization to Use UNICOR for the Recycling of City Electronic Waste and Surplus Computer Equipment

The City generates electronic waste in the form of surplus computers, monitors, printers and other items that have reached the end of useful life. The City strives to dispose of these items in an environmentally responsible manner. It is proposed to use UNICOR for the recycling of electronic waste identified as beyond the useful life.

STAFF RECOMMENDATION:

Adopt the **Resolution** Authorizing the Use of UNICOR for the Recycling of City Electronic Waste and Surplus Computer Equipment.

4.8. Payment Issuance Report and Electronic Funds Transfers

The City Council will receive a listing of payments issued from November 1, 2015 – November 30, 2015 totaling \$11,782,130.87.

STAFF RECOMMENDATION:

Receive the report.

4.9. Appointment to Alameda County Mosquito Abatement District

The City Council will consider Mayor's recommendation to re-appoint of Rich Guarienti as the City of Dublin appointee to the Alameda County Mosquito Abatement District.

STAFF RECOMMENDATION:

Accept the Mayor's recommendation and adopt the **Resolution** Making an Appointment to the Alameda County Mosquito Abatement District Board of Trustees.

4.10. Approval of Final Map and Tract Improvement Agreement, and Acceptance of Park Land Dedication In-Lieu Credits for Park Land Dedication Requirements for Tract 7713, Wallis Ranch, Neighborhood 3 (Taylor Morrison of California, LLC)

Taylor Morrison of California, LLC, is filing a Final Map for Tract 7713 (Wallis Ranch, Neighborhood 3) to create 74 lots for the construction of 74 homes. Tract 7713 is bounded on north by Stags Leap Lane, on the south by Wallis Ranch Drive, on the west by open space, and on the east by Kenwood Road.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving Final Map and Tract Improvement Agreement for Tract 7713, Wallis Ranch, Neighborhood 3; and adopt the **Resolution** Accepting Park Land Dedication In-Lieu Credits for Park Land Dedication Requirements for Tract 7713, Wallis Ranch, Neighborhood 3.

4.11. Annual Report of Developer Impact Fee Funds Deposits: Pursuant to Government Code Sections 66002, 66006 and 66008 (AB 1600)

State law requires the City to review and report on an annual basis the status of Development Fees collected to finance public improvements. The report covers activity which occurred in these funds during Fiscal Year 2014-15. The analysis has determined that all funds held for more than five years are necessary to complete identified projects.

STAFF RECOMMENDATION:

Accept the Annual Report of Developer Impact Fee Funds for the Year Ended June 30, 2015; and adopt the **Resolution** Making Findings Regarding Unexpended Traffic Mitigation Contributions and Downtown Traffic Impact Fees for Fiscal Year 2014-15.

4.12. Amendments to Dublin Municipal Code Chapter 5.58 (Medical Marijuana Dispensaries), Chapter 8.08 (Definitions) and Chapter 8.12 (Zoning Districts and Permitted Uses of Land) PLPA-2015-00056

Several new state laws regarding medical marijuana activities will go into effect in 2016, including Assembly Bill 243 (“AB 243”), which establishes a dual licensing structure for medical marijuana cultivation. A person wishing to cultivate medical marijuana must receive a license from the California Department of Food & Agriculture (“DFA”), as well as a license, permit or entitlement from the local jurisdiction where the cultivation is to take place. However, AB 266 provides that if a local jurisdiction does not have a land use regulation or an ordinance prohibiting or regulating medical marijuana cultivation in effect before March 1, 2016, then the DFA will be the sole licensing authority for the medical marijuana cultivation in that jurisdiction. The primary purpose of the proposed ordinance is to ensure the City retains local control over medical marijuana cultivation by restricting it prior to the March 1, 2016 deadline. In addition, the proposed ordinance adds the City’s existing prohibition on medical marijuana dispensaries to the Zoning Ordinance and prohibits the delivery of medical marijuana within the City.

STAFF RECOMMENDATION:

Waive the reading and INTRODUCE an Ordinance Amending Chapter 5.58 (Medical Marijuana Dispensaries), Chapter 8.08 (Definitions) and Chapter 8.12 (Zoning Districts and Permitted Uses of Land) of the Dublin Municipal Code to regulate medical marijuana dispensaries, deliveries and cultivation within the City of Dublin.

4.13. Comprehensive Annual Financial Report (CAFR) and Annual Audit for Fiscal Year Ending June 30, 2015 and Supplemental Reports Completed by the Auditors

The City of Dublin has compiled and published its Comprehensive Annual Financial Report (CAFR), for the fiscal year ending June 30, 2015. This report includes financial statements prepared by City staff along with the audit prepared by Maze and Associates Accountancy Corporation (Maze), the independent auditors selected by the City Council. The CAFR is a report which encompasses information beyond minimum financial reporting requirements. The Auditors have provided a “clean opinion” based on their review. The report has also been reviewed by the City Council Ad-Hoc Audit Subcommittee. The Auditors have also completed the following five supplemental reports: 1) a compliance audit of Alameda County Transportation Measure B Funds; 2) a compliance audit of the Alameda County Transportation Commission Fund (ACTC-VRF) Program; 3) a compliance audit of Alameda County Transportation Measure BB Funds; 4) a compliance audit of the State of California Transportation Development Act (TDA) Program; and 5) a review of the City’s Annual Appropriations Limit Calculation.

STAFF RECOMMENDATION:

Receive and file the reports.

5. WRITTEN COMMUNICATION

5.1. Request from Cricket for Cubs to Construct Cricket Batting Cages at Emerald Glen Park

The City Council will consider a written request from Cricket for Cubs to construct batting cages for cricket at Emerald Glen Park.

STAFF RECOMMENDATION:

Approve the request from Cricket for Cubs to construct two batting cages at Emerald Glen Park and direct the City Manager to develop and execute an Improvement and Use Agreement with Cricket for Cubs.

5.2. Informational Report on the City’s Development Impact, In-Lieu Fees, and Other Fee Programs, including Community Benefits

The City Council will receive an informational report on the City’s fee programs, including the development impact fee and in-lieu programs, as well as community benefit programs.

STAFF RECOMMENDATION:

Receive the report.

6. **PUBLIC HEARINGS**

6.1. **Schaefer Ranch General Plan Amendment, Planned Development Rezone with related Stage 1 and Stage 2 Development Plan, Site Development Review, Vesting Tentative Map 8136 to Create 19 Single-Family Lots, and a CEQA Addendum (PLPA 2012-00013)**

The City Council will consider an application by Schaefer Ranch Holdings LLC (Discovery Builders) for a General Plan Amendment and Planned Development Zoning with a Stage 1 and Stage 2 Development Plan to change the land use designation and zoning of 17.30 acres designated as Estate Residential and originally approved for six residential estate lots and common areas, to 7.04 acres designated as Single-Family Residential for 19 single-family detached homes and 10.26 acres designated as Open Space. This proposal results in a net increase of 13 homes to a total of 419 homes, which is below the 474 homes originally anticipated within the Schaefer Ranch project. The application also includes a Site Development Review Permit and Vesting Tentative Map for the proposed homes on the 19 lots. A CEQA Addendum was prepared for this project described above and for a 1.14 acre area at the end of Ridgeline Place contemplated for a future General Plan Amendment.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, and adopt the **Resolution** Adopting a CEQA Addendum and a Statement of Overriding Considerations for the Schaefer Ranch Unit 3 and a portion of Unit 1 Project; adopt the **Resolution** Approving a General Plan Amendment for the Schaefer Ranch Unit 3 Project; waive the reading and **INTRODUCE** an Ordinance Rezoning the Schaefer Ranch Unit 3 Project site to PD-Planned Development and approving a related Stage 1 and Stage 2 Development Plan; and adopt the **Resolution** Approving a Site Development Review Permit and Vesting Tentative Subdivision Tract Map 8136 for the Schaefer Ranch Unit 3 Project.

7. **UNFINISHED BUSINESS**

7.1. **Volunteer Recognition Event Invitation and Awards**

The City Council will consider recommendations from the Volunteer Recognition Event Ad-Hoc Committee to extend invitations to leadership of Dublin-based non-profit organizations, and reposition the Mayor's Award as the Mayor's Legacy Award.

STAFF RECOMMENDATION:

Agree to distribute invitations to the leadership of Dublin-based non-profit organizations, and approve repositioning the Mayor's Award.

8. **NEW BUSINESS**

8.1. **City Councilmember Dublin Pride Week Committee Appointments**

The City Council will consider appointing two of its members to the 2016 Dublin Pride Week Committee for a limited term beginning January 2016 and ending December 2016. The Dublin Pride Week Committee plans and prepares this annual event, which seeks to engage individuals and/ or groups in action- based activities to help improve the community.

STAFF RECOMMENDATION:

Discuss the appointment of two Councilmember to the Dublin Pride Week Committee and confirm the appointments for the limited term of January 2016 through December 2016.

8.2. **Appointment of Delegate to Attend the National League of Cities Congressional City Conference and Designation of Voting Delegate for the 2016 Congress of Cities and Exposition**

The City Council will consider appointing one of its members as a delegate, and one as an alternate, to attend the National League of Cities (NLC) Congressional City Conference in March 2016, and appointing a voting delegate, and an alternate, to attend and vote, on the City's behalf, at the 2016 Congress of Cities and Exposition in November of 2016.

STAFF RECOMMENDATION:

Review and discuss appointing one of its members as a delegate, and one as an alternate, to attend the National League of Cities (NLC) Congressional City Conference in March 2016, and appoint a voting delegate, and an alternate, to attend and vote on the City's behalf at the Congress of Cities and Exposition in November of 2016.

- 9. **OTHER BUSINESS** - Brief INFORMATION ONLY reports from Council and/or Staff, including Committee Reports and Reports by Council related to Meetings Attended at City Expense (AB1234).
- 10. **ADJOURNMENT** - In memory of Staff Sgt. Sean Diamond and our fallen troops.

This AGENDA is posted in accordance with Government Code Section 54954.2(a)

If requested, pursuant to Government Code Section 54953.2, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation, please contact the City Clerk's Office (925) 833-6650 at least 72 hours in advance of the meeting.

Mission

The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, and fosters new opportunities.

Vision

Dublin is a vibrant city committed to its citizens, natural resources and cultural heritage. As Dublin grows, it will balance history with progress, to sustain an enlightened, economically balanced and diverse community.

Dublin is unified in its belief that an engaged and informed community encourages innovation in all aspects of City life, including programs to strengthen our economic vitality, and preserve our natural surroundings through environmental stewardship and sustainability. Dublin is dedicated to promoting an active and healthy lifestyle through the creation of first-class recreational opportunities, facilities and programs.



STAFF REPORT CITY COUNCIL

CITY CLERK
File # 610-20

DATE: December 15, 2015
TO: Honorable Mayor and City Councilmembers
FROM: Christopher L. Foss, City Manager
SUBJECT: Selection of Vice Mayor
Prepared by Caroline P. Soto, City Clerk/Records Manager

A handwritten signature in black ink, appearing to read "Chris Foss".

EXECUTIVE SUMMARY:

The City Council's policy is to select, in December of each year, a member of the City Council to serve as Vice Mayor for a period of one year. In the absence of the Mayor, the Vice Mayor would become Mayor Pro Tempore and would assume the temporary responsibilities of the Mayor.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends that the City Council determine who shall serve as Vice Mayor for a one-year period.

A handwritten signature in black ink, appearing to read "Linda Smith".

Reviewed By
Assistant City Manager

DESCRIPTION:

Since 1996, the City Council's policy has been to select, in December of each year, a member of the City Council to serve as Vice Mayor for a period of one year (Attachment 1). In the absence of the Mayor, the Vice Mayor would become Mayor Pro Tempore and would assume the temporary responsibilities of the Mayor.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

Noticing not required.

ATTACHMENTS: 1. Resolution No. 5-96 Establishing Rules for the Selection of Vice Mayor and Repealing Resolution No. 5-87

RESOLUTION NO. 5 - 96

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN

ESTABLISHING RULES FOR THE SELECTION OF VICE MAYOR
AND REPEALING RESOLUTION NO. 5-87

WHEREAS, the City consolidates its general municipal election with the statewide general election held in November of even-numbered years; and

WHEREAS, Section 36801 of the California Government Code provides for the selection by the Council of one of its members as vice mayor.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin hereby adopts the following rules:

1. ELECTION OF VICE MAYOR

- (a) Time. At the City Council's first meeting in December, following certification of the results of the general municipal election in even-numbered years, the City Council shall select one of its members as vice mayor.

At the City Council's first meeting in December of odd numbered years, the City Council shall select one of its members as vice mayor.

- (b) Term. The vice mayor shall serve in such capacity for a 1-year period, or until a successor is selected.
- (c) Rules. The procedure for selection of vice mayor shall be in accordance with the current edition of "Roberts Rules of Order".

BE IT FURTHER RESOLVED that Resolution No. 5-87 is hereby rescinded in its entirety.

PASSED, APPROVED AND ADOPTED this 9th day of January, 1996.

AYES: *Councilmembers Barnes, Howard and Mayor Houston*

NOES: *Councilmembers Burton and Moffatt*

ABSENT: *None*

ABSTAIN: *None*



Mayor

ATTEST:



City Clerk



STAFF REPORT CITY COUNCIL

CITY CLERK
File #700-10

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

Handwritten signature of Christopher L. Foss in blue ink.

SUBJECT: Employee Introduction: Shannan Young, Environmental Coordinator, Public Works Department
Prepared by Caroline P. Soto, City Clerk/Records Manager

EXECUTIVE SUMMARY:

A new member of City Staff will be introduced: Shannan Young, Environmental Coordinator in the Public Works Department.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Welcome City of Dublin staff member.

Handwritten signature of Linda Smith in blue ink.

Reviewed By
Assistant City Manager

DESCRIPTION:

New City of Dublin Staff member Shannan Young, Environmental Coordinator in the Public Works Department, will be introduced to the City Council.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

None.

ATTACHMENTS: None.



**STAFF REPORT
CITY COUNCIL**

**CITY CLERK
File # 610-10**

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

A handwritten signature in blue ink, appearing to read "Chris Foss", is written over the name of the City Manager.

SUBJECT: Minutes of the November 17, 2015 Regular City Council Meeting
Prepared by Caroline P. Soto, City Clerk/Records Manager

EXECUTIVE SUMMARY:

The City Council will consider approval of the minutes of the November 17, 2015 Regular City Council meeting.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Approve the minutes of the November 17, 2015 Regular City Council meeting.

A handwritten signature in blue ink, appearing to read "Linda Smith", is written above a horizontal line.

Reviewed By
Assistant City Manager

DESCRIPTION:

The City Council will consider approval of the minutes of the November 17, 2015 Regular City Council meeting.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

None.

ATTACHMENTS: 1. Draft Minutes of the November 17, 2015 Regular City Council Meeting



MINUTES OF THE CITY COUNCIL OF THE CITY OF DUBLIN

REGULAR MEETING –NOVEMBER 17, 2015

A regular meeting of the Dublin City Council was held on Tuesday, November 17, 2015, in the City Council Chambers of the Dublin Civic Center. The meeting was called to order at 7:03 p.m., by Mayor Haubert.

ROLL CALL

PRESENT: Councilmembers Biddle, Gupta, Hart, Wehrenberg, and Mayor Haubert
ABSENT: None

PLEDGE OF ALLEGIANCE

The pledge of allegiance to the flag was recited by the City Council, Staff and those present.

City Manager Foss stated the applicant for Item 6.1 asked that the item pulled and heard at a future meeting.

ORAL COMMUNICATIONS

Recognition of 2015 Inside Dublin Participants

7:04 p.m. 3.1

The City Council recognized the 2015 Inside Dublin participants.

Appointments to Human Services Commission

7:08 p.m. 3.2

On motion of Vm. Gupta, seconded by Cm. Biddle and by unanimous vote, the City Council confirmed the Mayor's appointments of Mr. Fiedler and Ms. Songey for appointment to the Human Services Commission.





Public Comments

7:14 p.m.

Dan Scannell, Dublin resident, provided public comment.

Simon Harrison, Dublin resident, provided public comment.

David Bewley, Dublin resident, provided public comment.

Marvin Nushwat provided public comment.



CONSENT CALENDAR

7:27 p.m. Items 4.1 through 4.16

Cm. Hart pulled Item 4.2 for further discussion.

City Manager Foss pulled Item 4.15 for further discussion.

On motion of Vm. Gupta, seconded by Cm. Hart, and by unanimous vote, the City Council took the following actions:

Approved 4.1 Minutes of the November 3, 2015 Regular City Council Meeting

Received 4.3 Payment Issuance Report and Electronic Funds Transfers

Adopted 4.4

RESOLUTION NO. 172 - 15

**ACCEPTING THE TRACT IMPROVEMENTS AND
APPROVING THE REGULATORY TRAFFIC CONTROL DEVICES
FOR TRACT 8024, JORDAN RANCH**



Adopted 4.5

RESOLUTION NO. 173 - 15

**AUTHORIZING STAFF TO PROCURE TWO POLICE VEHICLES FROM LIVERMORE FORD
LINCOLN AND DECLARING VEHICLES REPLACED AS SURPLUS PROPERTY**

Adopted 4.6

RESOLUTION NO. 174 - 15

**ACCEPTING THE TRACT IMPROVEMENTS
AND APPROVING THE REGULATORY TRAFFIC CONTROL DEVICES
FOR TRACT 8073, JORDAN RANCH**

Adopted 4.7

RESOLUTION NO. 175 - 15

**APPROVING FINAL MAP AND TRACT IMPROVEMENT AGREEMENT
FOR TRACT 7714, WALLIS RANCH, NEIGHBORHOOD 4**

RESOLUTION NO. 176 - 15

**ACCEPTING PARK LAND DEDICATION IN-LIEU CREDITS FOR
PARK LAND DEDICATION REQUIREMENTS FOR
TRACT 7714, WALLIS RANCH, NEIGHBORHOOD 4**

Adopted 4.8

RESOLUTION NO. 177 - 15

**APPROVING FINAL MAP AND TRACT IMPROVEMENT AGREEMENT
FOR TRACT 8170, WALLIS RANCH, NEIGHBORHOOD 7**

RESOLUTION NO. 178 - 15

**ACCEPTING PARK LAND DEDICATION IN-LIEU CREDITS FOR
PARK LAND DEDICATION REQUIREMENTS FOR
TRACT 8170, WALLIS RANCH, NEIGHBORHOOD 7**



Adopted 4.9

RESOLUTION NO. 179 - 15

APPROVING CONSULTING SERVICES AGREEMENTS WITH BFS LANDSCAPE ARCHITECTS; ENVIRONMENTAL FORESIGHT, INC.; GATES + ASSOCIATES; PGA DESIGN, INC; RRM DESIGN GROUP; AND WALLACE ROBERTS & TODD, LLC FOR ON-CALL LANDSCAPE ARCHITECTURAL SERVICES

Continued 4.10 by motion as required by Government Code Section 8630(c), which states that the City Council shall review the need for continuing a local emergency at least once every 30 days until the governing body terminates the local emergency, the State of Emergency that was declared on March 18, 2014, based on the fact that extreme drought conditions continue to exist within both the State of California and the City of Dublin, and the threat to the safety and welfare of Dublin residents remains.

Adopted 4.11

RESOLUTION NO. 180 - 15

APPROVING AN AMENDMENT TO THE COOPERATIVE AGREEMENT WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR THE SAN RAMON ROAD BYPASS STORM DRAIN PROJECT, CIP NO. ST1212

Accepted 4.12 the traffic safety grant for the "Avoid the 21" DUI Campaign.

Adopted 4.13

RESOLUTION NO. 181 - 15

AGREEMENT WITH GHD FOR PROFESSIONAL SERVICES TO DEVELOP A TRUE COST OF OWNERSHIP ANALYSIS FOR THE CITY OF DUBLIN

Approved 4.14 the Addition of the Dublin Sports Grounds Renovation Project to the Five Year Capital Improvement Plan (CIP No. PK0416); and approve the budget change.

Adopted 4.16

RESOLUTION NO. 182 - 15

APPROVING THE IMPROVEMENT AGREEMENT WITH BJP-ROF JORDAN RANCH, LLC FOR JORDAN RANCH NEIGHBORHOOD PARK





Cm. Hart pulled Item 4.2, City Treasurer's Informational Report of Investments for the Quarter Ending September 30, 2015, for further discussion.

On motion of Cm. Hart, seconded by Cm. Biddle and by unanimous vote, the City Council received the City Treasurer's Informational Report of Investments for the Quarter Ending September 30, 2015.



City Manager Foss pulled Item 4.15, Fiscal Year 2015-16 1st Quarter Financial Review, for further discussion.

On motion of Cm. Hart, seconded by Vm Gupta, and by unanimous vote, the City Council approved the Budget Change for FY 2015-16, and received the updated 10-Year General Fund Forecast.



WRITTEN COMMUNICATIONS – None.



PUBLIC HEARINGS

Schaefer Ranch General Plan Amendment, Planned Development Rezone with Related Stage 1 and Stage 2 Development Plan, Site Development Review, Vesting Tentative Map 8136 to Create 19 Single-Family Lots, and a CEQA Addendum (PLPA 2012-00013)

7:50 p.m. 6.1

This item was postponed to a later date.



UNFINISHED BUSINESS

Community Benefit Agreement between the City of Dublin and Trumark Homes LLC For a 60-unit residential project at 7144 Regional Street (PLPA-2015-00017)

7:50 P.M. 7.1

Bruce Griffin, Dublin resident, provided public comment on this item.

Marie Marshall, Dublin resident, provided public comment on this item.



Ganesan Ramu provided public comment on this item.

Bharkar Tetali provided public comment on this item.

Raju V. provided public comment on this item.

Marcie Schwartz, Dublin resident, provided public comment on this item.

Ramoncito Firmeza, Dublin resident, provided public comment on this item.

Vic DeMelo provided public comment on this item.

Janeen Wheeler provided public comment on this item.

Matt Burdusis, Dublin resident, provided public comment on this item.

Rick Sanciangco, Chamber of Commerce representative, provided public comment on this item.

Gopal Damsdaran provided public comment on this item.

Suresh Swadrakasam, Dublin resident, provided public comment on this item.

Lisa Bradshaw, Dublin resident, provided public comment on this item.

Billie Withrow, Dublin resident, provided public comment on this item.

David Bewley, Dublin resident, provided public comment on this item.

Simon Harrison, Dublin resident, provided public comment on this item.

Christie Silva, Dublin resident, provided written comment on this item.

Margaret Liang provided written comment on this item.

Marlene Massetti, Dublin resident, provided public comment on this item.

Morgan King, Dublin resident, provided public comment on this item.

On motion of Cm. Biddle, seconded by Vm. Gupta and by majority vote (Cm. Hart voting no, Mayor Haubert abstaining) the City Council adopted

RESOLUTION NO.183 - 15

**APPROVING THE COMMUNITY BENEFIT AGREEMENT BETWEEN THE CITY OF DUBLIN
AND TRUMARK HOMES LLC FOR A 60-UNIT RESIDENTIAL PROJECT AT 7144
REGIONAL STREET (PLPA-2015-00017)**

and directed Staff to return with information regarding the community benefit process.

_____◆_____

NEW BUSINESS – None.

_____◆_____

OTHER BUSINESS

10:48 p.m.

Brief information only reports were provided by the City Council and Staff, including committee reports and reports by City Council related meetings attended by City expense (AB1234).

By consensus, the City Council asked Staff to return with an update on the County Courthouse, and Rules of Conduct at City Council meetings; they also agreed to cancel the December 1, 2015 Regular City Council meeting.

_____◆_____

ADJOURNMENT

10.1

There being no further business to come before the City Council, the meeting was adjourned at 11:01 p.m. in memory of Staff Sgt. Sean Diamond and our fallen troops.

Minutes prepared by Caroline P. Soto, City Clerk/Records Manager.

Mayor

ATTEST: _____
City Clerk





STAFF REPORT CITY COUNCIL

CITY CLERK
File #600-60

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager 

SUBJECT: Approval of Tract Improvement Agreement for Tract 7712, Wallis Ranch, Neighborhood 2 (D.R. Horton)
Prepared by Ananthan Kanagasundaram, Acting Senior Civil Engineer

EXECUTIVE SUMMARY:

D.R. Horton has purchased Tract 7712, Wallis Ranch Neighborhood 2 from Development Solutions WR, LLC, a Delaware Limited Liability Company. D.R. Horton has executed a Tract Improvement Agreement and posted security to guarantee construction of the on-site improvements associated with Tract 7712, allowing the security previously posted by Development Solutions WR, LLC to be released.

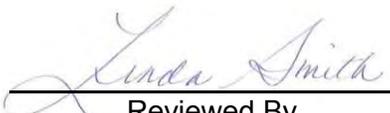
FINANCIAL IMPACT:

D.R. Horton has signed a Tract Improvement Agreement and has posted bonds to guarantee the construction of on-site improvements within Tract 7712. D.R. Horton will be responsible for all construction inspection costs related to the on-site improvements required for Tract 7712. The Homeowners' Association will be responsible for maintaining the private streets and project-related landscape features.

RECOMMENDATION:

Staff recommends that the City Council adopt the **Resolution** Approving the Tract Improvement Agreement for Tract 7712, Wallis Ranch, Neighborhood 2 with D.R. Horton.


Submitted By
Public Works Director


Reviewed By
Assistant City Manager

DESCRIPTION:

Development Solutions WR, LLC, a Delaware Limited Liability Company, the owner of Tract 7712, Wallis Ranch, Neighborhood 2, entered into a Tract Improvement Agreement with the City on October 20, 2015, to construct on-site tract improvements associated with Tract 7712. Tract 7712 created 101 individual lots (Attachment 1). Development Solutions WR, LLC, has not commenced construction of the on-site improvements within Tract 7712.

Development Solutions WR, LLC, has sold Tract 7712 to D.R. Horton and wishes to transfer the obligations under the original Tract Improvement Agreement. Per Section 6 of the Tract Improvement Agreement, the City must approve all such assignments of rights, interests and obligations.

Development Solutions WR, LLC, previously provided a Faithful Performance Bond and a Labor and Materials Bond, as summarized below, for the construction of the on-site improvements associated with Tract 7712. D.R. Horton has provided equivalent replacement bonds.

Bond	Developer	Bond Number	Amount of Bond	Status
Faithful Performance Bond	Development Solutions WR	K09217198	\$ 2,248,921.00	To Be Released
Labor & Materials Bond	Development Solutions WR	K09217198	\$ 2,248,921.00	To Be Released
Faithful Performance Bond	D.R. Horton	SU1135885	\$ 2,248,921.00	Submitted
Labor & Materials Bond	D.R. Horton	SU1135885	\$ 2,248,921.00	Submitted

D.R. Horton will be responsible for all construction inspection costs related to the on-site improvements required for Tract 7712. All streets internal to Tract 7712 will be privately owned and maintained by the Homeowner’s Association. Upon approval of the Tract Improvement Agreement with D.R. Horton, the City may authorize the release of the bonds provided by Development Solutions WR, LLC, for Tract 7712 On-Site Improvements.

Staff has prepared a Resolution Approving the Tract Improvement Agreement for Tract 7712, Wallis Ranch, Neighborhood 2 (Attachments 2 and 3).

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

Public noticing occurred as part of the Tentative Map process. Copies of this report have been provided to D.R. Horton and Development Solutions WR, LLC.

- ATTACHMENTS:**
1. Copy of Final Tract Map 7712
 2. Resolution Approving Tract Improvement Agreement for Tract 7712, Wallis Ranch, Neighborhood 2
 3. Exhibit “A” to Resolution, Tract Improvement Agreement, Tract 7712

OWNER'S STATEMENT:

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNER OF ALL THE LANDS DELINEATED AND EMBRACED WITHIN THE BOUNDARY LINES UPON THE HEREIN EMBODIED FINAL MAP ENTITLED: "TRACT 7712, CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF SEVEN (7) SHEETS, THIS STATEMENT BEING UPON SHEET ONE (1) THEREOF. THAT THEY HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND DOES CONSENT TO THE MAKING AND RECDORATION OF SAID MAP, AND THAT SAID MAP DOES PARTICULARLY SET FORTH AND DESCRIBE ALL PARCELS BY THEIR NUMBER, ALPHABETIC DESIGNATION, BEARINGS, AND DISTANCES.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

1. THE AREAS IN, UNDER, ALONG, AND ACROSS ANY AREA OR STRIP OF LAND DESIGNATED AS PUBLIC SERVICE EASEMENTS (PSE), AS DELINEATED AND EMBRACED WITHIN THE BOUNDARIES OF THE HEREIN EMBODIED MAP, DEDICATED TO THE CITY OF DUBLIN FOREVER FOR THE "PURPOSES OF PUBLIC SERVICES" (AS HEREIN DEFINED), THE "PURPOSES OF PUBLIC SERVICES" SHALL INCLUDE THE CONSTRUCTION, RECONSTRUCTION, REMOVING, REPLACING, MAINTAINING, OPERATING, AND USING "PUBLIC SERVICE FACILITIES" (AS DEFINED HEREIN), AND ACCESS THROUGH THE PUBLIC SERVICE EASEMENT FOR THESE PURPOSES. "PUBLIC SERVICE FACILITIES" SHALL INCLUDE PUBLIC UTILITIES, FIRE HYDRANTS, ELECTROLIERS, IRRIGATION SYSTEMS, SIGNS AND TRAFFIC SIGNALS, AND ALL NECESSARY APPURTENANCES THERETO SUCH AS BRACES, CONNECTIONS, FASTENINGS, APPLIANCES, AND FIXTURES FOR USE IN CONNECTION THEREWITH. ALL PUBLIC SERVICE EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS OR STRUCTURES OF ANY KIND, WITH THE SOLE EXCEPTION OF PUBLIC SERVICE FACILITIES. ALL PUBLIC SERVICE EASEMENTS SHALL BE CONSIDERED PUBLIC "WAYS" AS THAT TERM IS USED IN CALIFORNIA PUBLIC UTILITIES CODE SECTION 6202. AND ALL PUBLIC UTILITIES HOLDING A VALID FRANCHISE FROM THE CITY SHALL HAVE THE RIGHT TO USE THE PUBLIC SERVICE EASEMENTS IN ACCORDANCE WITH THE TERMS OF THE FRANCHISE.

2. THE AREAS DESIGNATED AS EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) AS SHOWN UPON SAID MAP, FOR THE PURPOSE SHOWN ON THE FINAL MAP OF INGRESS AND EGRESS OF EMERGENCY VEHICLES.

AND SAID OWNER DOES HEREBY DECLARE THAT THE AREAS DESIGNATED AS "ATLAS PEAK DRIVE", "OAK KNOLL DRIVE" "MEI FONG COURT", AND "WINDSOR WAY" ARE FOR THE PURPOSE OF PRIVATE ACCESS (PAE), INGRESS, EGRESS, AND PRIVATE UTILITIES, INCLUDING ALL RELATED APPURTENANCES HERETO, TO THE LOTS OF TRACT 7712, AND ARE NOT HEREBY OFFERED FOR DEDICATION TO THE PUBLIC. MAINTENANCE OF SAID AREAS TO BE THE RESPONSIBILITY OF THE MASTER HOME OWNER'S ASSOCIATION OF TRACT 8252, AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF TRACT 8252.

THE AREAS DESIGNATED AS DUBLIN SAN RAMON SERVICES DISTRICT (DSRSD) ARE HEREBY DEDICATED BY SEPARATE INSTRUMENT TO DUBLIN SAN RAMON SERVICES DISTRICT (DSRSD), OR ITS DESIGNEE IN GROSS, AS A SUBSURFACE EASEMENT AND SURFACE EASEMENT FOR POTABLE AND RECYCLED WATER AND SANITARY SEWER PURPOSES, INCLUDING ACCESS THERETO, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENTS OF WORKS, IMPROVEMENTS, AND STRUCTURES, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION. NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, NOR SHALL ANYTHING DONE THEREIN, NOR ACCESS RESTRICTED THERETO WHICH MAY INTERFERE WITH DSRSD'S FULL ENJOYMENT OF SAID EASEMENT. ACCEPTANCE OF SAID EASEMENT WILL BE BY SEPARATE INSTRUMENT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS STATEMENT ON THE ____ DAY OF _____, 2015.

AS OWNERS:
DEVELOPMENT SOLUTIONS WR, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ }

ON _____, 2015, BEFORE ME _____, A NOTARY PUBLIC,
DATE HERE INSERT NAME AND THE TITLE OF THE OFFICER

PERSONALLY APPEARED _____
NAME(S) OF SIGNER(S)

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

II CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

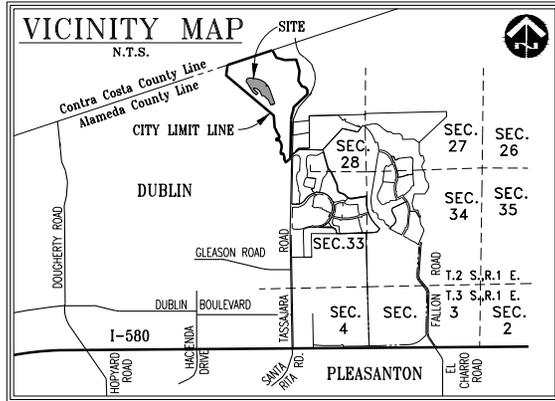
PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

TRACT 7712
A SUBDIVISION OF PARCEL 2 OF TRACT 8252, RECORDED IN BOOK 335 OF MAPS, AT PAGES 7 THROUGH 20, ALAMEDA COUNTY RECORDS

CITY OF DUBLIN
ALAMEDA COUNTY, CALIFORNIA
Mackay & Somp's
PLANNERS SURVEYORS
51428 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690
SEPTEMBER 2015



TRUSTEE'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ }

ON _____, 2015, BEFORE ME _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

TRUSTEE'S STATEMENT:

THE UNDERSIGNED, CHICAGO TITLE COMPANY AS TRUSTEE UNDER THE DEED OF TRUST RECORDED OCTOBER 28, 2014, AS INSTRUMENT NO. 2014261108, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA, CONSENTS TO THE PREPARATION AND FILING OF THIS MAP OF TRACT 7712, AND JOINS IN ALL OFFERS OF DEDICATION HEREIN.

BY: _____ BY: _____
PRINTED NAME & TITLE: _____ PRINTED NAME & TITLE: _____
DATE: _____ DATE: _____

CITY CLERK'S STATEMENT:

I, CAROLINE SOTO, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF DUBLIN, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED FINAL MAP ENTITLED: "TRACT 7712, CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF SEVEN (7) SHEETS, THIS STATEMENT BEING UPON SHEET ONE (1) THEREOF, WAS PRESENTED TO SAID COUNCIL AS PROVIDED BY RESOLUTION NO. _____ AT A MEETING HELD ON THE DAY OF _____, 2015, AND THAT SAID COUNCIL DID THEREUPON APPROVE SAID FINAL MAP, AND DID ACCEPT, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, THE PUBLIC SERVICE EASEMENT (PSE), AND THE EMERGENCY VEHICLE ACCESS EASEMENT (EVAE).

I FURTHER STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN FINAL MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF DUBLIN AND ARE FILED IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2015.

CAROLINE SOTO
CITY CLERK AND CLERK OF THE
CITY COUNCIL OF THE CITY OF DUBLIN,
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT:

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE, AS CHECKED BELOW, THAT:

- AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF \$ _____ CONDITIONED FOR THE PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, APPROVED BY SAID LOCAL BOARD IN SAID AMOUNT.
- ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2015.

ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY CLERK

COUNTY RECORDER'S STATEMENT:

FILED FOR RECORD THIS ____ DAY OF _____, 2015 AT _____ M., IN BOOK _____ OF MAPS AT PAGES _____ THROUGH _____, UNDER SERIES NO. _____ AT THE REQUEST OF FIDELITY NATIONAL TITLE GROUP IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

FEE: \$ _____

STEVE MANNING
COUNTY RECORDER IN AND FOR THE COUNTY
OF ALAMEDA, STATE OF CALIFORNIA

BY: _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF DEVELOPMENT SOLUTIONS WR, LLC ON FEBRUARY 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL THE MONUMENTS INDICATED HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED HEREON AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT THE GROSS AREA WITHIN THE TRACT IS 15.61 ACRES, MORE OR LESS. INTERIOR MONUMENTS WILL BE SET WITHIN SIX MONTHS FROM COMPLETION OF CONSTRUCTION.

IAN MACDONALD
LS NO. 8817
REGISTRATION EXPIRES: DECEMBER 31, 2015

DATED: _____, 2015



ACTING CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP ENTITLED "TRACT 7712, CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA", AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

SETH H. IRISH, LS 5922
ACTING CITY SURVEYOR
LICENSE EXPIRES DECEMBER 31, 2016
CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

DATED: _____, 2015

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP ENTITLED "TRACT 7712, CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA", AND THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE STATE LAW AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH.

ANDREW RUSSELL, CITY ENGINEER
P.C.E. 61348, EXPIRES JUNE 30, 2017
CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

DATED: _____, 2015

ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE MAP AND CORRESPONDING CONDITIONS AS APPROVED BY THE PLANNING COMMISSION. THIS MAP HAS BEEN REVIEWED BY ME AND THE CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

JEFF BAKER,
ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

DATED: _____, 2015

STATEMENT OF SOILS REPORT:

THE FOLLOWING GEOTECHNICAL INVESTIGATION REPORTS WERE PREPARED FOR MS JENNIFER LIN BY BERLOGAR GEOTECHNICAL CONSULTANTS AND ARE ON FILE WITH THE CITY OF DUBLIN, CALIFORNIA

- 1. PROJECT JOB No. 1394.125C DATED JULY 25, 2002 GEOTECHNICAL REPORT DUBLIN RANCH WEST TASSAJARA ROAD, DUBLIN, CALIFORNIA

TRUSTEE'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ }

ON _____, 2015, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

TRUSTEE'S STATEMENT:

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE UNDER THE DEED OF TRUST RECORDED JULY 27, 2015, AS INSTRUMENT NO. 2015206304, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA, CONSENTS TO THE PREPARATION AND FILING OF THIS MAP OF TRACT 7712, AND JOINS IN ALL OFFERS OF DEDICATION HEREIN.

BY: _____ BY: _____

PRINTED NAME & TITLE: _____ PRINTED NAME & TITLE: _____

DATE: _____ DATE: _____

TITLE REPORT EXCEPTIONS AND EXCLUSIONS:

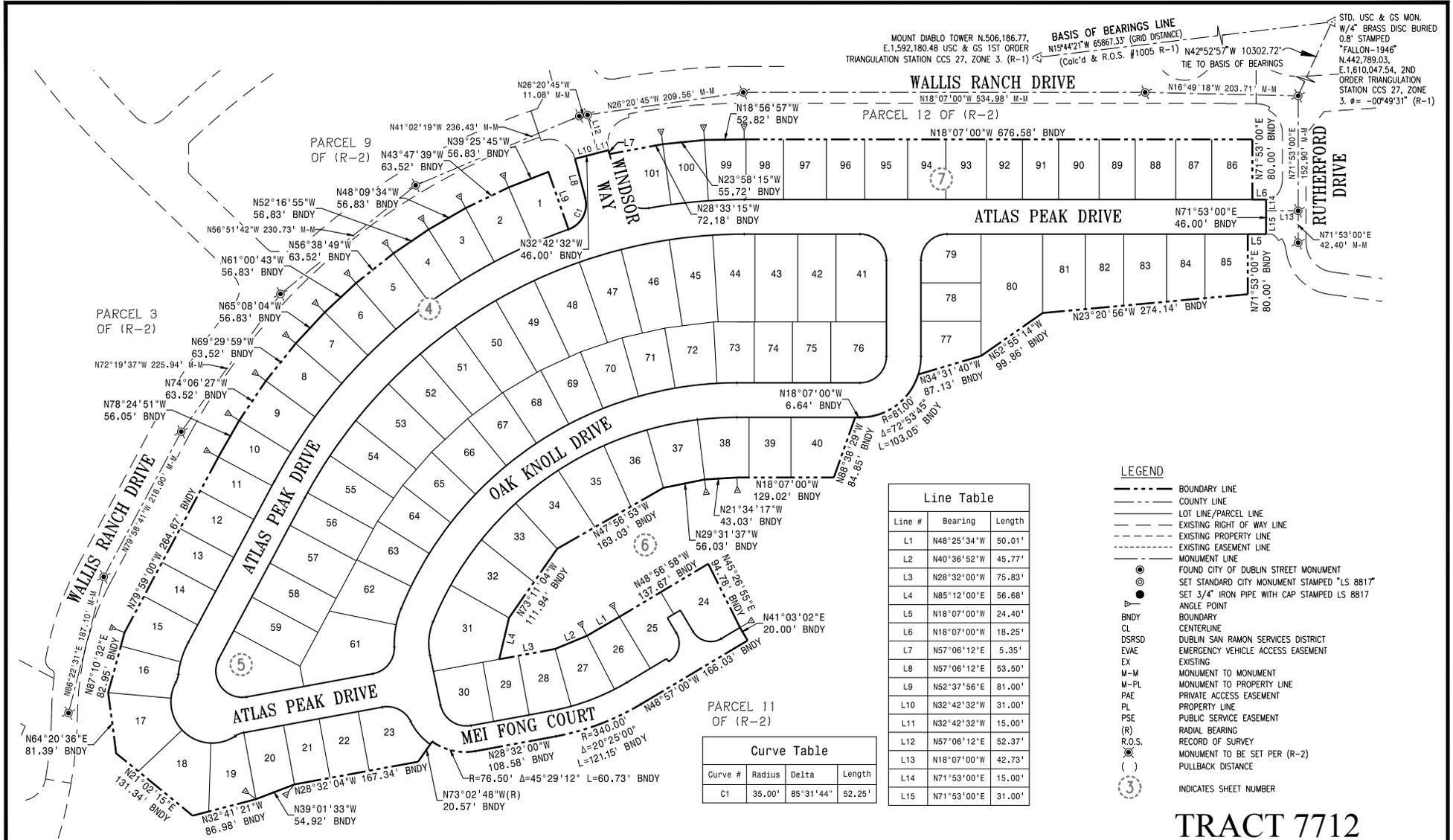
AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- 1. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "AGREEMENT, ESTOPPEL CERTIFICATE, DUBLIN RANCH DEVELOPMENT AGREEMENT", RECORDED APRIL 10, 2002 AS SERIES NO. 2002158247, ALAMEDA COUNTY OFFICIAL RECORDS.
- 2. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "DEVELOPMENT AGREEMENT", RECORDED DECEMBER 16, 2003 AS INSTRUMENT NO. 2003728503, ALAMEDA COUNTY OFFICIAL RECORDS.
- 3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "AMENDMENT TO MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DUBLIN AND THE LIN FAMILY FOR THE DUBLIN RANCH PROJECT", RECORDED OCTOBER 21, 2005 AS INSTRUMENT NO. 2005455429 ALAMEDA COUNTY OFFICIAL RECORDS.
- 4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "DECLARATION OF CC&RS AND RESTRICTIONS", RECORDED DECEMBER 16, 2003 AS INSTRUMENT NO. 2003728505 ALAMEDA COUNTY OFFICIAL RECORDS.
- 5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "PRE-ANNEXATION AGREEMENT BETWEEN CITY OF DUBLIN AND THE LIN FAMILY FOR THE WALLIS PROPERTY", EXECUTED BY AND BETWEEN THE CITY OF DUBLIN, A MUNICIPAL CORPORATION AND CHANG SU-O-LIN (ALSO KNOWN AS JENNIFER LIN), A MARRIED WOMAN RECORDED MAY 12, 2005 AS INSTRUMENT NO. 2005198261, ALAMEDA COUNTY OFFICIAL RECORDS.
- 6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED FEBRUARY 19, 2009, EXECUTED BY AND BETWEEN CITY OF DUBLIN, A MUNICIPAL CORPORATION AND CHANG SU-O-LIN (ALSO KNOWN AS JENNIFER LIN), A MARRIED WOMAN RECORDED FEBRUARY 19, 2009, INSTRUMENT NO. 2009053742, ALAMEDA COUNTY RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF DEVELOPMENT AGREEMENT" RECORDED OCTOBER 28, 2014 AS INSTRUMENT NO. 2014261102 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF DEVELOPMENT AGREEMENT" RECORDED OCTOBER 28, 2014 AS INSTRUMENT NO. 2014261107 OF OFFICIAL RECORDS.

TRACT 7712
A SUBDIVISION OF PARCEL 2 OF TRACT 8252, RECORDED IN BOOK 335 OF MAPS, AT PAGES 7 THROUGH 20, ALAMEDA COUNTY RECORDS
CITY OF DUBLIN
ALAMEDA COUNTY, CALIFORNIA
Mackay & Somp's
ENGINEERS PLANNERS SURVEYORS
31425 FRANKLIN DR, PLEASANTON, CA 94588 (925)225-9690
SEPTEMBER 2015



MOUNT DIABLO TOWER N.506,186.77, E.1,592,180.48 USC & GS 1ST ORDER TRIANGULATION STATION CCS 27, ZONE 3, (R-1)

BASIS OF BEARINGS LINE
 N19°44'21"W 65867.33' (GRID DISTANCE)
 (Calc'd & R.O.S. #1005 R-1)

N42°52'57"W 10302.72'
 TIE TO BASIS OF BEARINGS

STD. USC & GS MON. W/4" BRASS DISC BURIED 0.8" STAMPED "FALLON-1946" N.442,789.03, E.1,610,047.54, 2ND ORDER TRIANGULATION STATION CCS 27, ZONE 3, $\phi = -00°49'31"$ (R-1)

WALLIS RANCH DRIVE

ATLAS PEAK DRIVE

MEI FONG COURT

PARCEL 11 OF (R-2)

Curve #	Radius	Delta	Length
C1	35.00'	85°31'44"	52.25'

Line Table

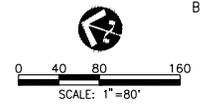
Line #	Bearing	Length
L1	N48°25'34"W	50.01'
L2	N40°36'52"W	45.77'
L3	N28°32'00"W	75.83'
L4	N85°12'00"E	56.68'
L5	N18°07'00"W	24.40'
L6	N18°07'00"W	18.25'
L7	N57°06'12"E	5.35'
L8	N57°06'12"E	53.50'
L9	N52°37'56"E	81.00'
L10	N32°42'32"W	31.00'
L11	N32°42'32"W	15.00'
L12	N57°06'12"E	52.37'
L13	N18°07'00"W	42.73'
L14	N71°53'00"E	15.00'
L15	N71°53'00"E	31.00'

- LEGEND**
- BOUNDARY LINE
 - - - COUNTY LINE
 - LOT LINE/PARCEL LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EXISTING PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - MONUMENT LINE
 - FOUND CITY OF DUBLIN STREET MONUMENT
 - ⊙ SET STANDARD CITY MONUMENT STAMPED "LS 8817"
 - ⊙ SET 3/4" IRON PIPE WITH CAP STAMPED LS 8817
 - ▲ ANGLE POINT
 - BNDY
 - CL
 - DSRSD
 - EVAE
 - EX
 - M-M
 - M-PL
 - PAE
 - PL
 - PSE
 - (R)
 - R.O.S.
 - ()
 - (3)
- INDICATES SHEET NUMBER

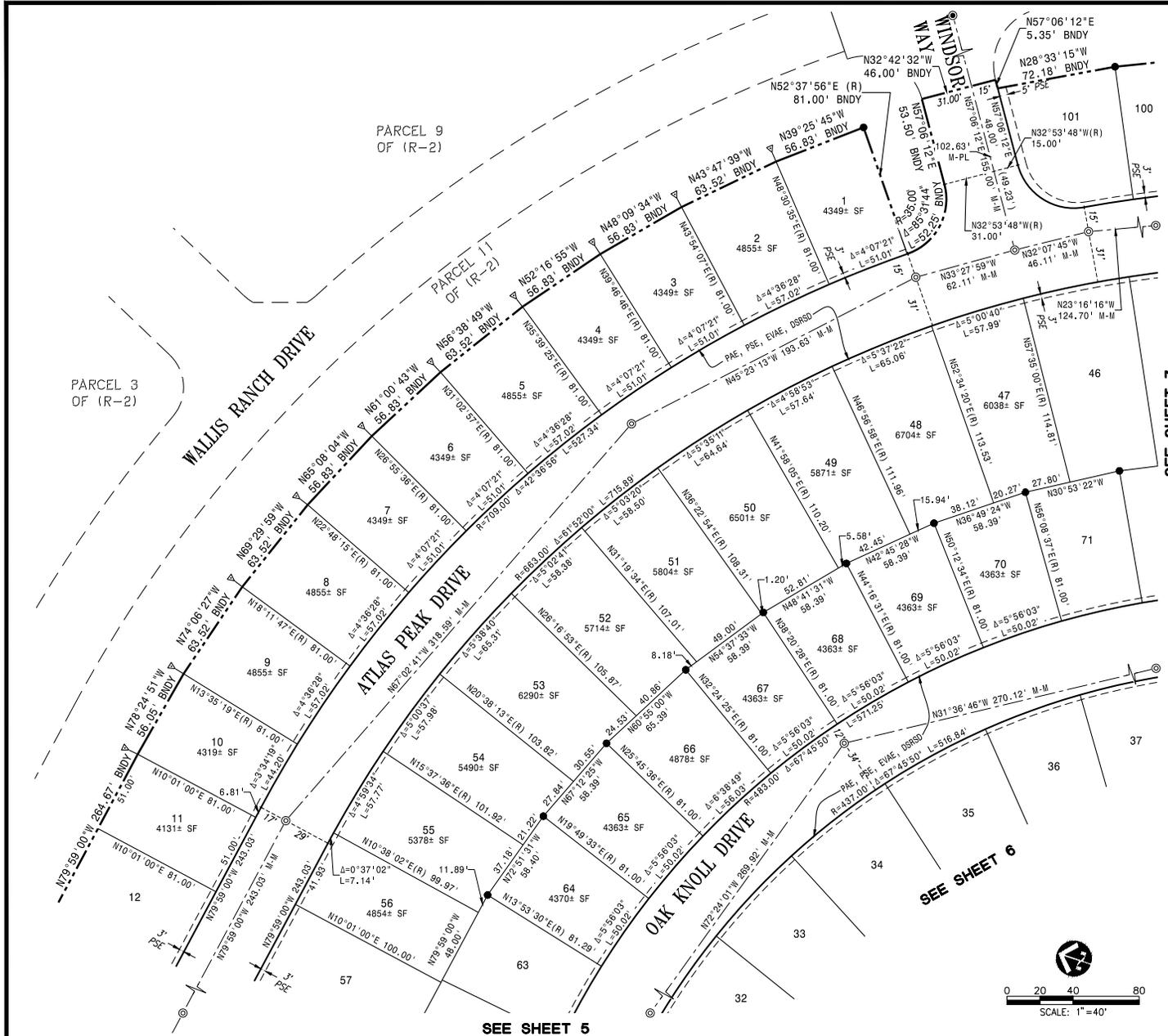
- NOTES:**
- ALL BEARINGS SHOWN ARE BASED UPON CALIFORNIA COORDINATE SYSTEM ZONE III.
 - ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES, MULTIPLY DISTANCES BY 0.9999054 TO OBTAIN GRID DISTANCES.
 - 3/4" IRON PIPES WILL BE SET AT LOT CORNERS AS SHOWN ON SHEETS 4, 5, 6 AND 7, WITH CAP, STAMPED LS 8817.
 - THE BOUNDARY OF TRACT 7712, AS INDICATED BY "BNDY" IS PER (R-2).

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS SHOWN HEREON, IS THE LINE BETWEEN USC&GS TRIANGULATION STATIONS "FALLON" AND "MOUNT DIABLO TOWER". THE GRID BEARING CALCULATED FROM PUBLISHED CCS 27 ZONE 3 GRID COORDINATES FOR THIS LINE IS TAKEN AS NORTH 15°44'21" WEST.

REFERENCES:
 (R-1) RECORD OF SURVEY 1005, BOOK 16 OF RECORD OF SURVEYS, PAGES 37-51, ALAMEDA COUNTY RECORDS
 (R-2) TRACT 8252, BOOK 335 OF MAPS, PAGES 7-20, ALAMEDA COUNTY RECORDS



TRACT 7712
 A SUBDIVISION OF PARCEL 2 OF TRACT 8252, RECORDED IN BOOK 335 OF MAPS, AT PAGES 7 THROUGH 20, ALAMEDA COUNTY RECORDS
 CITY OF DUBLIN
 ALAMEDA COUNTY, CALIFORNIA
MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 3142B FRANKLIN DR. PLEASANTON, CA 94588 (925)225-0690
 SEPTEMBER 2015



REFERENCES:
 (R-1) RECORD OF SURVEY 1005, BOOK 16 OF RECORD OF SURVEYS, PAGES 37-51, ALAMEDA COUNTY RECORDS
 (R-2) TRACT 8252, BOOK 335 OF MAPS, PAGES 7-20, ALAMEDA COUNTY RECORDS

- NOTES:**
1. ALL BEARINGS SHOWN ARE BASED UPON CALIFORNIA COORDINATE SYSTEM ZONE III.
 2. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES. MULTIPLY DISTANCES BY 0.9999054 TO OBTAIN GRID DISTANCES.
 3. 3/4" IRON PIPES WILL BE SET AT LOT CORNERS AS SHOWN ON SHEETS 4, 5, 6 AND 7, WITH CAP, STAMPED LS 8817.
 4. THE BOUNDARY OF TRACT 7712, AS INDICATED BY "BNDY" IS PER (R-2).

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS SHOWN ON SHEET 3, IS THE LINE BETWEEN USC&GS TRIANGULATION STATIONS "FALLOM" AND "MOUNT DIABLO TOWER". THE GRID BEARING CALCULATED FROM PUBLISHED CCS 27 ZONE 3 GRID COORDINATES FOR THIS LINE IS TAKEN AS NORTH 15°44'21" WEST.

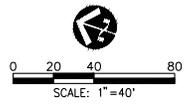
LEGEND

	BOUNDARY LINE
	COUNTY LINE
	LOT LINE/PARCEL LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	MONUMENT LINE
	FOUND CITY OF DUBLIN STREET MONUMENT
	SET STANDARD CITY MONUMENT STAMPED "LS 8817"
	SET 3/4" IRON PIPE WITH CAP STAMPED LS 8817
	ANGLE POINT
	BOUNDARY CENTERLINE
	DSRSD
	EVAE
	EX
	M-M
	M-PL
	PAE
	PL
	PRIVATE ACCESS EASEMENT
	PSE
	PUBLIC SERVICE EASEMENT
	R
	R.O.S.
	MONUMENT TO BE SET PER (R-2)
	PULLBACK DISTANCE
	INDICATES SHEET NUMBER

SEE SHEET 7

SEE SHEET 6

SEE SHEET 5



TRACT 7712

A SUBDIVISION OF PARCEL 2 OF TRACT 8252, RECORDED IN BOOK 335 OF MAPS, AT PAGES 7 THROUGH 20, ALAMEDA COUNTY RECORDS

CITY OF DUBLIN
 ALAMEDA COUNTY, CALIFORNIA

MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
 31425 FRANKLIN DR., PLEASANTON, CA 94568 (925)225-0690

SEPTEMBER 2015

SEE SHEET 4

REFERENCES:
(R-1) RECORD OF SURVEY 1005, BOOK 16 OF RECORD OF SURVEYS, PAGES 37-51, ALAMEDA COUNTY RECORDS
(R-2) TRACT 8252, BOOK 335 OF MAPS, PAGES 7-20, ALAMEDA COUNTY RECORDS

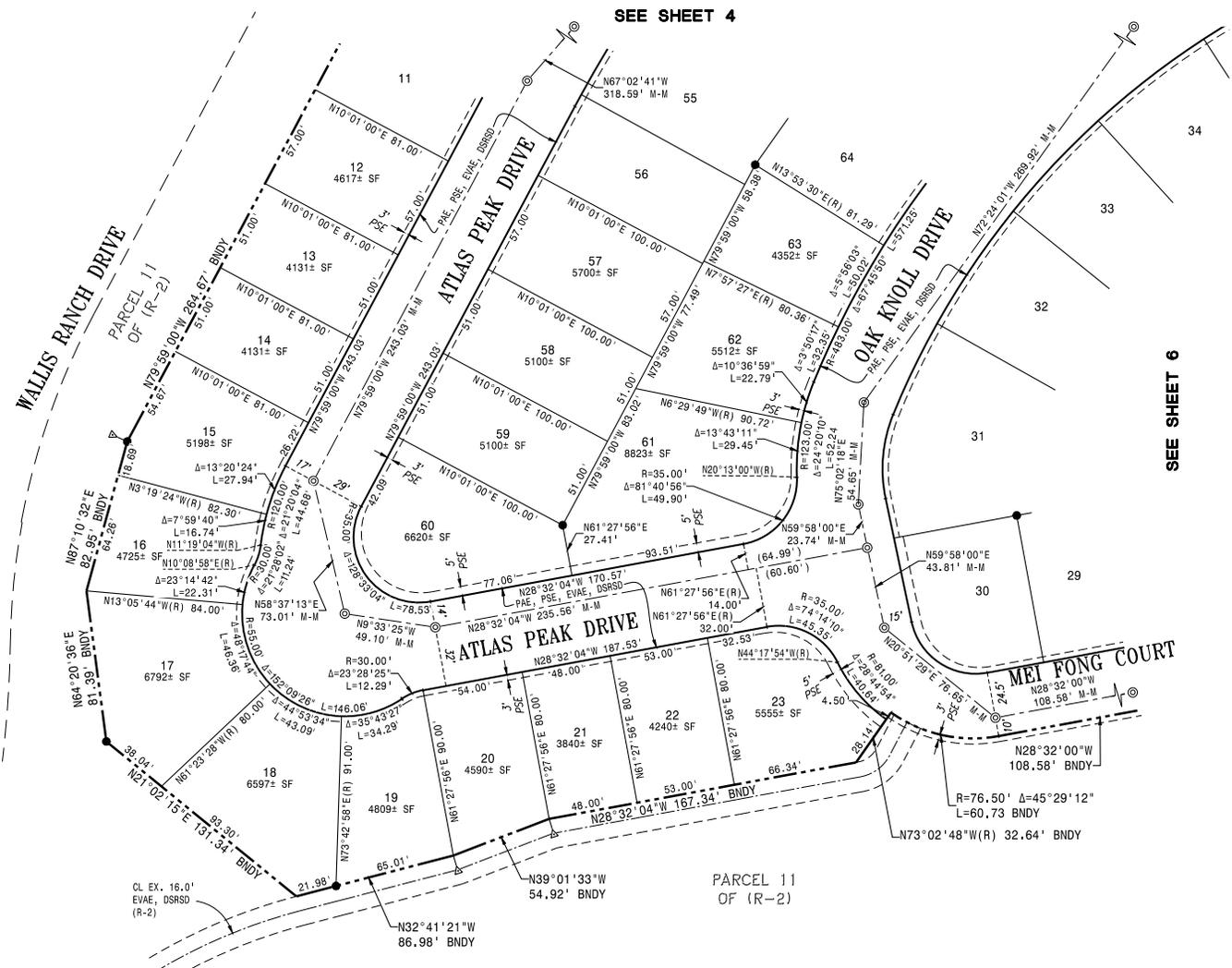
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2. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES. MULTIPLY DISTANCES BY 0.9999054 TO OBTAIN GRID DISTANCES.
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LEGEND

- BOUNDARY LINE
- - - COUNTY LINE
- LOT LINE/PARCEL LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- MONUMENT LINE
- FOUND CITY OF DUBLIN STREET MONUMENT
- SET STANDARD CITY MONUMENT STAMPED "LS 8817"
- SET 3/4" IRON PIPE WITH CAP STAMPED LS 8817
- △ ANGLE POINT
- ▽ BNDY
- CL CENTERLINE
- DSRSD DUBLIN SAN RAMON SERVICES DISTRICT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PAE PRIVATE ACCESS EASEMENT
- PL PROPERTY LINE
- PSE PUBLIC SERVICE EASEMENT
- (R) RADIAL BEARING
- R.O.S. RECORD OF SURVEY
- MONUMENT TO BE SET PER (R-2)
- () PULLBACK DISTANCE
- () INDICATES SHEET NUMBER

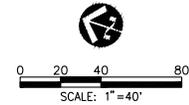
SEE SHEET 6

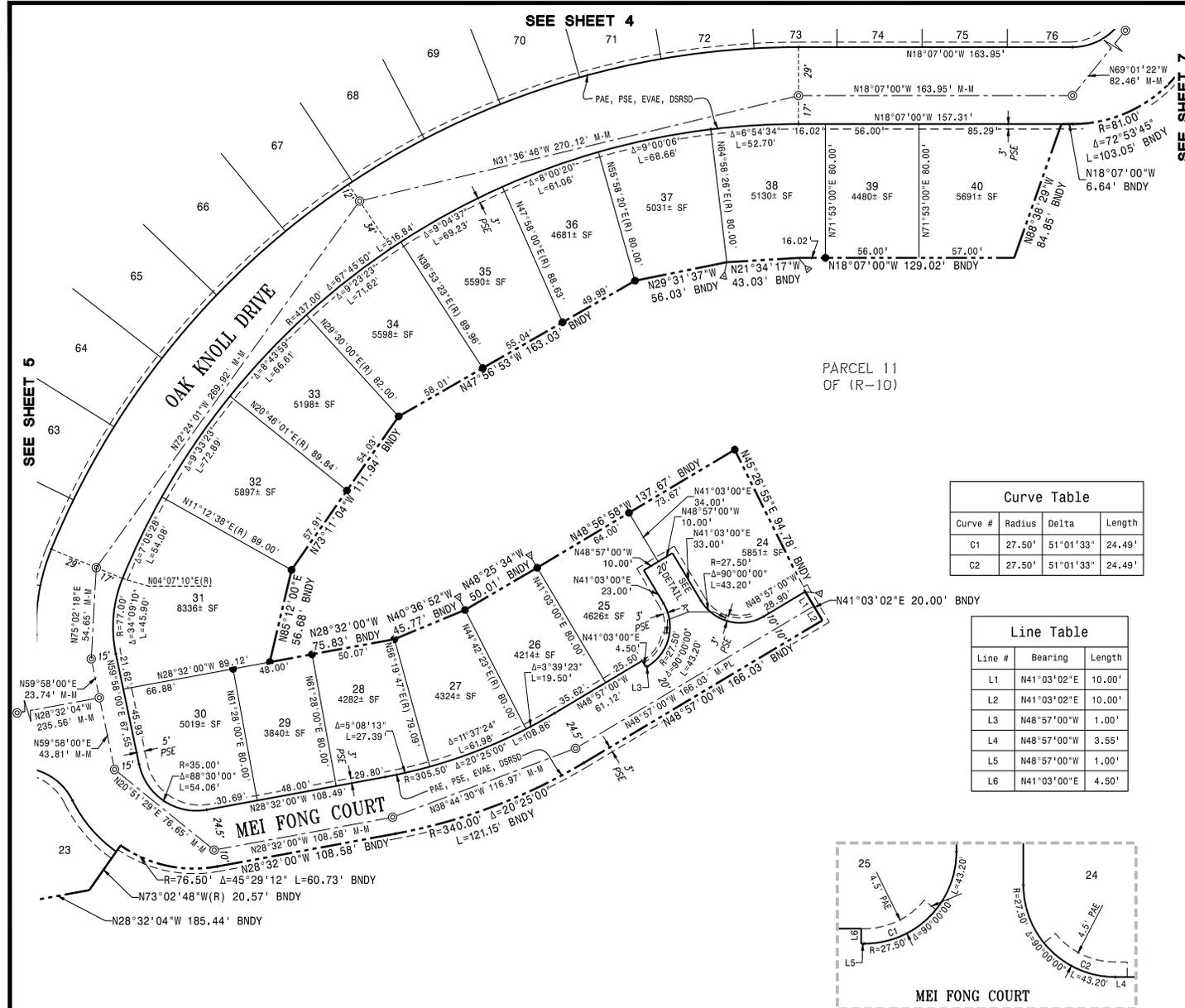


TRACT 7712

A SUBDIVISION OF PARCEL 2 OF TRACT 8252, RECORDED IN BOOK 335 OF MAPS, AT PAGES 7 THROUGH 20, ALAMEDA COUNTY RECORDS

CITY OF DUBLIN
ALAMEDA COUNTY, CALIFORNIA
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
3142B FRANKLIN DR. PLEASANTON, CA 94588 (925)225-0690
SEPTEMBER 2015





SEE SHEET 4

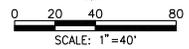
SEE SHEET 7

SEE SHEET 5

PARCEL 11 OF (R-10)

REFERENCES:
 (R-1) RECORD OF SURVEY 1005, BOOK 16 OF RECORD OF SURVEYS, PAGES 37-51, ALAMEDA COUNTY RECORDS
 (R-2) TRACT 8252, BOOK 335 OF MAPS, PAGES 7-20, ALAMEDA COUNTY RECORDS

- NOTES:**
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Curve Table

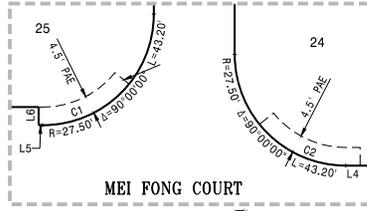
Curve #	Radius	Delta	Length
C1	27.50'	51°01'33"	24.49'
C2	27.50'	51°01'33"	24.49'

Line Table

Line #	Bearing	Length
L1	N41°03'02"E	10.00'
L2	N41°03'02"E	10.00'
L3	N48°57'00"W	1.00'
L4	N48°57'00"W	3.55'
L5	N48°57'00"W	1.00'
L6	N41°03'00"E	4.50'

LEGEND

- BOUNDARY LINE
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- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- MONUMENT LINE
- FOUND CITY OF DUBLIN STREET MONUMENT
- ⊙ SET STANDARD CITY MONUMENT STAMPED "LS 8817"
- SET 3/4" IRON PIPE WITH CAP STAMPED LS 8817
- ▲ ANGLE POINT
- BNDY BOUNDARY
- CL CENTERLINE
- DSRSD DUBLIN SAN RAMON SERVICES DISTRICT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PAE PRIVATE ACCESS EASEMENT
- PL PROPERTY LINE
- PSE PUBLIC SERVICE EASEMENT
- (R) RADIAL BEARING
- R.O.S. RECORD OF SURVEY
- MONUMENT TO BE SET PER (R-2)
- () PULLBACK DISTANCE
- ③ INDICATES SHEET NUMBER

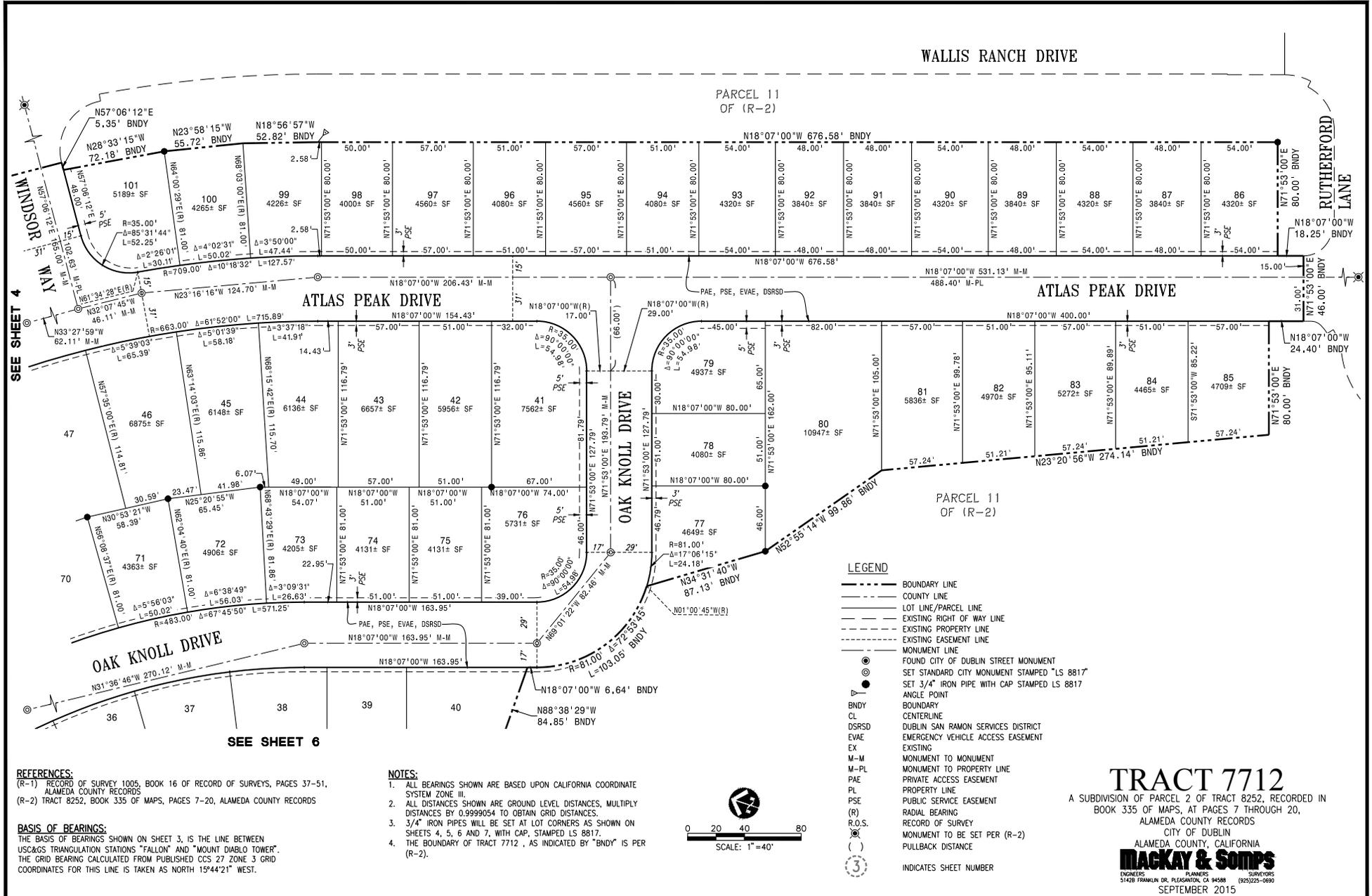


DETAIL A
 SCALE: 1"=20'

TRACT 7712

A SUBDIVISION OF PARCEL 2 OF TRACT 8252, RECORDED IN BOOK 335 OF MAPS, AT PAGES 7 THROUGH 20, ALAMEDA COUNTY RECORDS

CITY OF DUBLIN
 ALAMEDA COUNTY, CALIFORNIA
MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 31425 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690
 SEPTEMBER 2015



WALLIS RANCH DRIVE

PARCEL 11 OF (R-2)

RUTHERFORD LANE

ATLAS PEAK DRIVE

ATLAS PEAK DRIVE

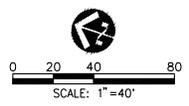
OAK KNOLL DRIVE

PARCEL 11 OF (R-2)

OAK KNOLL DRIVE

LEGEND

- BOUNDARY LINE
- - - COUNTY LINE
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- DSRSD DUBLIN SAN RAMON SERVICES DISTRICT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- M-M MONUMENT TO MONUMENT
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- RECORD OF SURVEY
- MONUMENT TO BE SET PER (R-2)
- () PULLBACK DISTANCE
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REFERENCES:
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TRACT 7712

A SUBDIVISION OF PARCEL 2 OF TRACT 8252, RECORDED IN BOOK 335 OF MAPS, AT PAGES 7 THROUGH 20, ALAMEDA COUNTY RECORDS

CITY OF DUBLIN
 ALAMEDA COUNTY, CALIFORNIA

MACKAY & Scomps
 ENGINEERS PLANNERS SURVEYORS
 31425 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690

RESOLUTION NO. - 15

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**APPROVING THE TRACT IMPROVEMENT AGREEMENT
FOR TRACT 7712, WALLIS RANCH, NEIGHBORHOOD 2**

WHEREAS, the City and Development Solutions WR, LLC, a Delaware Limited Liability Company, the owner of Tract 7712, entered into a Tract Improvement Agreement on October 20, 2015 (hereinafter the "Original Tract Improvement Agreement"), to complete those on-site improvements (hereinafter "The Improvements") required by City of Dublin Planning Commission Resolution No. 14-18 adopted on April 29, 2014, in accordance with the requirements and conditions set forth in said resolution; and

WHEREAS, Development Solutions WR, LLC has not commenced construction of The Improvements; and

WHEREAS, D.R. Horton, has acquired the Tract 7712 property from Development Solutions WR, LLC, and Development Solutions WR, LLC, desires to transfer to D.R. Horton its obligations under the Original Tract Improvement Agreement; and

WHEREAS, D.R. Horton has executed and filed with the City of Dublin a Tract Improvement Agreement for Tract 7712 to construct The Improvements as required in accordance with the Conditions of Approval for the Tentative Map, and with the improvement plans attached thereto (hereinafter the "Tract Improvement Agreement"); and

WHEREAS, said Tract Improvement Agreement is secured by a bond furnished by Arch Insurance Company in the amount of \$2,248,921.00 (Bond No. SU1135885), conditioned upon faithful performance of said Tract Improvement Agreement; and

WHEREAS, said Tract Improvement Agreement is secured by a bond furnished by Arch Insurance Company in the amount of \$2,248,921.00 (Bond No. SU1135885), conditioned upon payment for labor performed or material furnished under the terms of said Tract Improvement Agreement;

NOW, THEREFORE, BE IT RESOLVED that said Tract Improvement Agreement and bonds are hereby approved.

BE IT FURTHER RESOLVED that the City Manager of the City of Dublin is hereby authorized to execute said Tract Improvement Agreement, attached hereto as Exhibit "A."

BE IT FURTHER RESOLVED that Development Solutions WR, LLC, is released from the rights, interests and obligations of the Original Tract Improvement Agreement.

BE IT FURTHER RESOLVED that the original Faithful Performance Bond and Labor and Materials Bond provided by Development Solutions WR, LLC, and issued by Westchester Fire

Insurance Company in the amounts of \$2,248,921.00 (Bond Nos. K09217198) for on-site improvements related to Tract 7712 be released.

PASSED, APPROVED AND ADOPTED this 15th day of December, 2015, by the following vote:

YES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

**CITY OF DUBLIN
TRACT IMPROVEMENT AGREEMENT
TRACT 7712**

This agreement is made and entered into this 15th day of December, 2015, by and between the City of Dublin, a municipal corporation, hereinafter referred to as "CITY", and D.R. Horton, hereinafter referred to as "DEVELOPER".

RECITALS

WHEREAS, it has been determined by the CITY Council of the CITY of Dublin, State of California, that DEVELOPER, the subdivider of Tract No. 7712, desires to improve those improvements (hereafter "The Improvements") required by City of Dublin City Council Resolution No. 68-14 adopted on May 20, 2014 for Tract 7712 in accordance with the requirements and conditions set forth in said resolution, the requirements of the Subdivision Map Act of the State of California, the Subdivision Ordinance of the CITY, and those certain plans for said development entitled:

- *Rough Grading Plans – Tract 7712 – Neighborhood 2 at Wallis Ranch*, prepared by MacKay & Soms and signed by the City Engineer
- *Improvement Plans – Tract 7712 – Neighborhood 2 at Wallis Ranch*, prepared by MacKay & Soms, and signed by the City Engineer
- *Joint Trench & Private Street Lighting Plans – Tract 7712 – Neighborhood 2 at Wallis Ranch*, prepared by Giacalone Design, Inc., and signed by the City Engineer
- *Landscape Plans – Tract 7712 – Neighborhood 2 at Wallis Ranch*, prepared by Gates & Associates, and signed by the City Engineer

and now on file in the office of the City Engineer, which are hereby referred to for a more definite and distinct description of the work to be performed under this Agreement as though set forth at length herein;

WHEREAS, DEVELOPER intends to satisfactorily complete The Improvements within the time hereinafter specified, and CITY intends to accept DEVELOPER's offer(s) of dedication of The Improvements in consideration for DEVELOPER's satisfactory performance of the terms and conditions of this Agreement; and

WHEREAS, CITY has determined that the portion of The Improvements that will be accepted by the City as Public improvements are a public works subject to California prevailing wage requirements:

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants herein contained, the parties agree as follows:

1. Completion Time.

DEVELOPER shall complete said work not later than two years following said date of execution. Time is of the essence in this Agreement. Upon completion, DEVELOPER shall furnish CITY with a complete and reproducible set of final Record Drawings of The Improvements, including any modifications made during construction.

2. Estimated Cost of Improvements.

The estimated cost of constructing The Improvements required by this agreement are presented in the *Bond Estimate for Tract 7712*, dated 9/15/2015, prepared by MacKay & Somsps:

- Tract 7712 Improvements \$ 2,248,921.00

Said amount includes costs and reasonable expenses and fees which may be incurred in enforcing the obligation secured. Said amount reflects that the Tract 7712 Improvements are currently 0% complete (bond is for 100% of the full amount). The bond estimate is attached as Exhibit A to this agreement.

Bonds Furnished.

Concurrently with the execution of this Agreement, DEVELOPER shall furnish CITY with the following security in a form satisfactory to the CITY Attorney:

Faithful Performance. Either a cash deposit, a corporate surety bond issued by a company duly and legally licensed to conduct a general surety business in the State of California, or an instrument of credit equivalent to one hundred per cent (100%) of the estimate set forth in Paragraph 2 and sufficient to assure CITY that The Improvements will be satisfactorily completed (collectively, the "Faithful Performance Bond").

Labor and Materials. Either a cash deposit, a corporate surety bond issued by a company duly and legally licensed to conduct a general surety business in the State of California, or an instrument of credit equivalent to one-hundred per cent (100%) of the estimate set forth in Paragraph 2 and sufficient to assure CITY that DEVELOPER'S contractors, subcontractors, and other persons furnishing labor, materials, or equipment shall be paid therefore (collectively, the "Labor and Materials Bond").

CITY shall be the sole indemnitee named on any instrument required by this Agreement. Any instrument or deposit required herein shall conform with the provisions of Chapter 5 of the Subdivision Map Act.

3. Insurance Required.

Prior to commencing construction of the improvements, DEVELOPER shall obtain or cause to be obtained and filed with the CITY, all insurance required under this paragraph. Prior to the commencement of work under this Agreement, DEVELOPER's general contractor (if different than Developer) shall obtain or cause to be obtained and filed with the Administrative Services Director, all insurance required under this paragraph. DEVELOPER shall not allow any contractor or subcontractor to commence work on this contract or subcontract until all insurance required for DEVELOPER and DEVELOPER's general contractor shall have been so obtained and approved. Said insurance shall be maintained in full force and effect until the completion of work under this Agreement and the final acceptance thereof by CITY. All requirements herein provided shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.

A. Minimum Scope of Insurance. Coverage shall be at least as broad as:

- 1) Insurance Services Office form number GL 0002 (Ed. 1/73) covering comprehensive General Liability and Insurance Services Office form number GL 0404

covering Broad Form Comprehensive General Liability; or Insurance Services Office Commercial General Liability coverage ("occurrence" form CG 0001.)

2) Insurance Services Office form number CA 0001 (Ed. 1/78) covering Automobile Liability, code 1 "any auto" and endorsement CA 0025.

3) Workers' Compensation insurance as required by the Labor Code of the State of California and Employers Liability Insurance.

B. Minimum Limits of Insurance. DEVELOPER shall maintain limits no less than:

1) General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. If commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2) Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.

3) Workers' Compensation and Employers Liability: Workers' compensation limits as required by the Labor Code of the State of California and Employers Liability limits of \$1,000,000 per accident.

C. Deductibles and Self-Insurance Retentions. Any deductibles or self-insured retentions must be declared to and approved by the CITY. DEVELOPER hereby declares that the insurance required under Paragraph 3(B)(1) contains (i) a \$1,000,000 per occurrence self-insured retention for Bodily Injury and Property Damage Liability, (ii) a \$2,000,000 per occurrence self-insured retention for third party action over actions and (iii) a \$7,500,000 per occurrence self-insured retention for Home Builder's Limited Warranty Coverage, Construction Damage Liability Coverage and Fungi and Related Medical Payments ("GL SIR's"). The CITY hereby approves the GL SIR's.

D. Other Insurance Provisions. The policies are to contain, or be endorsed to contain, the following provisions:

1) General Liability and Automobile Liability Coverages.

- a) The CITY, its officers, agents, officials, employees and volunteers shall be named as additional insureds as respects: liability arising out of activities performed by or on behalf of the DEVELOPER; products and completed operations of the DEVELOPER; premises owned, occupied or used by the DEVELOPER; or automobiles owned, leased, hired or borrowed by the DEVELOPER. The coverage shall contain no special limitations on the scope of the protection afforded to the CITY, its officers, officials, employees or volunteers.
- b) The DEVELOPER's insurance coverage shall be primary insurance as respects the CITY, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees or volunteers shall be excess of the DEVELOPER's insurance and shall not contribute with it.

- c) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the CITY, its officers, officials, employees or volunteers.
- d) The DEVELOPER's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

2) Workers' Compensation and Employers Liability Coverage. The insurer shall agree to waive all rights of subrogation against the CITY, its officers, officials, employees and volunteers for losses arising from work performed by the DEVELOPER for the CITY.

3) All Coverages. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the CITY. Notwithstanding the foregoing, if an endorsement that would provide for thirty (30) days' prior written notice prior to one or more of the above actions is not commercially available, DEVELOPER shall be excused from providing an endorsement covering said action or actions, provided that in such circumstances, DEVELOPER shall give written notice to the CITY as soon as is practicable if DEVELOPER learns that its coverage has been suspended, voided, cancelled by either party or reduced in coverage or in limits.

- a) Acceptability of Insurers. Insurance is to be placed with insurers with a Bests' rating of no less than A:VII.
- b) Verification of Coverage. DEVELOPER shall furnish CITY with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to certify coverage on its behalf. The certificates and endorsements are to be received and approved by the CITY before work commences. The CITY reserves the right to require complete, certified copies of all required insurance policies, at any time provided; however, that if the policies are not yet available, the City will accept copies of the applicable binders.
- c) Subcontractors. DEVELOPER and/or DEVELOPER's general contractor shall include all subcontractors as insureds under its policies or shall obtain separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4. Work Performance and Guarantee.

Except as otherwise expressly provided in this Agreement, and excepting only items of routine maintenance, ordinary wear and tear and unusual abuse or neglect, DEVELOPER guarantees all work executed by DEVELOPER and/or DEVELOPER's agents, and all supplies, materials and

devices of whatsoever nature incorporated in, or attached to the work, or otherwise delivered to CITY as a part of the work pursuant to the Agreement, to be free of all defects of workmanship and materials for a period of one (1) year after initial acceptance of the entire work by CITY. DEVELOPER shall repair or replace any or all such work or material, together with all or any other work or materials which may be displaced or damaged in so doing, that may prove defective in workmanship or material within said one-year guarantee period without expense or charge of any nature whatsoever to CITY. DEVELOPER further covenants and agrees that when defects in workmanship and materials actually appear during the one-year guarantee period, and have been corrected, the guarantee period for the defected items shall automatically be extended for an additional year from the date of the completion of the repair to insure that such defects have actually been corrected.

In the event the DEVELOPER shall fail to comply with the conditions of the foregoing guarantee within thirty (30) days time, after being notified of the defect in writing, CITY shall have the right, but shall not be obligated, to repair or obtain the repair of the defect, and DEVELOPER shall pay to CITY on demand all costs and expense of such repair. Notwithstanding anything herein to the contrary, in the event that any defect in workmanship or material covered by the foregoing guarantee results in a condition which constitutes an immediate hazard to the public health, safety, or welfare, CITY shall have the right to immediately repair, or cause to be repaired, such defect, and DEVELOPER shall pay to CITY on demand all costs and expense of such repair. The foregoing statement relating to hazards to health and safety shall be deemed to include either temporary or permanent repairs which may be required as determined in the sole discretion and judgment of CITY.

If CITY, at its sole option, makes or causes to be made the necessary repairs or replacements or performs the necessary work, DEVELOPER shall pay, in addition to actual costs and expenses of such repair or work, fifty percent (50%) of such costs and expenses for overhead and interest at the maximum rate of interest permitted by law accruing thirty (30) days from the date of billing for such work or repairs.

5. Inspection of the Work.

DEVELOPER shall guarantee free access to CITY through its City Engineer and designated representative for the safe and convenient inspection of the work throughout its construction. Said CITY representative shall have the authority to reject all materials and workmanship which are not in accordance with the plans and specifications, and all such materials and or work shall be removed promptly by DEVELOPER and replaced to the satisfaction of CITY without any expense to CITY in strict accordance with the improvement plans and specifications.

6. Agreement Assignment.

This Agreement shall not be assigned by DEVELOPER without the written consent of CITY.

7. Abandonment of Work.

Neither DEVELOPER nor any of DEVELOPER's agents or contractors are or shall be considered to be agents of CITY in connection with the performance of DEVELOPER's obligations under this Agreement.

If DEVELOPER refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extension thereof, or fails to obtain completion of said work within such time, or if DEVELOPER should be adjudged as bankrupt, or should make a general assignment for the benefit of DEVELOPER's

creditors, or if a receiver should be appointed, or if DEVELOPER, or any of DEVELOPER's contractors, subcontractors, agents or employees should violate any of the provisions of this Agreement, the CITY through its City Engineer may serve written notice on DEVELOPER and DEVELOPER's surety or holder of other security of breach of this Agreement, or of any portion, thereof, and default of DEVELOPER, and DEVELOPER shall have fifteen (15) days after receipt of such written notice to cure such default; provided that, if such cure cannot be reasonably effected within such fifteen (15) day period, such failure shall not be a default hereunder so long as DEVELOPER commences to cure such default in such fifteen (15) day period, and thereafter diligently prosecutes such cure to completion.

In the event of any such notice of breach of this Agreement, DEVELOPER's surety shall have the duty to take over and complete The Improvements herein specified; provided, however, that if the surety, within thirty (30) days after the serving upon it of such notice of breach, does not give CITY written notice of its intention to take over the performance of the contract, and does not commence performance thereof within thirty (30) days after notice to CITY of such election; CITY may take over the work and prosecute the same to completion, by contract or by any other method CITY may deem advisable, for the account and at the expense of DEVELOPER and DEVELOPER's surety shall be liable to CITY for any damages and/or reasonable and documented excess costs occasioned by CITY thereby; and, in such event, CITY, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to DEVELOPER as may be on the site of the work and necessary therefore.

All notices herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid.

Notices required to be given to CITY shall be addressed as follows:

City Engineer
City of Dublin
100 Civic Plaza
Dublin, CA 94568

Notices required to be given to DEVELOPER shall be addressed as follows:

D.R. Horton
5050 Hopyard Road, Suite 180
Pleasanton, CA 94588
Attn. Julie Nebozuk
Phone No. (925) 225-7458

Notices required to be given surety of DEVELOPER shall be addressed as follows:

Any party or the surety may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

8. Use of Streets or Improvements.

At all times prior to the final acceptance of the work by CITY, the use of any or all streets and improvements within the work to be performed under this Agreement shall be at the sole and exclusive risk of DEVELOPER. The issuance of any building or occupancy permit by CITY for dwellings located within the tract shall not be construed in any manner to constitute a partial or final acceptance or approval of any or all such improvements by CITY. DEVELOPER agrees that CITY's Building Official may withhold the issuance of building or occupancy permits when the work or its progress may substantially and/or detrimentally affect public health and safety.

9. Safety Devices.

DEVELOPER shall provide and maintain such guards, watchmen, fences, barriers, regulatory signs, warning lights, and other safety devices adjacent to and on the tract site as may be necessary to prevent accidents to the public and damage to the property. DEVELOPER shall furnish, place, and maintain such lights as may be necessary for illuminating the said fences, barriers, signs, and other safety devices. At the end of all work to be performed under this Agreement, all fences, barriers, regulatory signs, warning lights, and other safety devices (except such safety items as may be shown on the plans and included in the items of work) shall be removed from site of the work by the DEVELOPER, and the entire site left clean and orderly.

10. Acceptance of Work.

Upon notice of the completion of The Improvements and the delivery of a set of final as-built plans to CITY by DEVELOPER, CITY, through its City Engineer or his designated representative, shall examine The Improvements without delay, and, if found to be in accordance with said plans and specifications and this Agreement, and upon submittal of a warranty bond in the amount of 25% of the estimated cost of The Improvements that are within the Public right-of-way or Public easements, shall recommend acceptance of the work to the City Council and, upon such acceptance, shall notify DEVELOPER or his designated agents of such acceptance and shall thereafter immediately release the Faithful Performance Bond and the Labor and Materials Bond. The City will not accept the Private Improvements and a warranty bond will not be needed for these Improvements; provided however, the CITY shall examine the Private Improvements as set forth above and shall notify DEVELOPER or his designated agents of their completion and shall thereafter immediately release the Faithful Performance Bond and the Labor and Materials Bond.

11. Patent and Copyright Costs.

In the event that said plans and specifications require the use of any material, process or publication which is subject to a duly registered patent or copyright, DEVELOPER shall be liable for, and shall indemnify CITY from any fees, costs or litigation expenses, including attorneys' fees and court costs, which may result from the use of said patented or copyrighted material, process or publication.

12. Alterations in Plans and Specifications.

Any alteration or alterations made in the plans and specifications which are a part of this Agreement or any provision of this Agreement shall not operate to release any surety or sureties from liability on any bond or bonds attached hereto and made a part hereof, and consent to make such alterations is hereby given, and the sureties to said bonds hereby waive the provisions of Section 2819 of the Civil Code of the State of California.

13. Liability.

A. DEVELOPER Primarily Liable. DEVELOPER hereby warrants that the design and construction of The Improvements will not adversely affect any portion of adjacent properties and that all work will be performed in a proper manner. DEVELOPER agrees to indemnify, defend, release, and save harmless CITY, and each of its elective and appointive boards, commissions, officers agents and employees, from and against any and all loss, claims, suits, liabilities, actions, damages, or causes of action of every kind, nature and description, directly or indirectly arising from an act or omission of DEVELOPER, its employees, agents, or independent contractors in connection with DEVELOPER'S actions and obligations hereunder; provided as follows:

1) That CITY does not, and shall not, waive any rights against DEVELOPER which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by CITY, or the deposit with CITY by DEVELOPER, of any of the insurance policies described in Paragraph 4 hereof.

2) That the aforesaid hold harmless agreement by DEVELOPER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied, or approved of plans and/or specifications for the subdivision, or regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

3) Design Defect. If, in the opinion of the CITY, a design defect in the work of improvement becomes apparent during the course of construction, or within one (1) year following acceptance by the CITY of the improvements, and said design defect, in the opinion of the CITY, may substantially impair the public health and safety, DEVELOPER shall, upon order by the CITY, correct said design defect at his sole cost and expense, and the sureties under the Faithful Performance and Labor and Materials Bonds shall be liable to the CITY for the corrective work required.

4) Litigation Expenses. In the event that legal action is instituted by either party to this Agreement, and said action seeks damages for breach of this Agreement or seeks to specifically enforce the terms of this Agreement, and, in the event judgment is entered in said action, the prevailing party shall be entitled to recover its attorneys' fees and court costs. If CITY is the prevailing party, CITY shall also be entitled to recover its attorney's fees and costs in any action against DEVELOPER's surety on the bonds provided under paragraph 3.

14. Recitals.

The foregoing Recitals are true and correct and are made a part hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate at Dublin, California, the day and year first above written.

CITY OF DUBLIN

By: _____
City Manager

ATTEST:

City Clerk

DEVELOPER

D. R. Horton

By: _____

D. R. Horton
Authorized Representative

BOND ESTIMATE
WALLIS RANCH - NEIGHBORHOOD 2
IMPROVEMENT PLANS/GRADING
PLANS DATED SEPT 2015
City of Dublin

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
<u>A. STREETWORK</u>					
1.	167,945	SF	Finish grading street	0.40	\$67,180
2.	121,640	SF	Pavement Section (3"AC / 12"AB)	3.50	425,740
3.	6,780	SF	Pavement Section (3"AC / 6"AB)	2.75	18,650
4.	32,835	SF	4" AB under sidewalk and driveway (including handicap ramps)	0.72	23,640
5.	14,580	SF	4" AB under curb & gutter	0.72	10,500
6.	LUMP SUM		Signing & Striping		5,000
7.	7,290	LF	4" PVC Gutter sub drain	9.50	69,255
8.	21	EA	Standard City of Dublin monuments	300.00	6,300
9.	9	EA	Pavement Reflectors at Fire hydrants	3.00	30
ESTIMATED TOTAL STREET WORK:					\$626,295
<u>B. CONCRETE WORK</u>					
1.	7,290	LF	Standard/Spill curb and gutter	15.00	\$109,350
2.	32,835	SF	4" Sidewalk (includes all ramps)	4.00	131,340
3.	12,240	SF	6" driveway approach	6.00	73,440
4.	15	EA	Curb Inlet	4,200.00	63,000
5.	2	EA	Field Inlet	2,000.00	4,000
ESTIMATED TOTAL CONCRETE WORK:					\$381,130
<u>C. STORM DRAIN WORK</u>					
1.	430	LF	12" HDPE Storm drain pipe	35.00	\$15,050
2.	3,306	LF	18" HDPE Storm drain pipe	45.00	148,770
3.	52	LF	24" HDPE Storm drain pipe	60.00	3,120
4.	6	EA	Storm Drain Manhole	4,000.00	24,000
5.		LS	Connect to existing storm drain	3,000.00	3,000
ESTIMATED TOTAL STORM DRAIN WORK:					\$193,940
<u>D. ELECTRICAL/JOINT TRENCH</u>					
1.	28	EA	Single arm "Decorative" electrollier including conduit & boxes	3,500.00	\$98,000
2.	3,775	LF	Joint Trench	60.00	226,500
ESTIMATED TOTAL ELECTRICAL WORK:					\$324,500

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
<u>E. EROSION CONTROL</u>					
1.		LS	Erosion Control		<u>\$30,000</u>
ESTIMATED TOTAL EROSION CONTROL WORK:					\$30,000

F. MISCELLANEOUS

1.	350,000	LS	Landscape and Irrigation		<u>\$350,000</u>
ESTIMATED TOTAL MISCELLANEOUS WORK:					\$350,000

S U M M A R Y

A	STREETWORK	\$626,295
B	CONCRETE WORK	381,130
C	STORM DRAIN WORK	193,940
D	ELECTRICAL/JOINT TRENCH	324,500
E	EROSION CONTROL	30,000
F	MICELLAENOUS	<u>350,000</u>
ESTIMATED IMPROVEMENT COST:		\$1,905,865
CONTINGENCY (10%)		\$190,587
ENGINEERING FEE (8%)		\$152,469
TOTAL BOND ESTIMATE:		\$2,248,921

NOTES

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy which, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purposes of this estimate. MacKay & Somps makes no warranty, either expressed or implied, as to the accuracy of this estimate.

Prepared by the firm of
MACKAY & SOMPS



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
11/17/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Southwest, Inc. Dallas TX Office CityPlace Center East 2711 North Haskell Avenue Suite 800 Dallas TX 75204 USA	CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105		
	E-MAIL ADDRESS:		
INSURED D.R.Horton CA2, Inc. 5050 Hopyard Road, Suite 180 Pleasanton CA 94588 USA	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: AIG Specialty Insurance Company		26883
	INSURER B: The Ohio Casualty Insurance Company		24074
	INSURER C: Liberty Mutual Fire Ins Co		23035
	INSURER D: Liberty Insurance Corporation		42404
	INSURER E: INSURER F:		

Holder Identifier :

COVERAGES **CERTIFICATE NUMBER:** 570060171296 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			RMGGL1595449 SIR applies per policy terms & conditions	07/01/2007	07/01/2016	EACH OCCURRENCE \$5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000 MED EXP (Any one person) Excluded PERSONAL & ADV INJURY \$5,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS - COMP/OP AGG \$5,000,000
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			AS2-651-288173-035	07/01/2015	07/01/2016	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION			EU01655519698	07/01/2015	07/01/2016	EACH OCCURRENCE \$6,000,000 AGGREGATE \$6,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WA765D288173015	07/01/2015	07/01/2016	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000

Certificate No : 570060171296

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Wallis Ranch project.
 The City of Dublin, its officers, agents, officials, employees and volunteers are included as Additional Insured in accordance with the policy provisions of the General Liability policy.

CERTIFICATE HOLDER**CANCELLATION**

City of Dublin Attn: City Engineer 100 Civic Plaza Dublin CA 94568 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Aon Risk Services Southwest Inc.</i>
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STAFF REPORT CITY COUNCIL

CITY CLERK
File #600-60

DATE: December 15, 2015
TO: Honorable Mayor and City Councilmembers
FROM: Christopher L. Foss, City Manager 
SUBJECT: Authorization to Re-Bid - Contract #15-08, Fallon Sports Park, Phase II
Prepared by Meghan Tiernan, Facilities Development Manager

EXECUTIVE SUMMARY:

The City Council will consider re-bidding Fallon Sports Park Phase II Contract #15-08. The project would provide for two lighted synthetic turf soccer fields, a lighted 90' baseball diamond, a group picnic area for 100 people, restroom and concession building, parking and supporting elements as further detailed in the report.

FINANCIAL IMPACT:

With the Engineer's Estimate of \$15.2 million in potential total construction costs, the project would need \$2.8 million in additional funding, as shown in the table below.

Construction Budget for Phase II	
Approved Construction Budget	\$12,362,151
Total Available Construction Funding	\$12,362,151
Engineer's Estimate for Base Bid	
10% Contingency	\$1,317,600
Subtotal, Potential Construction Cost for Base Bid	\$14,493,600
Proposed Bid Alternates (including 10% contingency)	
Add Alternate 1: Playground	\$252,228
Add Alternate 2: Soccer Lights	\$446,280
Subtotal, Add Alternates	\$698,508
Total Potential Construction Costs	\$15,192,108
Funding Shortfall	-\$2,829,957
Potential Additional Funding Sources	
Advance from General Fund	\$2,650,512
Measure D	\$80,000
Cal Recycle Grant	\$99,445
	\$2,829,957

RECOMMENDATION:

Staff recommends the City Council authorize Staff to advertise Fallon Sports Park – Phase II Contract #15-08 for bids with the two bid alternates as proposed.



Submitted By
Parks and Community
Services Director



Reviewed By
Administrative
Services Director



Reviewed By
Assistant City Manager

DESCRIPTION:

On April 21, 2015, the City Council rejected all bids received for Fallon Sports Park Phase II (Contract #15-08) because the base bids exceeded the available construction budget including contingency by approximately 20%. Subsequent to the City Council decision, Staff worked with its consultant to evaluate the bid results, review current bid costs, and develop options for value engineering the project to reduce overall cost yet keep intact the primary features related to the major programmatic elements of the park. The effort has resulted in a project of reduced scope but the construction estimate still exceeds the total available construction funding.

Value Engineering

In an effort to reduce the overall cost of the project, Staff has coordinated the following revisions to the current scope of work:

- Eliminated all previous Additive and Deductive Alternates including the baseball shade structures and scoreboard upgrade; the soccer field windscreen and shade structure; and the bocce courts and lighting. The synthetic turf will remain in the base bid.
- Eliminated one trellis near the playground.
- Eliminated concrete seating on west side of fields and replace with grass mounds.
- Scaled back irrigation and planting on the slope facing Central Parkway and Lockhart Street and replace with non-irrigated hydroseed mix.
- Eliminated spectator shade structure at the baseball field.
- Scaled back the size of the Scorekeeper's Booth.

Attachment #1 identifies the revisions as listed above.

The proposed base bid scope of work for the new bid includes the following elements:

- Entry road and parking for 145 cars
- Park pedestrian circulation
- Utilities
- Landscaping and erosion control
- Two synthetic turf soccer fields with conduits stubbed for future lighting
- One lighted 90' baseball diamond
- Scorekeepers booth and scoreboard
- Restroom and concession building
- Park identity and directional signs
- Group picnic area for 100 people
- Fallon and Central Parkway landscape and sidewalk

The following additive alternates are proposed to be included in the bid package:

- Additive Alternate #1 will provide for a playground that has been scaled back to achieve a 10-20% cost reduction.

- Additive Alternate #2 will provide for lighting of the soccer fields.

While the savings from value engineering lowered the overall project cost, Staff was not able completely align these savings with the current construction budget when factoring in for annual inflationary cost increases and for the current bid climate without significantly impacting the project scope. As detailed in the Financial Impact above, the project may require an advance and allocation from the General Fund Reserve to cover the bid and construction contingency at the time of project award.

Schedule

The following is a summary of the key project milestones for the remainder of the project:

Bid Period	Winter 2015
Award of Contract & Construction Begins	Spring 2016
Open to the Public	Fall 2017

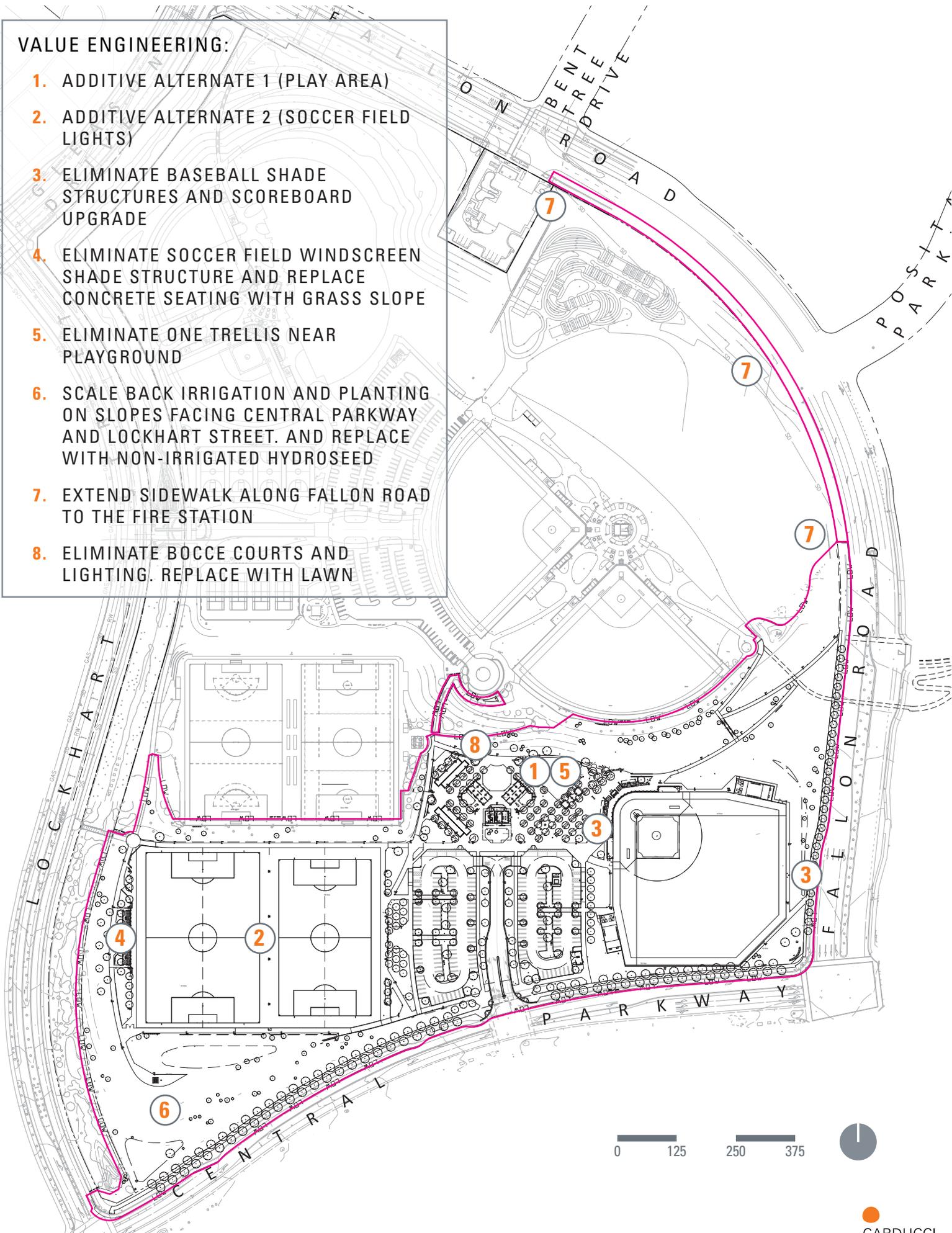
NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The project will be advertised in local newspapers, at plan holder rooms and posted on the City's website. A copy of this Staff Report was sent to the Parks and Community Services Commission, Dublin Little League and Dublin United Soccer League.

ATTACHMENTS: 1. Value Engineering – Site Plan

VALUE ENGINEERING:

1. ADDITIVE ALTERNATE 1 (PLAY AREA)
2. ADDITIVE ALTERNATE 2 (SOCCER FIELD LIGHTS)
3. ELIMINATE BASEBALL SHADE STRUCTURES AND SCOREBOARD UPGRADE
4. ELIMINATE SOCCER FIELD WINDSCREEN SHADE STRUCTURE AND REPLACE CONCRETE SEATING WITH GRASS SLOPE
5. ELIMINATE ONE TRELLIS NEAR PLAYGROUND
6. SCALE BACK IRRIGATION AND PLANTING ON SLOPES FACING CENTRAL PARKWAY AND LOCKHART STREET. AND REPLACE WITH NON-IRRIGATED HYDROSEED
7. EXTEND SIDEWALK ALONG FALLON ROAD TO THE FIRE STATION
8. ELIMINATE BOCCE COURTS AND LIGHTING. REPLACE WITH LAWN



0 125 250 375





**STAFF REPORT
CITY COUNCIL**

**CITY CLERK
File #600-35**

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

SUBJECT: Approval of a New Capital Improvement Program (CIP) Project for Tassajara Road Realignment and Design, and Approval of Consultant Service Agreement with Mackay & Soms, Civil Engineers, Inc.

Prepared by Obaid Khan, Transportation and Operations Manager

EXECUTIVE SUMMARY:

The City Council will consider a new CIP Project to develop a revised roadway alignment for Tassajara Road between the Moller Ranch entrance north of Fallon Road to the City of Dublin's jurisdictional boundary at the Alameda/Contra Costa County limit. This project will also provide a conceptual design and cross-section of the roadway from North Dublin Ranch Drive to the City's northerly limit. As Mackay & Soms, Civil Engineers, Inc. has in-depth knowledge about various aspects of this project due to their experience with several development projects along Tassajara Road, Staff believes it will be the most appropriate firm to prepare the preliminary design.

FINANCIAL IMPACT:

This phase of the proposed CIP project is estimated to cost \$115,750. Out of this amount, approximately \$32,808 will be funded by Contra Costa County as their share of the work. The Eastern Dublin Traffic Impact Fee Program has sufficient funds to cover the remainder of the cost. There is no impact to the General Fund.

RECOMMENDATION:

Staff recommends that the City Council: 1) Approve the addition of the Tassajara Road Realignment and Design Project to the Five Year Capital Improvement Plan (CIP No. st0116); 2) Approve the Budget Change Form; and 3) Adopt the **Resolution** Approving a Consultant Service Agreement with Mackay & Soms, Civil Engineers, Inc. for Providing Technical Assistance on the Tassajara Road Realignment and Design Project.

Submitted By
Public Works Director

Reviewed By
Assistant City Manager

DESCRIPTION:

City of Dublin staff, in coordination with Contra Costa County, City of San Ramon, and Town of Danville staff, recently conducted a traffic study to reassess the recommended number of lanes

along Tassajara/Camino Tassajara Road in various planning documents. The study used a current regional traffic model to evaluate the congestion level at intersections and the travel time along the roadway at full build-out of the region by 2040. The traffic analysis concluded that there are no benefits to providing a six-lane street (three lanes in each direction) north of North Dublin Ranch Drive, and that a four-lane section (two lanes in each direction) would be adequate to accommodate future traffic volumes associated with the planned growth in the region. Staff at each of the mentioned jurisdictions concurs with the recommendations made and the analysis performed.

The proposed capital improvement project will develop an alignment and preliminary design for ultimate configuration of Tassajara Road with four lanes from North Dublin Ranch Drive to the northerly City limit at Contra Costa County (Attachment 1). The alignment design will also address the safety concerns near the Contra Costa County jurisdictional boundary by reducing the severity of horizontal curvature (s-curve) of the roadway.

The preliminary design work is anticipated to begin and end in the current fiscal year. Once this preliminary design work is completed, Staff will bring to the City Council an agenda item recommending adoption of a new precise alignment for the roadway..

Proposed Project Consultant:

This CIP project will include various street design elements, including field survey, Right Of Way description, utility conflict evaluation, assessment of access points for new and future development sites, geological and archeological assessment, planning level environmental analysis, and cost estimates. Mackay & Soms, Civil Engineers, Inc. (Mackay & Soms) has been involved in several design projects as part of the private development along Tassajara Road in this area and has developed a substantial amount of data and information related to many of the above mentioned project elements. Staff believes that Mackay & Soms have the most local design knowledge at this location and would provide the most comprehensive preliminary design of Tassajara Road at this location. Additionally, Mackay & Soms has provided similar consultant services to the City in the past and has performed well.

Staff requests the approval of a consulting services agreement with Mackay & Soms to provide technical and preliminary design support on this project. Staff negotiated a scope and fee for these services not to exceed \$115,750. The Consultant Services Agreement, which outlines the scope of work and fee schedule, is shown as Exhibit A to the Resolution.

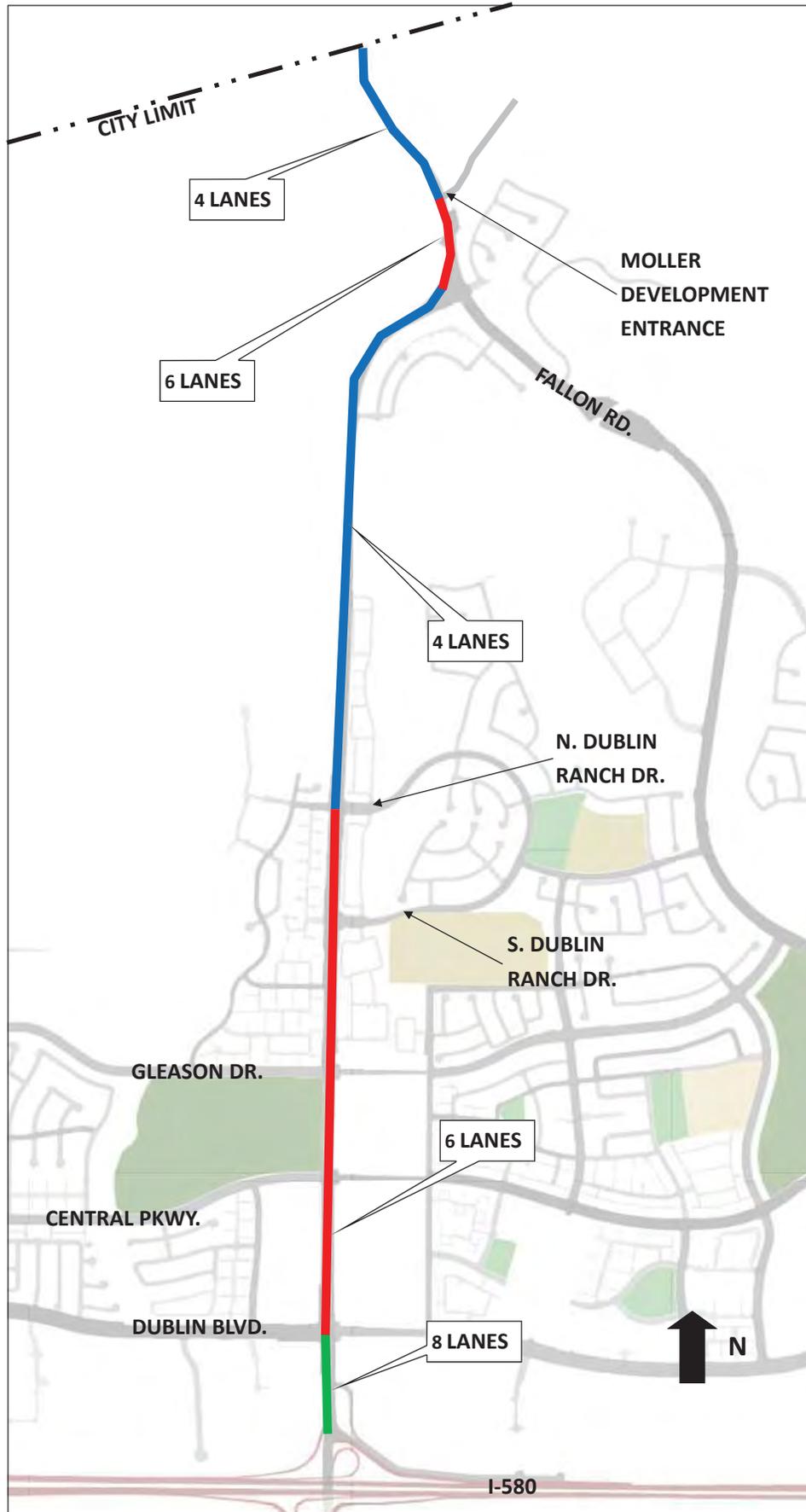
NOTICING REQUIREMENTS/PUBLIC OUTREACH:

Copy of Staff Report sent to Mackay & Soms, Civil Engineers, Inc.

ATTACHMENTS:

1. Location Map
2. Budget Change Form for the Tassajara Road Realignment and Design Project
3. Resolution Approving an Agreement with Mackay & Soms, Civil Engineers, Inc., for Tassajara Road Realignment and Design Project.
4. Exhibit A to Resolution – Consultant Services Agreement with Mackay & Soms, Civil Engineers, Inc.
5. Consultant Services Agreement Signature Page
6. Exhibit A and B to Consultant Services Agreement

TASSAJARA ROAD CAPACITY AT BUILD-OUT



**CITY OF DUBLIN
FISCAL YEAR 2015-16
BUDGET CHANGE FORM**

Budget Change Reference #: _____

City Council's Approval Required

From Un-Appropriated Reserves _____ Budget Transfer Between Funds _____

From Designated Reserves _____ Other X

DECREASE BUDGET AMOUNT

INCREASE BUDGET AMOUNT

Account	Amount	Account	Amount
		EXPENDITURES: EDTIF 1 - Streets CIP - Tassajara Road Realignment & Design	
		4301.9601.89101 (Transfer Out)	\$115,750.00
		3600.9601.49999 (Transfer In)	\$115,750.00
		st0116. 9200.9207 (Professional Services)	\$115,750.00

\$115,750.00

REASON FOR BUDGET CHANGE

Budget adjustment for Tassajara Road realignment and design

As Presented at the City Council Meeting 12/15/2015

*****Finance Use Only*****

Posted By: _____

Date: _____

RESOLUTION NO. XX - 15

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**APPROVING AN AGREEMENT WITH MACKAY & SOMPS, CIVIL ENGINEERS,
INCORPORATED FOR TASSAJARA ROAD REALIGNMENT AND DESIGN PROJECT**

WHEREAS, existing Tassajara Road alignment was planned to have six lanes; and

WHEREAS, staff from the Contra Costa County, the City of Dublin, the City of San Ramon, and the Town of Danville, has concurred that ultimate capacity for Tassajara Road (from North Dublin Ranch Drive in the City of Dublin to Windermere Parkway in San Ramon) should be four lanes, with the exception of additional lanes at intersections; and

WHEREAS, the City has solicited proposals from Mackay & Somps, Civil Engineers, Inc., to complete the alignment and preliminary design work; and

WHEREAS, Mackay & Somps, Civil Engineers, Inc., has demonstrated ability to perform said design work; and

WHEREAS, Mackay & Somps, Civil Engineers, Inc., is available to perform work as specified.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Dublin does hereby approve the Agreement with Mackay & Somps, Civil Engineers, Inc., attached hereto as Exhibit A and authorize the City Manager to execute the Agreement.

PASSED, APPROVED AND ADOPTED this 15th day of December 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

**CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF DUBLIN AND
MACKAY AND SOMPS, CIVIL ENGINEERS, INCORPORATED**

THIS AGREEMENT for consulting services is made by and between the City of Dublin (“City”) and Mackay and Soms, Civil Engineers, Inc. (“Consultant”) as of [REDACTED], 2015.

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

- 1.1 Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2017, the date of completion specified in Exhibit A, and Consultant shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City’s right to terminate the Agreement, as provided for in Section 8.
- 1.2 Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged in the geographical area in which Consultant practices its profession. Consultant shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Consultant's profession.
- 1.3 Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.1 above and to satisfy Consultant’s obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Consultant a sum not to exceed \$115,750, notwithstanding any contrary indications that may be contained in Consultant’s proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Consultant’s proposal, attached as Exhibit A, regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant

for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Invoices. Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder, as well as a separate notice when the total number of hours of work by Consultant and any individual employee, agent, or subcontractor of Consultant reaches or exceeds 800 hours, which shall include an estimate of the time necessary to complete the work described in Exhibit A;
- The Consultant's signature.

2.2 Monthly Payment. City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Consultant.

2.3 Final Payment. City shall pay the last 10% of the total sum due pursuant to this Agreement within sixty (60) days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 Total Payment. City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

2.5 Hourly Fees. Fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on the following fee schedule:

2.6 Reimbursable Expenses. Reimbursable expenses are specified below, and shall not exceed (\$). Expenses not listed below are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

2.7 Payment of Taxes. Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.8 Payment upon Termination. In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Consultant shall maintain adequate logs and timesheets in order to verify costs incurred to that date.

2.9 Authorization to Perform Services. The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Consultant only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Consultant, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant and its agents, representatives, employees, and subcontractors. Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid. Consultant shall not allow any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution.

It shall be a requirement under this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to City as an additional insured. Furthermore, the requirements for coverage and limits shall be (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured; whichever is greater. The additional insured coverage under the Consultant's policy shall be "primary and non-contributory" and will not seek contribution from City's insurance or self-insurance and shall be at least as broad as CG 20 01 04 12. In the event Consultant fails to maintain coverage as required by this Agreement, City at its sole discretion may purchase the coverage required and the cost will be paid by Consultant. Failure to exercise this right shall not constitute a waiver of right to exercise later. Each insurance policy shall include an endorsement providing that it shall not be cancelled, changed, or allowed to lapse without at least thirty (30) days' prior written notice to City of such cancellation, change, or lapse.

- 4.1 Workers' Compensation.** Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS (\$1,000,000.00) per accident. In the alternative, Consultant may rely on a self-insurance program to meet those requirements, but only if the program

of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Consultant, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement.

An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Consultant shall notify City within 14 days of notification from Consultant's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

4.2 Commercial General and Automobile Liability Insurance.

4.2.1 General requirements. Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00) per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

4.2.2 Minimum scope of coverage. Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 Code 1 ("any auto").

4.2.3 Additional requirements. Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

- a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Consultant, including the insured's general supervision of

Consultant; products and completed operations of Consultant; premises owned, occupied, or used by Consultant; and automobiles owned, leased, or used by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or volunteers.

- b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.
- c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.
- d. Any failure of CONSULTANT to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.
- e. An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Consultant shall notify City within 14 days of notification from Consultant's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

4.3 Professional Liability Insurance. Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000) covering the licensed professionals' errors and omissions.

4.3.1 Any deductible or self-insured retention shall not exceed \$150,000 per claim.

4.3.2 An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

4.3.3 The policy must contain a cross liability or severability of interest clause.

4.3.4 The following provisions shall apply if the professional liability coverages are written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must provide extended reporting coverage for a minimum of five years after completion of the Agreement or the work. The City shall have the right to exercise, at the Consultant's sole cost and expense, any extended reporting provisions of the policy, if the Consultant cancels or does not renew the coverage.
- d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

4.4 All Policies Requirements.

4.4.1 Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.2 Verification of coverage. Prior to beginning any work under this Agreement, Consultant shall furnish City with certificates of insurance and with original endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies and endorsements. Failure to exercise this right shall not constitute a waiver of right to exercise later.

4.4.3 Subcontractors. Consultant agrees to include with all subcontractors in their subcontract the same requirements and provisions of this Agreement including the Indemnification and Insurance requirements to the extent they apply to the scope of the Subcontractor's work. Subcontractors hired by Consultant agree to be bound to Consultant and the City in the same manner and to the same extent as Consultant is bound to the City under the Contract Documents. Subcontractor further agrees to include these same provisions with any Sub-subcontractor. A copy of the Owner Contract Document Indemnity and Insurance provisions will be furnished to the

Subcontractor upon request. The General Contractor shall require all subcontractors to provide a valid certificate of insurance and the required endorsements included in the agreement prior to commencement of any work and will provide proof of compliance to the City.

4.4.4 Variation. The City may approve a variation in the foregoing insurance requirements, upon a determination that the coverages, scope, limits, and forms of such insurance are either not commercially available, or that the City's interests are otherwise fully protected.

4.4.5 Deductibles and Self-Insured Retentions. All self-insured retentions (SIR) and/or deductibles must be disclosed to the City for approval and shall not reduce the limits of liability. Policies containing any self-insured retention provision and/or deductibles shall provide or be endorsed to provide that the SIR and/or deductibles may be satisfied by either the named insured or the City.

4.4.6 Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City (if agreed to in a written contract or agreement) before City's own insurance or self-insurance shall be called upon to protect City as a named insured.

4.4.7 Notice of Reduction in Coverage. In the event that any coverage required by this section is reduced, limited, or materially affected in any other manner, Consultant shall provide written notice to City at Consultant's earliest possible opportunity and in no case later than five days after Consultant is notified of the change in coverage.

4.5 Remedies. In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or

- Terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES. To the maximum extent allowed by law, Consultant shall indemnify, keep and save harmless the City, and City Councilmembers, officers, agents and employees against any and all suits, claims or actions arising out of any injury to persons or property, including death, that may occur, or that may be alleged to have occurred, in the course of the performance of this Agreement, but only to the extent caused by a negligent act or omission or wrongful misconduct of the Consultant or its employees, subcontractors or agents. Consultant further agrees to defend any and all such actions, suits or claims but only to the extent caused by Consultant's negligent act or omission and pay all charges of attorneys and all other costs and expenses arising therefrom or incurred in connection therewith; and if any judgment be rendered against the City or any of the other individuals enumerated above in any such action, Consultant shall, at its expense, satisfy and discharge the same. Consultant's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnification obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Consultant/Subcontractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law.

Section 6. STATUS OF CONSULTANT.

- 6.1 Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive

any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

- 6.2 Consultant No Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

- 7.1 Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.
- 7.3 Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.
- 7.5 Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this

Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

8.1 Termination. City may cancel this Agreement at any time and without cause upon written notification to Consultant.

Consultant may cancel this Agreement upon _____ days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

8.2 Extension. City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Consultant understands and agrees that, if City grants such an extension, City shall have no obligation to provide Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

8.3 Amendments. The parties may amend this Agreement only by a writing signed by all the parties.

8.4 Assignment and Subcontracting. City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

- 8.5 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.
- 8.6 Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall included, but not be limited to, the following:
- 8.6.1** Immediately terminate the Agreement;
 - 8.6.2** Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;
 - 8.6.3** Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or
 - 8.6.4** Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

- 9.1 Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties. Consultant shall be permitted to keep copies of said documents.
- 9.2 Consultant's Books and Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three

(3) years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.

- 9.3 Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS (\$10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Section 10. MISCELLANEOUS PROVISIONS.

- 10.1 Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County _____ or in the United States District Court for the _____ District of California.
- 10.3 Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 10.6 Use of Recycled Products.** Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.

10.7 Conflict of Interest. Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a “conflict of interest,” as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.* City acknowledges Consultant is engaged by other Clients with interests related to the Scope of Work and confirms such engagement is not a conflict of interest.

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous twelve months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

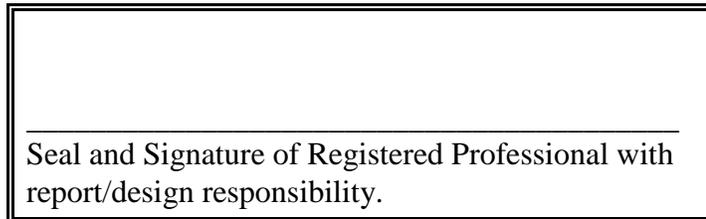
10.8 Solicitation. Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

10.9 Contract Administration. This Agreement shall be administered by the City Manager ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.10 Notices. Any written notice to Consultant shall be sent to:

Any written notice to City shall be sent to:

10.11 Professional Seal. Where applicable in the determination of the contract administrator, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.



10.12 Integration. This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

CITY OF DUBLIN

CONSULTANT

Christopher L. Foss, City Manager

[NAME, TITLE]

Attest:

Caroline Soto, City Clerk

Approved as to Form:

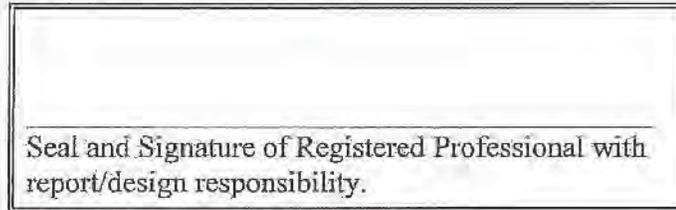
John Bakker, City Attorney

EXHIBIT A
SCOPE OF SERVICES

EXHIBIT B
COMPENSATION SCHEDULE

2491073.1

10.11 **Professional Seal.** Where applicable in the determination of the contract administrator, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.



10.12 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

CITY OF _____

CONSULTANT

[NAME, TITLE]

 11/30/15

Bob LaShells, Engineering Manager

Attest:

[NAME], City Clerk

Approved as to Form:

[NAME], City Attorney

(ver. 2015)

January 21, 2013

Revised March 30, 2013

Revised November 6, 2015

Mr. Gary Huisigh – Director of Public Works
City of Dublin
100 Civic Plaza
Dublin, CA 94568

Re: Tassajara Road – Realignment Prelim. Design Services

Dear Gary,

MacKay & Somsps is pleased to present this proposal to provide professional consulting services to the City of Dublin for the initial preliminary design of the Tassajara Road realignment / ultimate widening project.

As you are aware, MacKay & Somsps has significant knowledge of the project area and has been engaged with the City of Dublin and Contra Costa County over the past several years in discussions regarding the conceptual ultimate alignment of Tassajara Road. Through these on-going discussions, we have assisted the City and County in developing and analyzing several conceptual horizontal alignment alternatives. Our efforts have given us a unique understanding of the design issues and challenges from both the City and County's perspective.

Based on our meetings and coordination with the City and County, MacKay & Somsps is providing this proposal to assist with initial preliminary design, with a focus on the priority design elements that will build a foundation for the basis of design report and eventually the preliminary and final design. The enclosed scope and fee proposal outlines the initial preliminary design tasks that were prioritized in our "Preliminary Scope Outline" provided on Dec. 19, 2012. The attached updated scope and fee proposal reflects the expanded scope of work and our current fee schedule.

We appreciate the opportunity to present this proposal and firmly believe that our experience and expertise working with the City of Dublin and our significant knowledge in the project area makes us uniquely qualified for the Tassajara Road project. We would be happy to answer any questions you might have regarding our proposal.

Sincerely,

MACKAY & SOMPS



Bob E. LaShells, PE
Engineering Manager

Cc: Mark D. McClellan

- SINCE 1953 -

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BACKGROUND / PROJECT UNDERSTANDING

BACKGROUND

Tassajara Road from North Dublin Ranch Rd to Fallon Road in the City of Dublin and to Windermere Parkway in Contra Costa County is a challenging portion of an important regional corridor that connects southern Contra Costa County and Interstate 580. The vehicular and pedestrian/bike traffic along this corridor has increased significantly, especially since the Windermere Development was built and Windermere Parkway opened. This section of Tassajara Road requires widening and realignment to accommodate the current and future traffic safely.

The proposed development project, Moller Ranch, in the City of Dublin borders Contra Costa County and fronts Tassajara Road. A condition of the development is to improve approximately 1,500-ft of Tassajara Road along the property frontage, including replacement/extension of the existing culvert crossing of Moller Creek under Tassajara Rd. These “frontage” improvements encompass a significant portion of the Tassajara Road realignment project from the county line to Fallon Rd. Furthermore, it is along this frontage and across the county line where the realignment / widening project’s biggest challenges exist.

PROJECT UNDERSTANDING

It is our understanding at this time, that the City of Dublin and Contra Costa County wishes to engage a design consultant to assist with the initial preliminary design analysis required to establish a preferred horizontal and vertical design alignment (precise alignment) for the segment of Tassajara Road from the intersection of North Dublin Blvd, east to the intersection with Fallon Road then approximately one mile north to Windemere Parkway (shown on the Limit of Work exhibit in Appendix B.) Preliminary design for the portion of roadway outside of the City limits being necessary to allow the horizontal and, more critically, the vertical design to be transitioned and connected to Contra Costa County’s portion of the roadway realignment.

The initial preliminary engineering design effort at this time will be prioritized to focus on the critical design elements for the roadway that are required to assess right-of-way needs and develop programmatic project costs, as well as establish a foundation for the basis of design report that will be used in the future final design of the roadway. It is anticipated that significant coordination between the City and County will be required for this effort and will be facilitated through MacKay & Somsps’ services.

EXHIBIT "A" – SCOPE OF SERVICES

Two key aspects to a successful project are a clear and concise understanding of the project scope, and implementation of that scope through proactive management of design. With MacKay & Soms' experience in the City of Dublin, our significant local knowledge in the project area and our veteran project management we are confident that we can provide the services outlined below efficiently and cost effectively.

TASK A: PROJECT COORDINATION

1. Stakeholder Coordination

MacKay & Soms will engage both the City of Dublin and Contra Costa County Public Works to establish a clear understanding of project goals, schedule and various design parameters as described in Task B - Design Constraints. Coordination will occur through an initial kick-off meeting, up to four (4) additional coordination / initial design review meetings and through on-going e-mail/phone communication. Coordination will include, but not be limited to:

- Project schedule
- Total project limits within City and County
- Consideration of potential project phasing / integration between City and County
- Ultimate roadway width and amenities in City and County
- Initial Right-of-way acquisition concerns

2. Preliminary Coordination with other Agencies

MacKay & Soms will coordinate with other affected Agencies such as DSRSD and PG&E in a preliminary capacity to determine enough design information to inform our programmatic cost estimating.

3. Precise Alignment Cost/Benefit evaluation

MacKay & Soms to coordinate with City and Contra Costa County to provide a rough cost/benefit evaluation of the proposed alternative precise alignments generated by our preliminary design effort in Task C below. A summary of the rough cost / benefit evaluation will be provided to the City and Contra Costa County for their consideration of the proposed precise alignment. The evaluation will include such design elements as: right-of-way constraints/availability, grading/retaining wall needs/costs, Resource Agency permitting constraints/advantages.

4. CEQA Coordination with City's Consultant

MacKay & Soms will coordinate with the City of Dublin's CEQA consultant in a preliminary capacity to determine enough environmental information to inform our programmatic cost estimating. It is anticipated that this task will also include providing the City's consultant with exhibits to be used in city CEQA documents.

- Task A - Deliverables
- Cost/Benefit Evaluation Summary
 - Preliminary CEQA Exhibits

TASK B: PRELIMINARY RIGHT-OF-WAY ANALYSIS & BASE MAPPING / DESIGN CONSTRAINTS

1. Base Mapping

- Research and review of record documents, title reports, etc. to determine limits of parcels adjacent to existing and proposed roadway alignment.
- Develop Base mapping of parcels adjacent to roadway alignment and generate right-of-way base map file in AutoCAD (version 2014).
- Readily available topographic information will be used. No additional topography is anticipated.

2. Preliminary Right-of-Way Analysis

MacKay & Soms will provide assistance needed for a preliminary right-of-way analysis, including:

- Based on preliminary horizontal and vertical design alignments developed in Task C below, determine the project needs for right-of-way acquisition as well as temporary and permanent easements for grading and construction.
- Generate preliminary right-of-way acquisition summary and exhibits, graphically depicting right-of-way take areas and acreages, as well as required easement limits/areas. Phase 1 acquisitions will be evaluated and identified on the ROW Analysis Map.

3. Design Constraints

MacKay & Soms will perform the following cursory evaluations prior to the Initial Preliminary Design to identify and summarize potential Design Constraints and to confirm design parameters:

- Confirm total project limits and tie-in locations.
- Review current Traffic Modeling analyses / reports with City / County (as provided by City and County) to confirm that ultimate traffic demand numbers reflect currently anticipated future growth and to confirm volume / capacity calculations used to establish ultimate roadway width.
- Confirm ultimate roadway width and cross section specifics in both the City and County.
- Determination of where potential roadway width transitions will occur.
- Right-of-way constraints and/or specific acquisition concerns.
- Confirm horizontal and vertical design criteria, design speeds and roadway standards between City and County.
- Environmental Limitations – Based on the preliminary horizontal and vertical design in Task C, identify the approximate project limits of grading disturbance and estimate the approximate acreage of potential environmental impact area. This environmental evaluation effort will be integrated with the initial preliminary design such that design modifications that can potentially reduce the impact area can be identified and incorporated into the initial preliminary design.

Note: potential environmental impact acreages will be “raw” acreages only based on simple estimated area of impact and will not speak to required mitigation ratios.

- Limitations and areas of opportunity for Storm Water Quality Management. Evaluation of the preliminary design and surrounding topography, property ownership, etc. to identify areas of constraint and areas of opportunity for conveying and treating storm water runoff to meet current Municipal Regional Permit – C.3 requirements. (Includes only preliminary calculations of total proposed impervious surface area and rule-of-thumb sizing for required water quality treatment area.)
- Consideration of existing overhead PG&E power lines and evaluation of potential constraints on roadway realignment, as well as preliminary research of available Rule 20 funding.

Task B - Deliverables

- Project Base Map
- Project Constraints Map
- 65% & 100% Preliminary ROW Analysis Map

TASK C: INITIAL PRELIMINARY DESIGN & COST ESTIMATE

1. Initial Preliminary Design

The initial preliminary engineering design effort at this time will be prioritized to focus on the critical design elements for the roadway that are required to assess right-of-way needs and develop programmatic project costs, as well as establish the foundation of the basis of design report that will be used in the future final design of the roadway. The initial preliminary design will focus on the following:

- Identify and document range of horizontal alignments considered.
- Confirm conceptual horizontal alignment as shown on Tract 8102 Vesting Tentative Map for “Moller Ranch”, dated October 2012, for compliance with design criteria established above. Modify / refine horizontal alignment to generate preferred horizontal alignment.
- Develop conceptual vertical alignment alternatives – prepare up to three vertical alignment alternatives, based on the confirmed horizontal alignment.
- Evaluate earthwork and grading impacts for each of the three vertical alignment alternatives.
- Evaluate / refine vertical alignments applying design constraints and analysis described in Task B above, to generate preferred preliminary vertical alignment.
- Prepare initial preliminary design plan and profiles for preferred horizontal / vertical alignment.

2. Programmatic Cost Estimate

MacKay & Soms will use the completed initial preliminary design in conjunction with the right-of-way analysis and design constraints evaluation to prepare a programmatic cost estimate. The programmatic cost estimate will provide a rough order of magnitude cost of construction for the ultimate Tassajara Road alignment improvements.

Task C - Deliverables

- 65% & 100% Preliminary Precise Plan Line
- 65% & 100% Conceptual Plan and Profile
- Memo summarizing alternatives, analysis and preferred alignment selection
- Programmatic Cost Estimate

EXHIBIT "B" – VALUE OF SERVICES**TASK DESCRIPTION****ESTIMATED FEES**

	Project	City	County
Task A: Project Coordination			
1. Stakeholder Coordination	\$ 4,500	\$ 3,225	\$ 1,275
2. Preliminary Coordination with other Agencies	\$ 4,000	\$ 2,866	\$ 1,134
3. Precise Alignment cost/benefit evaluation	\$ 1,750	\$ 1,254	\$ 496
4. CEQA Coordination	\$ 1,500	\$ 1,075	\$ 425
Subtotal Task A:	\$ 11,750	\$ 8,420	\$ 3,330
Task B: Preliminary Right-of-way Analysis & Base Mapping / Design Constraints			
1. Base Mapping	\$ 8,000	\$ 5,732	\$ 2,268
2. Preliminary Right-of-Way Analysis	\$ 10,000	\$ 7,166	\$ 2,834
3. Design Constraints	\$ 9,500	\$ 6,807	\$ 2,693
Subtotal Task B:	\$ 27,500	\$ 19,705	\$ 7,795
Task C: Initial Preliminary Design & Cost Estimate			
1. Initial Preliminary Design	\$ 62,000	\$ 44,427	\$ 17,573
2. Programmatic Cost Estimate	\$ 14,500	\$ 10,390	\$ 4,110
Subtotal Task C:	\$ 76,500	\$ 54,817	\$ 21,683
Estimated Total Fees:	\$ 115,750	\$ 82,942	\$ 32,808

	Cost per Segment			Cost per Agency			
				City		County	
Segment 1 (miles)	1.05	48%	\$ 54,994	100%	\$ 54,994	0%	\$ -
Segment 2 (miles)	1.16	52%	\$ 60,756	46%	\$ 27,948	54%	\$ 32,808
Total Length (miles)	2.21		\$ 115,750		\$ 82,942		\$ 32,808
				71.7%		28.3%	

COMPENSATION

The Scope and Fees above are based on our experience and our general understanding of the proposed services required and discussed with the Client. Those fees proposed on a Time and Materials basis are due to the uncertain or undefined nature of these tasks and to assist the Client in keeping the costs down. Time and Material fees will be treated as a Not-to-Exceed amount without authorization from the Client. The fees shown above will be invoiced on a monthly basis based on the time and materials spent or on the percentage of fixed fee services completed.

APPENDIX A – HOURLY RATE FEE SCHEDULE

**HOURLY RATE FEE SCHEDULE – APRIL 1, 2015 TO MARCH 31, 2016
- RATES SUBJECT TO ADJUSTMENT APRIL 1, 2016 –**

OFFICE AND PROFESSIONAL

PRINCIPAL ENGINEER/PRINCIPAL SURVEYOR.....	\$250.00 PER HOUR
ENGINEERING/PLANNING MANAGER	\$220.00 PER HOUR
SENIOR PROJECT ENGINEER/PLANNER/LAND SURVEYOR	\$198.00 PER HOUR
SENIOR ENGINEER/PLANNER/LAND SURVEYOR.....	\$184.00 PER HOUR
ASSOCIATE ENGINEER/PLANNER/LAND SURVEYOR	\$166.00 PER HOUR
ASSISTANT ENGINEER/PLANNER/SURVEYOR.....	\$134.00 PER HOUR
JUNIOR ENGINEER/PLANNER/SURVEYOR	\$114.00 PER HOUR
FIELD WORK SUPERVISOR.....	\$146.00 PER HOUR
PRINCIPAL TECHNICIAN	\$144.00 PER HOUR
SENIOR TECHNICIAN	\$120.00 PER HOUR
TECHNICIAN	\$100.00 PER HOUR
ADMINISTRATIVE ASSISTANT	\$ 90.00 PER HOUR
CLERICAL	\$ 72.00 PER HOUR
OFFICE ASSISTANT.....	\$ 56.00 PER HOUR

FIELD

1 MAN FIELD PARTY*	\$168.00 PER HOUR
2 MAN FIELD PARTY*	\$272.00 PER HOUR
3 MAN FIELD PARTY*	\$340.00 PER HOUR

*INCLUDES GPS EQUIPMENT WHEN APPROPRIATE

OTHER

PREMIUM FOR REQUIRED OVERTIME	REGULAR HOURLY RATE PLUS 25%
MILEAGE	PER IRS STANDARD MILEAGE RATE
DIRECT COSTS AND OUTSIDE CONTRACT SERVICES.....	COST PLUS 15%



STAFF REPORT CITY COUNCIL

CITY CLERK
File #600-60

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

SUBJECT: Approval of Park Improvement Agreement for the Subarea 3 Community Nature Park

Prepared by: Meghan Tiernan, Facilities Development Manager

EXECUTIVE SUMMARY:

The City Council will consider a Park Improvement Agreement with Lennar Homes of California, Inc. to construct the 10.75-acre community nature park as identified in the Eastern Dublin Specific Plan within the Subarea 3 development.

FINANCIAL IMPACT:

No net financial impact to the City. All costs associated with the Improvement Agreement will be borne by the Developer, Lennar Homes of California, Inc., with the improvements being credited against the City's Community Nature Park Improvement fee credits under the Public Facilities Fee Program.

RECOMMENDATION:

Staff recommends the City Council adopt the **Resolution** Approving the Improvement Agreement with Lennar Homes of California, Inc. for the Subarea 3 Community Nature Park.

Submitted By
Public Works Director

Reviewed By
Assistant City Manager

DESCRIPTION:

Lennar Homes of California, Inc. owns certain real property consisting of approximately 64-acres of land at the northwest corner of Dublin Boulevard and Fallon Road (APN: 985-0027-012) on which it has approval for a residential development. On June 16, 2015, the City Council approved the Final Map and Improvement Agreement and accepted parkland dedication in-lieu credits and dedication of park land for park land dedication requirements for Tract 8171, Dublin Ranch Subarea 3, Phase 1 (Lennar Homes of California).

Lennar Homes of California, Inc. will dedicate a 10.75-acre Community Nature Park within Tract 8171 to satisfy Community Nature Park Land dedication obligations, for which it will receive

Community Nature Park Land credits for a portion of the dedication under the City's Public Facilities Fee Program.

In addition, Lennar Homes will develop the 10.75-acre community nature park with the developer's cost for completing the improvements being credited against the City's Community Nature Park Improvements fee credits under the Public Facilities Fee Program. The City intends to accept Lennar Homes' offer of dedication of the land and improvements in consideration for Lennar Homes' satisfactory performance of the terms and conditions as outlined in the Improvement Agreement (Attachment 2). The estimated cost of construction the improvements as required by the Improvement Agreement as adjusted for inflation is agreed to be for a fixed limit in the amount of is \$500,000.

Staff has prepared a Resolution Approving the Improvement Agreement with Lennar Homes of California, Inc. for the Subarea 3 Community Nature Park (Attachment 1).

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

A copy of the Staff Report was sent to Lennar Homes of California, Inc.

- ATTACHMENTS:**
1. Resolution Approving the Improvement Agreement with Lennar Homes of California, Inc. for the Subarea 3 Community Nature Park
 2. Exhibit A to Attachment 1 – Improvement Agreement

RESOLUTION NO. XX - 15

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**APPROVING THE IMPROVEMENT AGREEMENT FOR THE SUB-AREA 3 COMMUNITY
NATURE PARK**

WHEREAS, Lennar Homes of California, Inc. (“Developer”) owns certain real property consisting of approximately 64-acres at the northwest corner of Dublin Boulevard and Fallon Road (APN: 985-0020-0012) on which it is pursuing a residential development project; and

WHEREAS, the Developer will dedicate 10.75-acre of Community Nature Park within Tract 8171 to satisfy Community Nature Park Land dedication obligations, for which it will receive Community Nature Park Land credits under the City’s Public Facilities Fee Program; and

WHEREAS, the Developer and the City have proposed to enter into an Improvement Agreement for Sub-Area 3 (Community Nature Park Site) to develop the 10.75-acre community nature park with the Developer’s cost for completing the improvements being credited against the City’s Community Park Improvement credits under the City’s Public Facilities Fee Program; and

WHEREAS, said Improvement Agreement is secured by a bond furnished after execution of the Agreement and prior to issuing credits for the improvements, conditioned upon faithful performance of said Agreement; and

WHEREAS, said Improvement Agreement is secured by a bond furnished by after execution of the Agreement and prior to issuing credits for the improvements, conditioned upon payment for labor performed or materials furnished under the terms of the said Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby approve an Improvement Agreement for the Sub-Area 3 Community Nature Park with Lennar Homes of California, Inc., attached hereto as Exhibit A.

PASSED, APPROVED AND ADOPTED this 15th day of December, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

**IMPROVEMENT AGREEMENT FOR
SUBAREA 3 (COMMUNITY NATURE PARK SITE)**

THIS IMPROVEMENT AGREEMENT (this "Agreement") is made and entered in the City of Dublin on this 15th day of December, 2015 by and between the City of Dublin, a Municipal Corporation (hereafter "City") and Lennar Homes of California, Inc., a California Corporation (hereafter "Landowner"). City and Landowner are hereinafter collectively referred to as the "Parties."

WITNESSETH:

WHEREAS, Landowner owned, and still owns portions, of certain real property ("the Property") consisting of approximately 64-acres of land generally northwest of the intersection of Dublin Boulevard and Fallon Road, on which it is pursuing a residential development project ("the Project"); and

WHEREAS, in pursuit of the Project, Landowner and City entered into a Development Agreement with the City, dated March 4, 2014, recorded on June, 4, 2014 as Instrument No. 201434796 of the Official Records of Alameda County ("Development Agreement"); and

WHEREAS, Landowner obtained the necessary approvals develop up to 437 attached and detached residential dwelling units on the site, grade the site, extend utilities, and complete related improvements. The site includes 38.0-acres of medium density residential, 7.5-acres of medium-high density residential, 14.5-acres of rural residential/agriculture, 2.0-acres for stream corridor, and 2.0-acres of neighborhood park; and

WHEREAS, the Landowner and the City entered into a non-binding Letter Agreement, dated March 6, 2015 ("Letter Agreement") to develop 10.75-acres of the rural/residential agricultural parcels as a Community Nature Park; and

WHEREAS, the Letter Agreement anticipated that, following certain related actions by the City described below, the City and Landowner would enter into a Park Improvement Agreement, that requires developer to improve and dedicate 10.75 acres of Community Nature Park to the City, for which it will receive Community Nature Park Land (a portion thereof) and Community Nature Park Land Improvement credits under the City's Public Facilities Fee program; and

WHEREAS, on April 7, 2015, the City Council adopted a Resolution Approving the initiation of a General Plan and Eastern Dublin Specific Plan Amendment Study to change the land use designation on 10.75-acres within Subarea 3 of Dublin Ranch from Rural Residential/Agriculture to Parks/Public Recreation; and

WHEREAS, on October 6, 2015, the City Council adopted a Resolution Approving General Plan and Eastern Dublin Specific Plan Amendments to change the 10.75-acre site with Dublin Ranch Subarea 3 located south of Central Parkway and north of Dublin Boulevard between Lockhart Street and Fallon Road from Rural/Residential Agriculture (RR/A) to Parks/Public Recreation (P/PR); and

WHEREAS, City and Landowner now desire that Landowner improve the 10.75-acre Community Nature Park with the Developer's cost for completing the improvements being credited against the City's Community Nature Park Improvement fee credits under the Public Facilities Fee Program, as specified herein; and

WHEREAS, Landowner agrees to satisfactorily complete the improvements within the time hereafter specified, and the City intends to accept Landowner's offer of dedication of the land and improvements in consideration for Landowner's satisfactory performance of the terms and conditions of this Agreement; and

WHEREAS, except as otherwise defined herein, all capitalized terms used but not defined in this Agreement shall correspond to the defined terms in the Development Agreement.

NOW, THEREFORE, City and Landowner agree as follows:

1. Land Dedication. The Landowner, concurrently with the execution of this Agreement, has delivered an offer of dedication to the City, the acceptance of which would convey to the City the approximately 10.75-acre community park parcel (designated Parcel "C" of the Final Map of Tract 8171) (the "Community Nature Park"). The City will accept the dedication upon its acceptance of the Improvements pursuant to Section 4.
2. Construction Documents.
 - a) City shall cause the preparation of construction plans and specifications - for the Improvements, as defined in Section 2(b) below ("Construction Documents"). The Construction Documents shall be consistent with the Community Nature Park Standards in the Parks and Recreation Master Plan, as approved by the City Council in May 2015, as shown in Exhibit "A," attached hereto and incorporated herein, and with the City's standards for park development. The Construction Documents shall be subject to review and approval by the Landowner and other applicable City departments no later than twelve (12) months following of dedication of the land as set forth in Section 1. The parties agree that as necessary, the scope of the improvements designed and required by this Agreement will be managed to ensure the cost of those improvements is consistent with the fee credits provided to Landowner by this Agreement.
 - b) The Construction Documents shall include, but will not be limited to, construction plans and specifications for improvements included and depicted in the SDR approval for the Subarea 3 project (Resolution No. 66-14) and the following amenities (the "Improvements"):
 - Prefab Restroom adjacent to the Neighborhood Square, including water & sewer connections, and the cost for larger electrical service;
 - Vehicular concrete paving for maintenance access through the park to the restroom; and
 - Enhancing the trail from the corner of Central and Lockhart to the Neighborhood Square to be an ADA accessible path of travel

(versus a recreational trail) by using NaturePave pavement surfacing.

Concurrently with the execution of this Agreement, Landowner has deposited \$60,000 in the City's Deposit Account. These funds are intended to cover the cost of having Construction Documents prepared and other costs as set forth in Section 8 below, and shall be included in the fixed amount of \$500,000 described in Section 11 below. In the event that the City anticipates that such costs will exceed the amount deposited pursuant to this section, the City may request an additional deposit, which Landowner shall make within 30 days of the request. Any funds remaining in the Deposit Account at Project closeout shall be returned to Landowner.

3. Completion Time. Landowner will commence construction of the Improvements within 60 days following the delivery of the City's Construction Documents and shall complete all Improvements no later than 14 months following delivery of the City's Construction Documents unless the completion date is extended by the City Manager. Time is of the essence in this Agreement. Upon completion, Landowner shall furnish City with a complete and reproducible set of final as-built plans and AutoCAD copies of the Construction Documents for the Improvements, including any City authorized modifications.

4. Acceptance of Work. Upon notice of completion of all Improvements and delivery of a set of final as-built plans copies of Construction Documents to City by Landowner, the City shall examine the Improvements without delay. If the Improvements are found to be in accordance with said plans and specifications and this Agreement, City shall recommend acceptance of the work to the City Council, and, upon such acceptance, shall notify Landowner or its designated agents of such acceptance. City shall only accept the Improvements at 100% completion.

5. Bid Documents. Landowner shall prepare the bid documents for the Community Nature Park. The City shall review and approve the bid documents prior to the issuance of a notice of, and invitation to, bid by Landowner. Bids shall be lump sum with an itemized unit summary to be used for additions and deletions only. The City shall also review the bids received by Landowner and shall approve Landowner's selection of the most appropriate bid prior to the award of contract. All bids shall include prevailing wage rates. The City shall have ten (10) working days to review the bids and, in the event the City concludes the bids are unacceptably high and not to budget, to notify Landowner of required modifications to the Improvements or the need to solicit additional bids. The City shall provide Landowner with an opportunity to review and comment on any proposal by the City to modify the Improvements and shall give such comments fair consideration.

6. Inspection of the Work. Landowner shall guarantee free access to City through the City Manager's designated representative for the safe and convenient inspection of the work throughout its construction. Said City representative shall have the authority to reject all materials and workmanship which are not in accordance with the plans and specifications, and all such materials and or work shall be removed promptly by Landowner and replaced to

the satisfaction of City without any expense to City in strict accordance with the improvement plans and specifications. The City representative will also attend all project progress meetings during the course of construction. Landowner shall submit any plan changes before and during construction to the City Manager's designated representative for approval. Construction shall not begin on any plan changes until they are approved pursuant to Section 7 of this Agreement.

7. Change Orders. Landowner shall submit a written request for approval of any change orders to the City at least 15 working days prior to proceeding with any change order. Landowner shall not issue any change orders on such construction contract without first obtaining City's written consent. Landowner acknowledges the failure to obtain such written consent from the City will result in Landowner's sole responsibility to pay for such change orders without reimbursement or credit from the City. Any change in design in the Improvements must have City's pre-approval.

8. Other Costs. City and Landowner acknowledge that City and Landowner incur various costs during park development beyond construction document preparation and improvement construction. Such costs include but are not limited to consultant construction assistance (environmental, inspection, engineering), storm water pollution prevention, utility bills (electric, water), City inspections, permits and fees, design/drafting fees, fencing, maintenance and miscellaneous costs such as photocopying and printing. Landowner shall not enter into contracts for such costs or otherwise procure such services without obtaining City consent. Landowner will provide City with copies of any contracts and detailed descriptions of scope of work to be performed. Landowner acknowledges failure to obtain such written consent from the City will result in Landowner's sole responsibility to pay for such other costs without reimbursement or credit from the City.

9. Payments. Landowner shall be responsible for all payments associated with the Improvements. This includes but is not limited to, contractors work, electric and water bills, storm water pollution prevention, consultant construction assistance, City inspections, permits and fees. Landowner shall provide to City a monthly accounting summary outlining project costs to date. Landowner will include copies of invoices paid. Landowner will provide copies of cancelled checks if requested by City.

10. Work Performance and Guarantee. Except as otherwise expressly provided in this Agreement, and excepting only items of routine maintenance, ordinary wear and tear and unusual abuse or neglect, Landowner guarantees all work executed by Landowner and/or Landowner's agents, and all supplies, materials and devices of whatsoever nature incorporated in, or attached to the work, or otherwise delivered to City as a part of the work pursuant to the Agreement, to be free of all defects of workmanship and materials for a period of one year after final acceptance of the entire work by City. All manufactured products specified for the site shall have extended warranties as available from the companies that supply the products. All such warranties shall be transferred to the City prior to final acceptance of the Improvements. These warranties shall cover both the replacement of parts and the labor necessary to have the equipment in proper working order. These products include, but are not limited

to: play equipment, site furnishings and mechanical equipment. Landowner shall repair or replace any or all such work or material, together with all or any other work or materials which may be displaced or damaged in so doing, that may prove defective in workmanship or material within said one-year guarantee period without expense or charge of any nature whatsoever to City. Landowner further covenants and agrees that when defects in design, workmanship and materials actually appear during the applicable guarantee period, and have been corrected, the guarantee period for such corrected items shall automatically be extended for an additional year to insure that such defects have actually been corrected. In the event the Landowner shall fail to comply with the conditions of the foregoing guarantee within ten (10) days' time, after being notified of the defect in writing, City shall have the right, but shall not be obligated, to repair or obtain the repair of the defect, and Landowner shall pay to City on demand all costs and expense of such repair. Notwithstanding anything herein to the contrary, in the event that any defect in workmanship or material covered by the foregoing guarantee results in a condition which constitutes an immediate hazard to the public health, safety, or welfare, City shall have the right to immediately repair, or cause to be repaired, such defect, and Landowner shall pay to City on demand all costs and expense of such repair. The foregoing statement relating to hazards to health and safety shall be deemed to include either temporary or permanent repairs, which may be required as determined in the sole discretion and judgment of City. If City, at its sole option, makes or causes to be made the necessary repairs or replacements or performs the necessary work as provided herein, Landowner shall pay, in addition to actual costs and expenses of such repair or work, fifty percent (50%) of such costs and expenses for overhead and interest at the maximum rate of interest permitted by law accruing thirty (30) days from the date of billing for such work or repairs.

11. Estimated Cost of Improvements. The estimated cost of constructing the Improvements required by this Agreement as adjusted for inflation is agreed to be for a fixed limit in the amount of \$500,000 as more fully set out in Exhibit "B" entitled "Complete Project Cost Estimate – Sub Area 3 Community Nature Park Improvements" and incorporated herein.

City and Landowner acknowledge that the actual construction costs of the Improvements may vary from the estimated costs. The Parties will evaluate the estimated costs three times as follows: (1) at the time of execution of this Agreement, (2) prior to development of the Construction Documents, and (3) prior to bid.

The Improvement costs that will be subject to credit in accordance with Sections 13 and 14 below shall consist of the bid amounts as approved by City pursuant to Section 5 above and any change orders approved by City pursuant to Section 7 above. This project shall be constructed on a prevailing wage scale as required by the State of California.

12. Bonds Furnished. Concurrently with the execution of this Agreement, Landowner shall furnish City with the following security in a form satisfactory to the City Attorney. Landowner shall increase or decrease the amount of the security if project costs increase or decrease pursuant to section 11.

a. Faithful Performance. Either a cash deposit, a corporate surety bond issued by a company duly and legally licensed to conduct a general surety business in the State of California, or an instrument of credit equivalent to one hundred percent (100%) of the estimate set forth in Section 11 and sufficient to assure City that the Park Improvements will be satisfactorily completed.

b. Labor and Materials. Either a cash deposit, a corporate surety bond issued by a company duly and legally licensed to conduct a general surety business in the State of California, or an instrument of credit equivalent to one-hundred percent (100%) of the estimate set forth in Section 11 and sufficient to assure City that Landowner's contractors, subcontractors, and other persons furnishing labor, materials, or equipment shall be paid therefore.

c. City shall be the sole indemnitee named on any instrument required by this Agreement. Any instrument or deposit required herein and the release thereof shall conform with the provisions of Chapter 5 of the Subdivision Map Act.

13. Fee Credit.

a. For Improvements. In consideration for the Improvements to be constructed by Landowner, City shall grant Community Nature Park Improvement Fee credits as calculated according to the City's Public Facilities Fee Program. Value of the improvement credit will be the lesser of (a) the estimated costs of the Improvements, or (b) the pro-rated value of the Improvements using the standard cost measurement in the Public Facilities Fee. Fee credits will be provided upon receipt of security for the Improvements as set forth in Section 12 above.

b. For Land Dedication. The value of land credit will be based on the actual size of the parcel dedicated less 3.7-acres multiplied by the land value for community nature parkland specified in the Public Facilities Fee. In accordance with Public Facilities Fee requirements, fee credits will be provided upon dedication of the land.

14. No Credit for Excess Costs. Costs are not subject to reimbursement by City to Landowner to the extent that actual construction, design, and related costs, as approved by City, total more than the above fee credit.

15. Obligations Arising from Agreement. Neither the General Fund, nor any other fund or monies of City, except the Public Facilities Fee Community Nature Park Improvement Fund or similar park improvements funds or accounts, shall be utilized for payment of any obligations arising from this Agreement. Neither the credit nor the taxing power of City is pledged for the payment of any obligations arising from the Agreement. Landowner's obligations arising from this Agreement are not a debt of City, or a legal or equitable pledge, charge, lien or encumbrance upon any of its property, or upon any of its income, receipts or revenues.

16. Liability.

A. Landowner Primarily Liable. Landowner hereby warrants that the design and construction of the Improvements will not adversely affect any portion of adjacent properties and that all work will be performed in a proper manner.

Landowner agrees to indemnify, defend with counsel acceptable to City, and hold harmless CITY, its officers, officials, employees, agents, and volunteers, from and against any and all loss, claims, suits, liabilities, actions, damages, or causes of action of every kind, nature and description, (collectively "Liability") directly or indirectly arising from an act or omission of Landowner, its employees, agents, or independent contractors in connection with Landowner's actions and obligations hereunder, except such Liabilities caused by the sole negligence or willful misconduct of the City; provided as follows:

1) That City does not, and shall not, waive any rights against Landowner which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by City, or the deposit with City by Developer, of any of the insurance policies described in Paragraph 19 hereof.

2) That the aforesaid hold harmless agreement by Landowner shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not City has prepared, supplied, or approved of plans and/or specifications for the subdivision, or regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

3) Design Defect. If, in the opinion of the City, a design defect in the work of improvement becomes apparent during the course of construction, or within one (1) year (except for those manufactured products where extended warranties have been provided, in which case the extended warranty period shall apply) following acceptance by the City of the Improvements, and said design defect, in the opinion of the City, may substantially impair the public health and safety, Developer shall, upon order by the CITY, correct said design defect at his sole cost and expense, and the sureties under the Faithful Performance and Labor and Materials Bonds shall be liable to the City for the corrective work required.

4) Litigation Expenses. In the event that legal action is instituted by either party to this Agreement, and said action seeks damages for breach of this Agreement or seeks to specifically enforce the terms of this Agreement, and, in the event judgment is entered in said action, the prevailing party shall be entitled to recover its attorneys' fees and court costs. If City is the prevailing party, City shall also be entitled to recover its attorney's fees and costs in any action against Landowner's surety on the bonds provided under paragraph 12.

5) Third Party Claims. With respect to third party claims against the Developer, the Developer waives any and all rights of any type to express or implied indemnity against the City.

17. Insurance Required. Concurrently with the execution hereof, Landowner shall obtain or cause to be obtained and filed with the City, all insurance required

under this paragraph, and such insurance shall have been approved by the Risk Manager of City, or his designee, as to form, amount and carrier. Prior to the commencement of work under this Agreement, Landowner's general contractor shall obtain or cause to be obtained and filed with the Risk Manager, all insurance required under this paragraph, and such insurance shall have been approved by the Risk Manager of City, as to form, amount and carrier. Landowner shall not allow any contractor or subcontractor to commence work on this contract or subcontract until all insurance required for Landowner and Landowner's general contractor shall have been so obtained and approved. Said insurance shall be maintained in full force and effect until the completion of work under this Agreement and the final acceptance thereof by City. All requirements herein provided shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.

A. Minimum Scope of Insurance. Coverage shall be at least as broad as:

1) Insurance Services Office form number GL 0002 (Ed. 1/73) covering comprehensive General Liability and Insurance Services Office form number GL 0404 covering Broad Form Comprehensive General Liability; or Insurance Services Office Commercial General Liability coverage ("occurrence" form CG 0001.)

2) Insurance Services Office form number CA 0001 (Ed. 1/78) covering Automobile Liability, code 1 "any auto" and endorsement CA 0025.

3) Workers' Compensation insurance as required by the Labor Code of the State of California and Employers Liability Insurance.

B. Minimum Limits of Insurance. Landowner shall maintain limits no less than:

1) General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. If commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2) Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.

3) Workers' Compensation and Employers Liability: Workers' compensation limits as required by the Labor Code of the State of California and Employers Liability limits of \$1,000,000 per accident.

C. Deductibles and Self-Insurance Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, Landowner shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions. The policies are to contain, or be endorsed to contain, the following provisions:

1) General Liability and Automobile Liability Coverages.

a) The City, its officers, agents, officials, employees and volunteers shall be named as additional insureds in respect to: liability arising out of activities performed by or on behalf of the Landowner; products and completed operations of the Landowner; premises owned, occupied or used by the Landowner; or automobiles owned, leased, hired or borrowed by the Landowner.

The coverage shall contain no special limitations on the scope of the protection afforded to the City, its officers, officials, employees or volunteers.

b) The Landowner's insurance coverage shall be primary insurance in respect to the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees or volunteers shall be excess of the Landowner's insurance and shall not contribute with it.

c) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, employees or volunteers.

d) The Landowner's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

2) Workers' Compensation and Employers Liability Coverage. The insurer shall agree to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses arising from work performed by the Landowner for the City.

3) All Coverages. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

a) Acceptability of Insurers. Insurance is to be placed with insurers with a A.M. Best's rating of no less than A:VII.

b) Verification of Coverage. Landowner shall furnish City with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

c) Subcontractors. Landowner and/or Landowner's general contractor shall include all subcontractors as insureds under its policies or shall obtain separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

18. Assignment of Agreement. This Agreement shall not be assigned by Landowner without the written consent of City, which shall not be unreasonably withheld.

19. Landowner Not an Agent. Neither Landowner nor any of Landowner's agents or contractors are or shall be considered to be agents of City in connection with the performance of Landowner's obligations under this Agreement.

20. Abandonment of Work. If Landowner refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extension thereof, or fails to obtain completion of said work within such time, or if Landowner should be adjudged as bankrupt, or should make a general assignment for the benefit of Landowner's creditors, or if a receiver should be appointed, or if Landowner, or any of Landowner's contractors, subcontractors, agents or employees should violate any of the provisions of this Agreement, the City through its Public Works Director may serve written notice on Landowner and Landowner's surety or holder of other security of breach of this Agreement, or of any portion, thereof, and default of Landowner.

In the event of any such notice of breach of this Agreement, Landowner's surety shall have the duty to take over and complete the Improvements herein specified; provided, however, that if the surety, within thirty (30) days after the serving upon it of such notice of breach, does not give City written notice of its intention to take over the performance of the contract, and does not commence performance thereof within thirty (30) days after notice to City of such election, City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Landowner and Landowner's surety shall be liable to City for any damages and/or reasonable and documented excess costs occasioned by City thereby; and, in such event, City, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to Landowner as may be on the site of the work and necessary therefor.

21. Notices. All notices herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid.

Notices required to be given to City shall be addressed as follows:

City Manager
City of Dublin
100 Civic Plaza
Dublin, California 94568

Notices required to be given to Landowner shall be addressed as follows:

Don Larson, Vice President
Lennar Homes of California
6111 Bollinger Canyon Road
San Ramon, CA 94583

Any party or the surety may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

Concurrently with the execution of this Agreement, Landowner has executed, and has caused to be acknowledged, an abstract of this Agreement. Landowner agrees that City may record said abstract in the official records of Alameda County.

22. Use of Improvements. At all times prior to the final acceptance of the work by City, the use of any or all Improvements within the work to be performed under this Agreement shall be at the sole and exclusive risk of Landowner.

23. Safety Devices. Landowner shall provide and maintain such guards, watchmen, fences, barriers, regulatory signs, warning lights, and other safety devices adjacent to and on the tract site as may be necessary to prevent accidents to the public and damage to the property. Landowner shall furnish, place, and maintain such lights as may be necessary for illuminating the said fences, barriers, signs, and other safety devices. At the end of all work to be performed under this Agreement, all fences, barriers, regulatory signs, warning lights, and other safety devices (except such safety items as may be shown on the plans and included in the items of work) shall be removed from site of the work by the Landowner, and the entire site left clean and orderly.

24. Attorneys' Fees and Venue. In any action to enforce the provisions of this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees. Any action arising out of this Agreement shall be brought in Alameda County, California regardless of where else venue may lie.

25. Recitals. The foregoing Recitals are true and correct and are made a part hereof.

26. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

27. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

IN WITNESS WHEREOF, the City and Landowner have executed this Agreement, the day and year first above written.

CITY OF DUBLIN
a Municipal Corporation

Dated: _____

By: _____

Name: Christopher L. Foss

Title: City Manager

ATTEST:

By: _____
Name: Caroline P. Soto, City Clerk

Approved as to form

By: _____
Name: John Bakker, City Attorney

DEVELOPER

LENNAR HOMES OF CALIFORNIA, INC.
a California Corporation

Dated: _____

By: _____

Name: _____

Title: _____

2443195.1



STAFF REPORT CITY COUNCIL

CITY CLERK
File #1000-80

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager 

SUBJECT: Drought Emergency Continuance
Prepared by Roger Bradley, Assistant to the City Manager

EXECUTIVE SUMMARY:

On March 18, 2014, the City Council adopted a Resolution declaring a State of Emergency in the City of Dublin due to extreme drought conditions within the State and City. The City Council will consider continuing the State of Emergency for an additional 30 days.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends that the City Council, by motion, as required by Government Code Section 8630(c), which states that the City Council shall review the need for continuing a local emergency at least once every 30 days until the governing body terminates the local emergency, continue the State of Emergency that was declared on March 18, 2014, based on the fact that extreme drought conditions continue to exist within both the State of California and City of Dublin, and the threat to the safety and welfare of Dublin residents remains.



Reviewed By
Assistant City Manager

DESCRIPTION:

On March 18, 2014, the City Council adopted Resolution 26-14 (Attachment 1), declaring a State of Emergency due to extreme drought conditions within the State and within the City of Dublin. State law requires that the City Council revisit and consider whether to extend the State of Emergency within the City at least once every 30 days. At the current time, the Governor's State of Emergency declaration, as well as those passed by Dublin San Ramon Services District and the Zone 7 Water Agency, still stand. As a result, Staff recommends that the City Council find that the drought conditions and the resultant threat to the City and its residents and businesses have not changed and continue the drought emergency for an additional 30 days.

NOTICING REQUIREMENTS/PUBLIC OUTREACH: None.

ATTACHMENTS: 1. Resolution 26-14

RESOLUTION NO. 26 - 14

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**PROCLAMATION OF A LOCAL STATE OF EMERGENCY DUE TO EXTREME DROUGHT
CONDITIONS**

WHEREAS, California Government Code 8630(a) and Ordinance No. 02-85 (Section 6.A(1)) of the City of Dublin, adopted on January 14, 1985, empower the City Council to proclaim the existence or threatened existence of a LOCAL EMERGENCY when said City is affected or likely to be affected by a public calamity; and

WHEREAS the State of California is experiencing record dry conditions, with 2014 projected to become the driest year on record; and

WHEREAS, the State's water supplies have dipped to alarming levels, indicated by the following: snowpack in California's mountains is approximately 20 percent less than the normal average; California's largest water reservoirs have very low water levels for this time of year; California's major river systems have significantly reduced surface water flows; and groundwater levels throughout the State have dropped significantly; and

WHEREAS, extremely dry conditions have persisted since 2012 and may continue beyond this year and more regularly into the future; and

WHEREAS, on January 17, 2014, Governor Jerry Brown declared a state of emergency based on drought conditions in California and called on all Californians to conserve water, with the goal of reducing consumption by 20 percent; and

WHEREAS, the Zone 7 Board of Directors declared a drought emergency on January 29, 2014; and

WHEREAS, the Dublin San Ramon Services District Board of Directors declared a community drought emergency on February 18, 2014; and

WHEREAS, Dublin Municipal Code Section 2.44.060.A.6 states that whenever the Governor declares a State of Emergency, the City Manager is empowered to take certain actions including to direct emergency efforts, to make and issue rules and regulations of matters reasonably related to the protection of life and property, to obtain vital supplies, and to require emergency services; and

WHEREAS, the City Council of the City of Dublin does hereby find: 1) that the conditions of extreme peril to the safety of persons and property have arisen within the City of Dublin, caused by the aforementioned extreme drought conditions; 2) that the aforementioned conditions of extreme peril warrant and necessitate the proclamation of the existence of a local emergency; and 3) that in order to show solidarity with the water purveyors within the community and to assist them with combating the effects of said drought conditions, a local emergency should be declared; and

WHEREAS, California Government Code section 8630(c) states that City Council shall review the need for continuing the local emergency at least once every 30 days.

NOW, THEREFORE, IT IS HEREBY PROCLAIMED by the City Council of the City of Dublin that a LOCAL DROUGHT EMERGENCY now exists throughout the City; and

BE IT FURTHER PROCLAIMED AND ORDERED that said LOCAL DROUGHT EMERGENCY shall be deemed to continue to exist until its termination is proclaimed by the City Council of the City of Dublin.

PASSED, APPROVED AND ADOPTED this 18th day of March 2014, by the following vote:

AYES: Councilmembers Biddle, Gupta, Hart, Haubert, and Mayor Sbranti

NOES: None

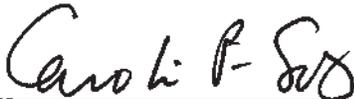
ABSENT: None

ABSTAIN: None



Mayor

ATTEST:



City Clerk

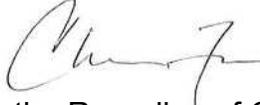


STAFF REPORT CITY COUNCIL

CITY CLERK
File #350-40

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager 

SUBJECT: Request for Authorization to Use UNICOR for the Recycling of City Electronic Waste and Surplus Computer Equipment
Prepared by Steve Pappa, Information Systems Manager

EXECUTIVE SUMMARY:

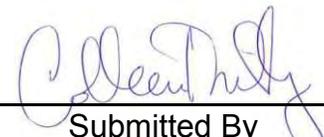
The City generates electronic waste in the form of surplus computers, monitors, printers and other items that have reached the end of useful life. The City strives to dispose of these items in an environmentally responsible manner. It is proposed to use UNICOR for the recycling of electronic waste identified as beyond the useful life.

FINANCIAL IMPACT:

There is no cost associated with the proper disposal of the items by UNICOR.

RECOMMENDATION:

Staff recommends that the City Council adopt the **Resolution** Authorizing the Use of UNICOR for the recycling of City electronic waste and surplus computer equipment.



Submitted By
Administrative Services Director



Reviewed By
Assistant City Manager

DESCRIPTION:

The City generates electronic waste as a result of its annual office equipment replacement schedule. Electronic waste includes obsolete computers, monitors, printers, scanners and other inoperable office equipment. California law requires that the City safely dispose of this electronic waste.

Dublin Municipal Code section 2.36.150 allows the Purchasing Agent to dispose of worn and obsolete equipment. In the past, for inventory tracking purposes, Staff has provided the City Council with a list of assets prior to disposal. At this time, the City will be disposing of obsolete City computers and office equipment.

Due to the age of the equipment, it was determined that the computers are beyond their useful life and continued use would not be desirable. Prior to disposal, the City removes all files from the computer hard drive including the operating system software. This assures the City has complied with software licensing agreements and reduces the potential for City information to exist on the hard drive after disposal. However, current best practices recommend, as a security precaution, that a professional recycler shred the hard drives and provide a certification of destruction for computer hard drives.

UNICOR, United States Department of Justice is part of Federal Prison Industries. UNICOR operates from the Federal Prison in Dublin with a recycling facility in Atwater. UNICOR will destroy computer hard drives and software media as directed by the City. Equipment will be dismantled and components will be rehabilitated or recycled. The work will be conducted by inmates as part of a job training program. UNICOR has obtained a certification in conformance with applicable requirements of the International Organization for Standardization / International Electrotechnical Commission (ISO/IEC) and the ANSI-ASQ National Accreditation Board (ANAB).

The City's computer equipment to be disposed of is inoperable without additional software and based on the age may not operate at current expectations. Current disposal practice has the recycler shred all hard drives. These factors limit the potential for seeking placement for re-use with other organizations. Staff reviewed current practices among cities and most follow a similar protocol of using an electronics recycler.

The proposed resolution (Attachment 1) authorizes Staff to use UNICOR for disposal of electronic waste, and directs Staff to remove the disposed assets from the City's fixed asset records. A list of the equipment is attached to the resolution as Exhibit A.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

None.

ATTACHMENTS: 1. Resolution Authorizing the Use of UNICOR for the Recycling of City Electronic Waste and Surplus Computer Equipment

RESOLUTION NO. xx - 15

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**AUTHORIZING THE USE OF UNICOR FOR THE RECYCLING
OF CITY ELECTRONIC WASTE AND SURPLUS COMPUTER EQUIPMENT**

WHEREAS, the City generates electronic waste as a result of its computer and office equipment replacement schedule; and

WHEREAS, electronic waste includes computers, monitors, back-up power supplies, printers, and other office equipment that is no longer used for City operations; and

WHEREAS, Dublin Municipal Code section 2.36.150 allows the Purchasing Agent to dispose of worn and obsolete equipment; and

WHEREAS, Staff has provided the City Council with a listing of worn and obsolete electronic equipment to be disposed of; and

WHEREAS, California law requires that electronic waste be recycled and disposed of in an environmentally responsible manner; and

WHEREAS, UNICOR is a certified electronic waste recycler in compliance with industry standards; and

WHEREAS, UNICOR will provide the City with certification that the electronic waste was disposed of properly and in an environmentally responsible manner.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin hereby authorizes the use of UNICOR for the recycling of City electronic waste and surplus computer equipment as described to the City Council on December 15, 2015 and listed on Exhibit A attached hereto.

BE IT FURTHER RESOLVED that the City assets disposed of shall be removed from the fixed asset records of the City.

PASSED, APPROVED AND ADOPTED this 15th day of December, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Mayor

City Clerk

CITY OF DUBLIN ELECTRONICS RECYCLING LIST (December 15, 2015)
PREPARED BY ADMINISTRATIVE SERVICES DEPARTMENT
EXHIBIT A

<u>Description</u>	<u>Approx. Purchase Date</u>	<u>Serial Number</u>	<u>Manufacturer / Model</u>
CITY OWNED EQUIPMENT			
COMPUTER	7/1/2004	8TPVN31	Dell Optiplex GX270
COMPUTER	7/1/2005	G6NZZB1	Dell Optiplex 620
COMPUTER	8/13/2005	CF-27EB6GCAMNT	Panasonic Toughbook
COMPUTER	7/1/2006	N/A	Apple iMac
COMPUTER	7/1/2007	90HY6C1	Dell Optiplex 745
COMPUTER	7/1/2008	9VC2XG1	Dell Optiplex 755
COMPUTER	7/1/2009	F0HY6C1	Dell Optiplex 745
COMPUTER	7/1/2009	8NZBCD1	Dell Optiplex 745
COMPUTER	7/1/2010	4NHVMM1	Dell Optiplex 780
COMPUTER	7/1/2010	4NHVMM1	Dell Optiplex 780
COMPUTER	7/1/2010	4NHSMM1	Dell Optiplex 780
COMPUTER	7/1/2010	4NGWMM1	Dell Optiplex 780
COMPUTER	7/1/2010	4NJSMM1	Dell Optiplex 780
COMPUTER	7/1/2010	4NGXMM1	Dell Optiplex 780
COMPUTER	7/1/2010	4NHTMM1	Dell Optiplex 780
COMPUTER	7/1/2010	4NGSMM1	Dell Optiplex 780
COMPUTER	7/1/2010	4NHWMM1	Dell Optiplex 780
COMPUTER	7/1/2010	4NGNMM1	Dell Optiplex 780
COMPUTER	7/1/2010	4NGMMM1	Dell Optiplex 780
COMPUTER	7/1/2010	4NJJMM1	Dell Optiplex 780
COMPUTER	7/1/2010	4NHZMM1	Dell Optiplex 780
COMPUTER	7/1/2010	HNZ69F1	Dell Optiplex 755
COMPUTER	7/1/2010	DCF7GK1	Dell Optiplex 760
COMPUTER	7/1/2011	4NGLMM1	Dell Optiplex 780
COMPUTER	7/1/2011	31L9YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31FBYQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31H6YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31J8YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31F7YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31GBYQ1	Dell Optiplex 780
COMPUTER	7/1/2011	1X3F4F1	Dell Optiplex 780
COMPUTER	7/1/2011	31M8YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	BXFLCP1	Dell Optiplex 780
COMPUTER	7/1/2011	31FDYQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31F6YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31DBYQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31HBYQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31MBYQ1	Dell Optiplex 780

EXHIBIT A

<u>Description</u>	<u>Approx. Purchase Date</u>	<u>Serial Number</u>	<u>Manufacturer / Model</u>
COMPUTER	7/1/2011	31J6YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31GBYQ1	Dell Optiplex 780
COMPUTER	7/1/2011	B81GZK1	Dell Optiplex 760
COMPUTER	7/1/2011	31GDYQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31C7YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31G7YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31JBYQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31M9YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31B6YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31H7YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31J7YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31D9YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31MCYQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31LBYQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31L8YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	J54CKS1	Dell Optiplex 790
COMPUTER	7/1/2011	8D4QWV1	Dell Optiplex 790
COMPUTER	7/1/2011	31K8YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31KBYQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31G6YQ1	Dell Optiplex 780
COMPUTER	7/1/2011	31DDYQ1	Dell Optiplex 780
COMPUTER	7/1/2011	8CYQW1	Dell Optiplex 790
COMPUTER	7/1/2011	8D4QW1	Dell Optiplex 790
LAPTOP	7/1/2011	GD3ZSN1	Dell Precision M6500
LAPTOP	7/1/2011	650BDN1	Dell Precision M6500
LAPTOP	7/1/2011	F7D41L1	Dell Precision M4400
MONITOR	7/1/2004	CN-D3RB	Dell 1703FPs
MONITOR	7/1/2004	CN-D3R1	Dell 1703FPs
MONITOR	7/1/2004	CN-D3R3	Dell 1703FPs
MONITOR	7/1/2004	MX-CTU9	Dell 1504
MONITOR	7/15/2004	CN-D3R8	Dell 1703Ps
MONITOR	7/1/2006	CN-A559	Dell 1703
MONITOR	7/1/2006	MX-AZ0D	Dell 1704FPVs
MONITOR	8/1/2007	MX-1CJU	Dell 1708FPb
MONITOR	8/1/2008	CN-AB9M	Dell 1707FPt
MONITOR	8/1/2008	CN-B069	Dell 1707FPt
MONITOR	8/1/2008	CN-A256	Dell 1707FPt
MONITOR	8/1/2008	CN-AB9S	Dell 1707FPt
MONITOR	8/1/2008	CN-B082	Dell 1707FPt
MONITOR	8/1/2008	CN-B086	Dell 1707FPt
MONITOR	8/1/2008	CN-A607	Dell 1707FPt
MONITOR	8/1/2008	CN-AHSX	Dell 1707FPt
MONITOR	8/1/2008	CN-AATX	Dell 1707FPt
MONITOR	8/1/2008	CN-A642	Dell 1707FPt

EXHIBIT A

<u>Description</u>	<u>Approx. Purchase Date</u>	<u>Serial Number</u>	<u>Manufacturer / Model</u>
MONITOR	8/1/2008	CN-A973	Dell 1707FPt
MONITOR	8/1/2008	CN-AM3D	Dell 1707FPt
MONITOR	8/1/2008	CN-B080	Dell 1707FP
MONITOR	8/1/2008	CN-ALVB	Dell 1707FPt
MONITOR	8/1/2008	CN-A670	Dell 1707FPt
MONITOR	8/1/2008	CN-ANHX	Dell 1707FPt
MONITOR	7/1/2009	CN-3KCS	Dell 1708FP
MONITOR	8/1/2009	CN-LA00	Dell 1708FPt
MONITOR	8/1/2009	CN-3KMS	Dell 1708FP
MONITOR	8/1/2009	CN-CA0F	Dell 1708FPt
MONITOR	8/1/2009	CN-9A00	Dell 1708FPt
MONITOR	8/1/2009	CN-BATL	Dell 1708FPt
MONITOR	8/1/2009	CN-BA4Q	Dell 1708FPt
MONITOR	8/1/2009	CN-8A00	Dell 1708FPt
MONITOR	8/1/2009	MX-1GVU	Dell 1708FPb
MONITOR	8/1/2009	MX-1GJU	Dell 1708FPb
MONITOR	8/1/2009	CN-QA00	Dell 1708FPb
MONITOR	8/1/2009	CN-AA00	Dell 1708FPt
MONITOR	8/1/2009	CN-825S	Dell 1708FPt
MONITOR	8/1/2009	CN-WA00	Dell 1708FPt
MONITOR	8/1/2009	CN-ABGM	Dell 1708FPt
MONITOR	8/1/2009	CN-B030	Dell 1708FPt
MONITOR	8/1/2009	CN-BQ58	Dell 1708FPt
MONITOR	9/1/2009	CN-164S	Dell 1708FP
MONITOR	7/1/2010	CN-B091	Dell 1908FPt
MONITOR	7/1/2011	CN-0PYL	Dell P170Sb
MONITOR	7/1/2011	CN-08DU	Dell P170Sb
MONITOR	7/1/2011	CN-0RWS	Dell P170Sb
MONITOR	7/1/2012	CN-29UU	Dell P170Sb
MONITOR	7/1/2012	CN-2A2U	Dell P170Sb
MONITOR	7/1/2012	CN-3HWM	Dell P1913b
MONITOR	8/1/2010	CN-116S	Dell P170St
MONITOR	7/1/2012	CN--33GM	Dell P1913b
PRINTER	7/1/1997	CMR1093423	Epson Stylus Color 880
PRINTER	8/22/2003	CNBFC92899	HP LaserJet 2300dn
PRINTER	1/1/2005	HP002387170	ithaca printer 93PL
PRINTER	7/1/2005	CN56I1Z302	HP DeskJet 5940
PRINTER	1/19/2008	UZY 02788	Canon Laser Class 510
PRINTER	5/13/2009	CNGXD16575	HP LaserJet 4250tn
PRINTER	7/1/2009	000T584746G	Lexmark Prevail Pro705
PRINTER	8/16/2009	JN7E168803	Epson Stylus Photo 1400
PRINTER	8/23/2010	CNYBB87933	HP Color LaserJet 3800n
MISC	4/6/1990	4476478	IBM Selectric typewriter

EXHIBIT A

<u>Description</u>	<u>Approx. Purchase Date</u>	<u>Serial Number</u>	<u>Manufacturer / Model</u>
MISC	8/22/2000	CN817ZT432	HP 2610-24 Switch
MISC	4/1/2001	T035D0FF	Toshiba I.P. phone
MISC	4/1/2001	LB012796	Toshiba I.P. phone
MISC	4/1/2001	LE218420	Toshiba I.P. phone
MISC	3/28/2008	N/A	6 APC UPS
MISC	7/1/2008	N/A	1 Box Cables
MISC	9/30/2008	N/A	2 Server Rails
MISC	7/1/2009	N/A	2 Boxes Misc Electronics
MISC	8/22/2009	DAJ03453	Canon DR-7580 scanner
MISC	11/14/2009	A50946134343	APC UPS
MISC	6/1/2010	N/A	1 Box Cables
MISC	6/1/2010	N/A	3 Boxes Misc Electronics
MISC	7/1/2010	N/A	1 Box Keyboards/Mice
MISC	7/1/2010	N/A	1 Box Misc Electronics
MISC	11/14/2010	QS0630111458	APC UPS
MISC	7/1/2011	DMTG85R9DFHW	iPad
MISC	7/1/2011	DKVJF1ANDFW	iPad
MISC		N/A	1 Box CDs & hard drives

POLICE PROPERTY

COMPUTER	118986810	GATEWAY
COMPUTER	MX12609182	HP
COMPUTER	2UA5240HPH	HP
COMPUTER	TWO4431516	HP
LAPTOP		IBM 5516LPG209
LAPTOP		Sony PCG-955A
LAPTOP	78-PL044 97/08	IBM
LAPTOP	OBLITERATED	DELL
LAPTOP	YA378559Q	TOSHIBA
LAPTOP	UNKNOWN	SONY PCG-7T1L
LAPTOP	CNU6391PD7	HP
LAPTOP	1S1860W1GP633	IBM
LAPTOP	FX-61605 03/10	IBM
LAPTOP	UNKNOWN	DELL PP06S
LAPTOP	F7Y99F1	DELL PP22X
LAPTOP	UNKNOWN	DELL 9941L
LAPTOP	CNU534143V	HP
LAPTOP	78410736Q	TOSHIBA PSAHOU
LAPTOP	JS2HQH1	DELL PP28L
LAPTOP	CN-02GS	DELL
LAPTOP		DELL
LAPTOP	LUS0565B2535	ACER ZG5
LAPTOP	LUWECD62501	GATEWAY ZA8

EXHIBIT A

<u>Description</u>	<u>Approx. Purchase Date</u>	<u>Serial Number</u>	<u>Manufacturer / Model</u>
LAPTOP		CNF7251RNL	HP
LAPTOP		2CE931FRJT	HP CQ60-417DX
LAPTOP		BFRQ731	DELL
LAPTOP		CND8184B4L	HP
LAPTOP		R8-DKYBX 09/11	LENOVO
LAPTOP		CNOTD5357016605	DELL
LAPTOP		CN07X2961	DELL
LAPTOP		2CC559	DELL
LAPTOP		4WNVSP1	DELL
LAPTOP		2CE9202D20	COMPAQ CQ60
LAPTOP		CND63910VH	COMPAQ
LAPTOP		1V08CLR7T48H	COMPAQ
LAPTOP		LUSDQ04A71601	ACER MINI
LAPTOP		LXPJV020029380	ACER
LAPTOP		95083855W	TOSHIBA
LAPTOP		35088318Q	TOSHIBA
LAPTOP		X08-73060	IBM THINKPAD
LAPTOP		84140GZ9	NEC
PRINTER		SDGOB-301-02	HP PHOTOSMART
PRINTER			HP LASERJET
MISC		CL0518166601	Sony Playstation 3
MISC		14566661707	XBOX 360
MISC		FU4268110	Sony Playstation 2
MISC		Y2SCOLPE	MAXTOR Hard Drive
MISC		6QG3TNFG	SEAGATE Hard Drive
MISC		K2HEXKPP	HITACHI Hard Drive
MISC		090720PHEYB5H	HITACHI Hard Drive

EXHIBIT A



**STAFF REPORT
CITY COUNCIL**

**CITY CLERK
File #300-40**

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

SUBJECT: Payment Issuance Report and Electronic Funds Transfers
Prepared by Renuka Dhadwal, Administrative Technician

EXECUTIVE SUMMARY:

The City Council will receive a listing of payments issued from November 1, 2015 – November 30, 2015 totaling \$11,782,130.87.

FINANCIAL IMPACT:

SUMMARY OF PAYMENTS ISSUED
November 1, 2015 through November 30, 2015

Total Number of Payments: 396
Total Amount of Payments: \$11,782,130.87

RECOMMENDATION:

Staff recommends that the City Council receive the report.

Submitted By
Administrative Services Director

Reviewed By
Assistant City Manager

DESCRIPTION:

The Payment Issuance Report (see Attachment 1) provides a listing of all payments for the period beginning November 1, 2015 through November 30, 2015. This report is provided in accordance with the policy adopted November 15, 2011 in Resolution 189-11. The listing of payments has been reviewed in accordance with policies for processing payments and expenditures.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

None.

ATTACHMENTS: 1.Payment Issuance Report - November 2015

City of Dublin
 Payment Issuance Report
 Payments Dated 11/1/2015 through 11/30/2015

Date Issued	Payee	Amount	Description
11/01/2015	COLLIER CREEK MITIGATION LAND	120,000.00	PURCHASE OF MITIGATION LANDS-DOUGHERTY RD
Payments Issued 11/1/2015 Total:		120,000.00	
11/02/2015	AJA, MARTHA	37.03	MILEAGE REIMBURSEMENT - SEPT 2015
11/02/2015	ALAMEDA, CITY OF	70.00	ALAMEDA CO CITY MANAGER'S ASSN MTG-FOSS
11/02/2015	ALL CITY MANAGEMENT SVCS INC	5,899.52	CROSSING GUARD SERVICES 9/27/15-10/10/15
11/02/2015	ARAMARK UNIFORM SVC LOCKBOX	162.97	MAT SERVICE-OCT 2015
11/02/2015	ATTRI, ABHISHEK & AISHWARYA	571.98	FALLON GHAD TAX REIMBURSEMENT
11/02/2015	BAY ALARM COMPANY	268.05	ALARM SERVICES NOV-JAN 2016
		115.00	ANNUAL UL CERTIFICATE-FIRE STATION #17
	Check Total:	115.00	ANNUAL UL CERTIFICATE-SENIOR CENTER
		498.05	
11/02/2015	BESS, KENNETH	888.26	BRANDED RECYCLED WATER SIGNS
11/02/2015	BUSSE, STEPHANIE	75.00	REIMB CLASS MATERIALS FEE
11/02/2015	C. OVERAA & CO.	2,087,230.75	AQUATIC COMPLEX CONSTRUCTION SERVICES
11/02/2015	CDW GOVERNMENT INC	251.85	UPS BATTERY FOR SERVER
11/02/2015	CPS HR CONSULTING	-245.00	CREDIT FOR RECRUITMENT TESTING MATERIALS
		3,077.25	RECRUITMENT TESTING MATERIALS
	Check Total:	2,832.25	
11/02/2015	DELL MARKETING L.P.	187.23	COMPUTER EQUIPMENT
11/02/2015	DUBLIN CHAMBER OF COMMERCE	924.00	ANNUAL CITY MEMBERSHIP RENEWAL FEE
11/02/2015	FRAGA, CARLOS & MILDWURM JESSICA	571.98	FALLON GHAD TAX REIMBURSEMENT
11/02/2015	FRANCE MEDIA WEST	1,600.00	WESTERN REAL ESTATE BUSINESS AD
11/02/2015	GUNDIMED, SASIDHAR & VAKKALANKA	571.98	FALLON GHAD TAX REIMBURSEMENT
11/02/2015	LAI & ASSOCIATES	625.00	GEOTECH SERVICES FOR DOLAN PARK
11/02/2015	LIFESTYLE RX	150.00	SAFETY WEEK CLASSES
11/02/2015	LIVERMORE AUTO GROUP	191.73	POLICE VEHICLE MAINTENANCE
		2,853.09	PUBLIC WORKS VEHICLE MAINTENANCE
	Check Total:	3,044.82	
11/02/2015	MECHANICS BANK	109,830.25	RETENTION DEPOSIT-AQUATIC COMPLEX PROJ
11/02/2015	MEYERS NAVE	116,566.33	LEGAL SERVICES - SEPT 2015
		14,843.81	LEGAL SERVICES TO 10/23/15
		7,264.68	LEGAL SERVICES TO 10/9/15
	Check Total:	138,674.82	
11/02/2015	OTIS ELEVATOR CO., INC.	270.00	ELEVATOR SERVICE-NOV 2015
11/02/2015	RANCH, STANLEY	350.00	HARVEST FAIR SUPPLIES
11/02/2015	SEMINAR GROUP, THE	453.67	CONSTRUCTION LAW WEBINAR-BOITNOTT
11/02/2015	STEFFEN, ERIN	858.75	REIMB MMANC ANNUAL CONFERENCE EXP-STEFFEN
11/02/2015	STEVENSON, PORTO & PIERCE INC.	20,250.00	PLANNING SERVICES TO 10/16/15
11/02/2015	STONERIDGE CHRYSLER JEEP DODGE	1,766.18	POLICE VEHICLE MAINTENANCE
11/02/2015	TRI-VALLEY JANITORIAL INC.	15,474.00	JANITORIAL SERVICES-OCT 2015
		2,118.79	JANITORIAL SUPPLIES
	Check Total:	17,592.79	
11/02/2015	VERIZON WIRELESS	266.07	PLANNING/BUILDING CELLPHONES TO 10/10/15
11/02/2015	VINTAGE BRASS AND COOL TONES	600.00	HOMETOWN HEROES ENTERTAINMENT
11/02/2015	WILLKOMM, PHILLIP	142.41	REIMB CODE ENFORCEMENT CONF EXP-WILLKOMM
11/02/2015	YIP, MIKE & CINDY	571.98	FALLON GHAD TAX REIMBURSEMENT

	Payments Issued 11/2/2015 Total:	<u>2,397,819.59</u>	
11/05/2015	U.S. BANK CORPORATE PMT SYSTEM	555.00	ADA TRAINING REG-BOITNOTT, KHAN, TIERNAN
		487.62	AFTER SCHOOL REC SUPPLIES
		125.00	BALLOT MEASURE WORKSHOP
		365.02	CITY ANNUAL MUSIC LICENSE RENEWAL
		254.67	CLIPPER CARD ADMIN FEES
		52.30	COMPUTER EQUIPMENT
		2,066.05	CREEK CLEAN-UP EVENT SUPPLIES
		10.00	DOUGHERTY IMPROV. PROJ MTG EXP-RUSSELL
		800.00	FALLON SPORTS PARK FIELD LIGHT REPAIR
		110.00	FARMERS' MARKET SUPPLIES
		135.00	GAAP UPDATE WEBINAR REG-TJENG
		1,143.72	HERITAGE CENTER & KOLB HOUSE SUPPLIES
		911.96	HUMAN RESOURCES TRAINING COURSE-A.SMITH
		701.20	IACP CONFERENCE EXPENSE-HOUGHTELLING
		-172.81	ICMA CONFERENCE REFUND-FOSS
		646.00	IDEA EXCHANGE & ULI CONF REG-TAYLOR
		276.20	INT'L CODE COUNCIL CONF EXP-SHREEVE
		25.09	IPAD CASE
		50.00	LEADERSHIP GRP RED CARPET RECEPTION-STEFFEN
		138.78	MEETING SUPPLIES
		202.02	MISAC MEMBERSHIP DUES-PAPPA
		542.54	MUNICIPAL HR MANAGER GROUP MEETING-CARTER
		246.00	NATIONAL REC & PARKS ASSN CONF EXP -MCCREARY
		141.94	OFFICE SUPPLIES
		1,568.39	POLICE VEHICLE WINDOW TINTING
		1,192.65	PRESCHOOL & AFTER SCHOOL REC SUPPLIES
		1,902.79	PRESCHOOL SUPPLIES
		721.46	SAFETY FAIR SUPPLIES
		504.95	SENIOR CENTER SUPPLIES
		9,226.06	SPLATTER FESTIVAL SUPPLIES
		66.08	TEAM DUBLIN SUPPLIES
		42.25	TRAFFIC COMMISSION MEETING EXPENSE-KHAN
		5.00	TRANSPORTATION SOCIETY SEMINAR LUNCH-LAI
		24.60	TRI-VALLEY CITIES MEETING EXPENSE-HAUBERT
		5,201.44	WASTE CONTAINERS
		967.40	WATER WORLD ASSN CONF EXP-CRONIN,SANDHOLM
	Check Total:	<u>31,236.37</u>	
	Payments Issued 11/5/2015 Total:	31,236.37	
11/06/2015	CAL PERS	64,088.57	PERS RETIREMENT PLAN: PE 10/30/15
11/06/2015	EMPLOYMENT DEVELOPMENT DEPT	14,702.78	CA STATE WITHHOLDING: PE 10/30/15
11/06/2015	I C M A 401 PLAN	1,085.08	DEFERRED COMP 401A: PE 10/30/15
11/06/2015	I C M A 457 PLAN	24,821.18	DEFERRED COMP 457: PE 10/30/15
11/06/2015	INTERNAL REVENUE SERVICE	54,315.97	FEDERAL WITHHOLDING: PE 10/30/15
11/06/2015	US BANK - PARS	2,593.67	PARS: PE 10/30/15
11/06/2015	WAGeworks, INC.	4,642.26	WAGeworks 2015: PE 10/30/15
	Payments Issued 11/6/2015 Total:	166,249.51	
11/09/2015	ABAG PLAN CORPORATION	5,869.56	INSURANCE CLAIMS EXPENSE
11/09/2015	ALAMEDA COUNTY FIRE DEPARTMENT	806,187.17	FIRE SERVICES-SEPT 2015
11/09/2015	AMADOR VALLEY INDUSTRIES LLC	87.81	COMMERCIAL RECYCLING PROGRAM
11/09/2015	AMP PRINTING, INC.	63.54	BUSINESS SEMINAR-GOOGLE WKSHp BROCHURE
		319.98	HERITAGE CENTER DISPLAY EXPENSE
	Check Total:	<u>383.52</u>	
11/09/2015	ANYPROMO, INC.	4,500.00	RED RIBBON WEEK PROMOTIONAL ITEMS
11/09/2015	APPLE ONE EMPLOYMENT SERVICES	1,337.52	TEMPORARY CLERICAL SUPPORT

11/09/2015	ARAMARK UNIFORM SVC LOCKBOX	162.97	MAT SERVICE-NOV 2015
		37.26	MAT SERVICE-OCT 2015
	Check Total:	200.23	
11/09/2015	ARROW FIRE PROTECTION	108.61	FIRE EXTINGUISHER SERVICE
11/09/2015	AT&T - CALNET 3	188.00	SERVICE TO 10/19/15
		237.58	SERVICE TO 10/26/15
	Check Total:	425.58	
11/09/2015	BAY ALARM COMPANY	771.14	ALARM SERVICES
		115.00	SHANNON CENTER ALARM UL CERTIFICATE
	Check Total:	886.14	
11/09/2015	BIG O TIRES #7	159.52	POLICE VEHICLE MAINTENANCE
11/09/2015	BILLINGSLEY, KIM	75.00	SAFETY WEEK CLASS
11/09/2015	BSK ASSOCIATES INC.	5,597.00	AQUATIC COMPLEX TESTING/INSPECTIONS SVCS
11/09/2015	CAL ENGINEERING & GEOLOGY INC	1,475.75	ENGINEERING SERVICES TO 9/30/15
11/09/2015	CAPITAL ONE COMMERCIAL	336.25	SENIOR CENTER SUPPLIES
		3,663.35	SPLATTER FESTIVAL & RECREATION SUPPLIES
	Check Total:	3,999.60	
11/09/2015	CAVAZOS, ANNE	63.00	REC CLASS INSTRUCTOR
11/09/2015	CERTIFIED TIRE & SERVICE CNTRS	67.50	SENIOR CENTER VAN TIRE INSPECTION
11/09/2015	CHAN, ROSA	307.00	REC CLASS INSTRUCTOR
11/09/2015	CHILD CARE LINKS	352.10	SPLATTER GAME OPERATOR
11/09/2015	CHINN, AVA YEE	513.60	REC CLASS INSTRUCTOR
11/09/2015	COMCAST	1,000.00	REFUND CASH COMPLETION BOND
11/09/2015	COMMUNITY YOUTH COURTS	658.70	SPLATTER GAME OPERATOR
11/09/2015	CONCORD FEED & FUEL	500.00	REFUND CASH COMPLETION BOND
11/09/2015	CONSTRUCTION TESTING SVCS, INC	16,407.56	CONSTRUCTION TESTING SVCS-AQUATIC COMPLEX
11/09/2015	COSTAR REALTY INFORMATION INC.	574.75	REAL ESTATE INFO SUBSCRIPTION-NOV 2015
11/09/2015	CSG CONSULTANTS INC	21,680.00	ENGINEERING SERVICES TO 9/25/15
11/09/2015	DELGADO, MARNIE	41.30	REIMB PLANNING ASSOCIATION CONF EXPENSE
11/09/2015	DENG, JUN YUAN	361.00	REC CLASS INSTRUCTOR
11/09/2015	DSRSD	797.37	SERVICE TO 10/26/15
11/09/2015	DSRSD	6,572.11	SERVICE TO 10/31/2015
	Vendor Total:	7,369.48	
11/09/2015	DUBLIN HIGH CLASS OF 2017	481.60	SPLATTER COMMUNITY WORKERS
11/09/2015	DUBLIN HIGH MUSIC BOOSTERS	315.00	SPLATTER COMMUNITY WORKERS
		422.10	SPLATTER GAME OPERATOR
	Check Total:	737.10	
11/09/2015	DUBLIN HIGH SCHOOL	658.00	SPLATTER COMMUNITY WORKERS
11/09/2015	DUBLIN HIGH SCHOOL AVID 2017	831.02	SPLATTER COMMUNITY WORKERS
11/09/2015	DUBLIN SAN RAMON SERVICES	250,849.09	PLANNING & PERMIT FEES JORDAN RANCH PARK
11/09/2015	DUBLIN TOYOTA	31.23	POOL VEHICLE MAINTENANCE
11/09/2015	EAST BAY RESTAURANT SUPPLY,INC	169.83	SENIOR CENTER SUPPLIES
11/09/2015	ECOLAB, INC.	780.30	SENIOR CENTER SUPPLIES
11/09/2015	ELITE AUTO GLASS INC	308.43	POLICE VEHICLE REPAIR
11/09/2015	ENTERPRISE RENT A CAR	1,429.48	POLICE VEHICLE RENTAL
11/09/2015	ENVIRONMENTAL FORESIGHT INC	10,946.98	SEAN DIAMOND PARK DESIGN SVCS OCT 2015
11/09/2015	EVERPRO KIDS	1,372.80	REC CLASS INSTRUCTOR
11/09/2015	FASTSIGNS	22.99	SIGNAGE FOR OCCUPANCY IN MEETING ROOM
11/09/2015	FIRST CARBON SOLUTIONS	12,967.20	PLANNING SERVICES TO 9/25/15
11/09/2015	FOLEY, GERALDINE	141.00	DJ SERVICE FOR SENIOR CENTER DANCE
11/09/2015	G. BORTOLOTTO & CO., INC.	61,426.96	RETENTION RELEASE ANNUAL ST OVERLAY PRGM
11/09/2015	GINN, CARLA	228.00	REC CLASS INSTRUCTOR
11/09/2015	GRAFIX SHOPPE	36.05	POLICE VEHICLE DECALS
11/09/2015	GREG'S MAGNUM FIRE PROTECTION	918.00	GREASE EXHAUST CLEANING SENIOR CENTER
11/09/2015	GUIDA SURVEYING INC.	160.00	ENGINEERING SERVICES TO 8/29/15
11/09/2015	IBE, MARVIN	840.00	REC CLASS INSTRUCTOR
11/09/2015	JOHN KNOX PRESBYTERIAN CHURCH	387.10	SPLATTER GAME OPERATOR

11/09/2015	JOHNSTON, LAURA	23.12	MILEAGE REIMBURSEMENT - OCT 2015
11/09/2015	JORDAN & ASSOCIATES, INC.	1,600.00	LEGISLATIVE CONSULTING SERVICES OCT 2015
11/09/2015	KEYSER MARSTON ASSOCIATES, INC	1,870.00	PLANNING SERVICES TO 9/30/15
		1,356.50	PLANNING SERVICES TO 9/30/15
	Check Total:	<u>3,226.50</u>	
11/09/2015	KIER & WRIGHT CIVIL ENGINEERS	4,050.00	ENGINEERING SERVICES TO 9/13/15
11/09/2015	KING, ARTHUR	172.90	REC CLASS INSTRUCTOR
11/09/2015	KLEIST-CORWIN, JULAINA	307.20	REC CLASS INSTRUCTOR
11/09/2015	KRANSKY, JENNIFER	9.49	MILEAGE REIMBURSEMENT
11/09/2015	LANLOGIC INC.	647.50	INFORMATION SYSTEMS CONSULTING SERVICES
11/09/2015	LEW EDWARDS GROUP, THE	3,500.00	CONSULTING SERVICES-OCT 2015
11/09/2015	LIVERMORE AUTO GROUP	134.72	PUBLIC WORKS VEHICLE MAINTENANCE
		30,455.76	REPLACEMENT POLICE VEHICLE
	Check Total:	<u>30,590.48</u>	
11/09/2015	MARK THOMAS & COMPANY, INC.	6,098.85	SHANNON CENTER PARKING LOT IMPROV
11/09/2015	MEIN, STEPHANIE	30.08	MILEAGE REIMBURSEMENT - OCT 2015
11/09/2015	MERRILL, HOWARD	18.00	REIMB SENIOR CENTER VAN DRIVER MEAL
11/09/2015	MEYERS NAVE	182.50	LEGAL SERVICES-FALLON CROSSINGS GHAD
11/09/2015	NEOPOST	4,000.00	REPLENISH POSTAGE MACHINE
11/09/2015	NOHR, DIANA J.	46.80	REC CLASS INSTRUCTOR
11/09/2015	OLSON, TINA	144.00	REFUND REC CLASS
11/09/2015	P G & E	7,755.64	SERVICE TO 10/20/2015
		18.72	SERVICE TO 10/21/2015
		6,697.84	SERVICE TO 10/26/15
		2,629.90	SERVICE TO 10/27/15
		187.74	SERVICE TO 10/29/15
		3,826.34	SERVICE TO 10/30/15
		563.28	SERVICE TO 11/1/15
		3,571.20	SERVICE TO 11/2/15
	Check Total:	<u>25,250.66</u>	
11/09/2015	PACHECO BROTHERS GARDENING INC	3,615.00	ASSESSMENT DISTRICT LANDSCAPE SVCS-NOV 2015
11/09/2015	PAKPOUR CONSULTING GROUP, INC.	2,357.25	ENGINEERING SERVICES TO 9/30/15
11/09/2015	PATHWAY COMMUNITY CHURCH	1,809.50	SPLATTER GAME OPERATOR
11/09/2015	PLEASANTON, CITY OF	78,790.14	TVBID FEES COLLECTED FOR JUL-SEPT 2015
11/09/2015	PROSHRED OF SF BAY AREA	234.00	DOCUMENT SHREDDING
11/09/2015	PUBLIC BENEFIT TECHNOLOGY	380.00	CITY COUNCIL MEETING VIDEO SERVICES-SEPT 2015
11/09/2015	SHAMROCK OFFICE SOLUTIONS INC	26.90	CORP YARD COPIES
11/09/2015	SMITH, JENNIFER	11.27	MILEAGE REIMBURSEMENT-OCT 2015
11/09/2015	SPUR X RANCH IMPROVEMENTS, INC	650.00	SCHAEFER RANCH GHAD PROPERTY MAINTENANCE
11/09/2015	ST. RAYMOND CHURCH	500.00	REFUND CASH COMPLETION BOND
11/09/2015	STONERIDGE CHRYSLER JEEP DODGE	1,357.96	POLICE VEHICLE MAINTENANCE
11/09/2015	SWA GROUP	22,189.42	DUBLIN CROSSING MASTER PLAN DEVELOPMENT
11/09/2015	TARC CONSTRUCTION, INC	8,000.00	REFUND CASH COMPLETION BOND
11/09/2015	TERMINIX INTERNATIONAL LP	124.00	PEST CONTROL SERVICES-OCT 2015
11/09/2015	TLC INTERIOR PLANT SERVICE	135.00	PLANT MAINTENANCE-NOV 2015
11/09/2015	TREASURER ALAMEDA COUNTY	2,665,100.11	POLICE SERVICES - JUL-AUG 2015
11/09/2015	TRI-VALLEY JANITORIAL INC.	2,480.48	EXTRA JANITORIAL SERVICES-OCT 2015
		1,427.24	JANITORIAL SUPPLIES-OCT 2015
	Check Total:	<u>3,907.72</u>	
11/09/2015	UNDERGROUND SERVICE ALERT	924.72	ANNUAL MEMBERSHIP FY 15-16
11/09/2015	UNITED SITE SERVICES OF CA INC	845.85	DISPOSAL SERVICE TO 10/16/15
		845.85	DISPOSAL SERVICE TO 11/13/15
		845.85	DISPOSAL SERVICE TO 9/18/15
	Check Total:	<u>2,537.55</u>	
11/09/2015	UNITY OF TRI VALLEY	455.00	SPLATTER GAME OPERATOR
11/09/2015	URBAN LAND INSTITUTE-LB	4,300.00	URBAN LAND ADVERTISEMENT

11/09/2015	VALENTIN, M.	115.20	REC CLASS INSTRUCTOR
11/09/2015	VALLEY WINDOW CLEANING INC	5,675.00	WINDOW CLEANING
		1,040.00	WINDOW CLEANING SERVICES-OCT 2015
	Check Total:	<u>6,715.00</u>	
11/09/2015	VERIZON WIRELESS	71.32	CODE ENFORCEMENT CELLPHONES TO 11/15/15
11/09/2015	WC3-WEST COAST CODE CONSULTANT	3,465.00	PLAN REVIEW & BLDG INSPECTION SVCS-SEP 2015
11/09/2015	WEISS, ROBIN S.	460.60	REC CLASS INSTRUCTOR
11/09/2015	WILLDAN FINANCIAL SERVICES	14,277.00	PUBLIC FACILITIES FEE UPDATE SERVICES
11/09/2015	YOUNG REMBRANDTS	178.20	REC CLASS INSTRUCTOR
11/09/2015	ZUMWALT ENGINEERING GROUP	29,811.20	ENGINEERING SERVICES - SEPT 2015
	Payments Issued 11/9/2015 Total:	<u>4,159,309.30</u>	
11/16/2015	ACOSTA SALES & MARKETING	500.00	REFUND HERITAGE CENTER DEPOSIT
11/16/2015	ALAMEDA COUNTY COMMUNITY	750.00	MORTGAGE CREDIT CERTIFICATE PROGRAM
11/16/2015	ALAMEDA COUNTY LIBRARY	119,818.75	ADDITIONAL LIBRARY SERVICES Q1 2015-16
11/16/2015	ALL CITY MANAGEMENT SVCS INC	7,374.40	CROSSING GUARD SERVICES 10/11/15-10/24/15
11/16/2015	AMERICAN SAFETY ACADEMY	151.20	REC CLASS INSTRUCTOR
11/16/2015	AMP PRINTING, INC.	578.16	BUSINESS CARDS
11/16/2015	APPLE ONE EMPLOYMENT SERVICES	743.76	TEMPORARY CLERICAL SUPPORT
11/16/2015	ARAMARK UNIFORM SVC LOCKBOX	37.26	MAT SERVICE-NOV 2015
11/16/2015	AT&T - CALNET 3	193.56	SERVICE TO 10/27/15
		32.11	SERVICE TO 11/1/15
	Check Total:	<u>225.67</u>	
11/16/2015	AT&T WIRELESS	2,086.50	DEVELOPER DEPOSIT REFUND
11/16/2015	BAY ALARM COMPANY	453.60	HERITAGE CENTER ALARM SERVICES 8/1-11/1/15
11/16/2015	BLANKENSHIP, WILLIAM	390.00	REC CLASS INSTRUCTOR
11/16/2015	CA SURVEYING & DRAFTING SUPPLY	229.79	PLOTTER SUPPLIES
11/16/2015	CADENCE SPORTS ACADEMY, LLC	3,843.30	REC CLASS INSTRUCTOR
11/16/2015	CAVAZOS, ANNE	87.00	REC CLASS INSTRUCTOR
11/16/2015	CDW GOVERNMENT INC	108.78	COMPUTER EQUIPMENT
11/16/2015	CENTENO, CAMILLE	12.42	MILEAGE REIMBURSEMENT
11/16/2015	CGS GYMNASIAC SERVICES INC	270.00	REC CLASS INSTRUCTOR
11/16/2015	CHAN, ROSA	282.00	REC CLASS INSTRUCTOR
11/16/2015	CHANDLER ASSET MANAGEMENT	8,721.00	INVESTMENT CONSULTING SERVICES OCT 2015
11/16/2015	CHARGE POINT, INC.	1,577.35	VEHICLE CHARGING STATION
11/16/2015	CHAVEZ, NORMA	750.00	REFUND SHANNON CENTER DEPOSIT
11/16/2015	CHILDREN'S HOSPITAL OAKLAND	700.00	POLICE MEDICAL EXAM
11/16/2015	COMCAST	229.19	CIVIC CENTER INTERNET & CABLE SVC NOV 2015
		230.24	SENIOR CENTER TV & INTERNET TO 12/6/15
	Check Total:	<u>459.43</u>	
11/16/2015	CONNAUGHTON, JUDITH	1,410.00	REC CLASS INSTRUCTOR
11/16/2015	CONTRACT SWEEPING SERVICES	10,103.28	STREET SWEEPING SERVICES OCT 2015
11/16/2015	CORE PERFORMANCE, LLC	1,045.80	REC CLASS INSTRUCTOR
11/16/2015	CORREA, GREGORY	750.00	REFUND SHANNON CENTER DEPOSIT
11/16/2015	DASGUPTA, ANIRUDHYA	174.00	REFUND PRESCHOOL FEES
11/16/2015	DENG, JUN YUAN	272.00	REC CLASS INSTRUCTOR
11/16/2015	DEPT OF INDUSTRIAL RELATIONS	292.50	FILING FEES FOR RECORDS AUDIT
11/16/2015	DIEMER, DIANE	750.00	REFUND HERITAGE CENTER DEPOSIT
11/16/2015	DU-ALL SAFETY, LLC	187.50	SAFETY CONSULTING SERVICES - OCT 2015
11/16/2015	DUBLIN CHEVROLET	87.65	POLICE VEHICLE MAINTENANCE
11/16/2015	DUBLIN HIGH SCHOOL GRAD NIGHT	250.00	REFUND SWIM CENTER DEPOSIT
11/16/2015	DUBLIN LIONS CLUB	60.00	MEMBERSHIP-GARY HUISINGH
11/16/2015	DUBLIN RANCH GOLF COURSE	1,516.20	REC CLASS INSTRUCTOR
11/16/2015	DUBLIN TROPHY HOUSE	218.42	SWIM TEAM AWARDS
11/16/2015	DURHAM SCHOOL SERVICES, LP	937.94	NATURE DAY CAMP TRANSPORTATION
11/16/2015	EDGE GYMNASIACS TRAINING CTR	4,716.40	REC CLASS INSTRUCTOR
11/16/2015	FASTRAK	25.00	REPLENISH SENIOR CENTER VAN FASTRAK

11/16/2015	FRANKLIN, RHONDA	7.82	MILEAGE REIMBURSEMENT
11/16/2015	GAMEZ, ANGELA	2.65	MILEAGE REIMBURSEMENT
11/16/2015	GHIRARDELLI ASSOCIATES, INC.	18,060.63	CONSTRUCTION MGMT 2015 ANNUAL SLURRY SEAL
11/16/2015	GOODYEAR TIRE & RUBBER COMPANY	2,770.75	POLICE VEHICLE TIRES
11/16/2015	GREEN, JILLIAN	819.00	REC CLASS INSTRUCTOR
11/16/2015	HATZIKOKOLAKIS, JACQUI	1.84	MILEAGE REIMBURSEMENT
11/16/2015	HDL COREN & CONE	1,512.50	PROPERTY TAX CONSULTING OCT-DEC 2015
11/16/2015	HUDSON, ANNA	17.71	MILEAGE REIMBURSEMENT
11/16/2015	INDEPENDENT, THE	1,700.00	WELCOME DUBLIN MAGAZINE ADVERTISEMENT
11/16/2015	IRON MOUNTAIN	368.27	OFF-SITE TAPE STORAGE - OCT 2015
11/16/2015	JOCHNER, RICH	64.98	MILEAGE REIMBURSEMENT
11/16/2015	KEYSER MARSTON ASSOCIATES, INC	375.00	PLANNING SERVICES - OCT 2015
11/16/2015	KING, ARTHUR	146.30	REC CLASS INSTRUCTOR
11/16/2015	LEXISNEXIS RISK DATA MGMT	164.50	DATABASE SEARCHES - OCT 2015
11/16/2015	LINCOLN AQUATICS INC	306.56	SWIM CENTER EQUIPMENT
11/16/2015	LLANO, CANDIS	750.00	REFUND SHANNON CENTER DEPOSIT
11/16/2015	LOCAL GOVERNMENT COMMISSION	2,340.00	ENERGY INTERN
11/16/2015	MARK THOMAS & COMPANY, INC.	3,375.22	DESIGN SVCS - SAN RAMON RD STORM DRAIN
11/16/2015	MARK, DARRELL W.	60.00	REC CLASS INSTRUCTOR
11/16/2015	MARKOLF KENNEDY, CARLEY	250.00	REFUND SWIM CENTER DEPOSIT
11/16/2015	MAZE & ASSOCIATES	16,500.00	FINANCIAL AUDIT SERVICES FOR FY14-15
11/16/2015	MCE CORPORATION	324,184.24	BUILDING MAINTENANCE-OCT 2015
11/16/2015	MEYERS NAVE	10,335.78	LEGAL SERVICES TO 11/3/15
11/16/2015	MIDDLETON, KRISTEN	6.90	MILEAGE REIMBURSEMENT
11/16/2015	MINUTEMAN PRESS	241.30	EMERGENCY ALERT POSTCARDS
11/16/2015	MODERN RECESS	320.40	REC CLASS INSTRUCTOR
11/16/2015	MUNIMETRIX SYSTEMS CORP.	499.00	SOFTWARE SUPPORT
11/16/2015	MURRAY SCHOOL PFC	250.00	REFUND SWIM CENTER DEPOSIT
11/16/2015	NEXTEL COMMUNICATIONS	79.10	RECREATION CELLPHONES TO 10/23/15
11/16/2015	OFFICE RELIEF	786.05	OFFICE FURNITURE
11/16/2015	OLSON, JEANNE	24.00	REFUND REC CLASS
11/16/2015	P G & E	47.64	SERVICE TO 11/5/15
11/16/2015	PALLEN, ROBERT J.	525.00	REC CLASS INSTRUCTOR
11/16/2015	PG&E CFM/PPC DEPARTMENT	89,594.73	GAS & ELECTRIC SVC EXT-AQUATIC COMPLEX
11/16/2015	RAYNE OF SAN JOSE	409.75	WATER SOFTENING SERVICE-NOV 2015
11/16/2015	REID, JANICE	75.00	SENIOR CENTER ENTERTAINMENT
11/16/2015	ROTARY CLUB OF DUBLIN, CA	725.00	REFUND SHANNON CENTER DEPOSIT
11/16/2015	SELECT IMAGING	247.03	AMERICAN BACKYARD EMPLOYEE NAME BADGES
		674.01	INSIDE DUBLIN GRADUATION SUPPLIES
	Check Total:	921.04	
11/16/2015	SHIR MARTIAL ARTS, LLC	236.60	REC CLASS INSTRUCTOR
11/16/2015	SIMPLER SYSTEMS, INC	1,500.00	SOFTWARE HOSTING CONSULTING SVCS NOV 2015
11/16/2015	SKYHAWKS EAST BAY	1,651.32	REC CLASS INSTRUCTOR
11/16/2015	STEVENSON, PORTO & PIERCE INC.	24,062.50	PLANNING SERVICES TO 10/30/15
11/16/2015	STONERIDGE CHRYSLER JEEP DODGE	888.48	POLICE VEHICLE MAINTENANCE
11/16/2015	TAYLOR, LORI	63.48	MILEAGE REIMBURSEMENT - OCT 2015
11/16/2015	TELEPACIFIC COMMUNICATIONS	2,250.86	CIVIC CENTER PHONE & INTERNET SVC NOV 2015
11/16/2015	TERMINIX INTERNATIONAL LP	603.00	PEST CONTROL SERVICES-OCT 2015
11/16/2015	TRI-VALLEY COMMUNITY TV	1,235.45	TELEVISION CITY COUNCIL MEETINGS
11/16/2015	TYLER TECHNOLOGIES, INC.	1,500.00	PAYROLL SOFTWARE
11/16/2015	VACCA, FARRAH	750.00	REFUND SHANNON CENTER DEPOSIT
11/16/2015	VALENTIN, M.	153.60	REC CLASS INSTRUCTOR
11/16/2015	VALLEY WINDOW CLEANING INC	1,185.00	WINDOW CLEANING-OCT 2015
11/16/2015	VALLEYCARE OCCUPATIONAL HEALTH	443.50	PRE-EMPLOYMENT MEDICAL SCREENING
11/16/2015	VERIZON WIRELESS	218.90	IT CELLPHONE SERVICE TO 10/10/15
11/16/2015	VSS INTERNATIONAL, INC.	318,176.82	2015 ANNUAL SLURRY SEAL PROGRAM
11/16/2015	WEISS, ROBIN S.	441.00	REC CLASS INSTRUCTOR

11/16/2015	WETHERFORD, HAZEL	368.45	CONFERENCE & MILEAGE REIMBURSEMENT
		42.00	EDUCATION REIMBURSEMENT
	Check Total:	410.45	
11/16/2015	WHETZEL, CHANDRA	119.00	REFUND REC CLASS
11/16/2015	WOLFF, ADRIAN	250.00	REFUND FIELD DEPOSIT
	Payments Issued 11/16/2015 Total:	1,007,705.68	
11/23/2015	4LEAF INC.	11,808.50	BUILDING INSPECTION SVCS-AQUATIC COMPLEX
		132,718.25	PLAN REVIEW & BLDG INSPECTION SVCS-OCT 2015
	Check Total:	144,526.75	
11/23/2015	ABDALA, JULIA E.	1,714.47	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	ACERA	750.00	REFUND SHANNON DEPOSIT
11/23/2015	ADAIR, BRIAN	1,403.78	MEDICAL PREMIUM REIMBURSEMENT - NOV 2015
11/23/2015	ALAMEDA COUNTY FIRE DEPARTMENT	982,331.25	FIRE SERVICES - OCT 2015
11/23/2015	ALCANTARA, TERRY M.	4,103.82	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	ALEX, ROSEMARY	93.15	MILEAGE REIMBURSEMENT
11/23/2015	AMBROSE, RICHARD C.	4,103.82	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	AMP PRINTING, INC.	1,585.01	POLICE FORMS PRINTING
11/23/2015	AMY HIESTAND CONSULTING, LLC	4,061.25	HOUSING CONSULTING SERVICES-OCT 2015
11/23/2015	AMY'S ENGRAVED SIGNS & AWARDS	310.65	NAMEPLATES FOR PARKS STAFF
11/23/2015	APPLE ONE EMPLOYMENT SERVICES	743.76	TEMPORARY CLERICAL SUPPORT
11/23/2015	ARNOLD, DONNA F.	1,408.38	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	AT&T - CALNET 3	39.39	SERVICE TO 11/6/15
11/23/2015	BALLARD, MITCH	500.00	TREE LIGHTING CEREMONY EXPENSE
11/23/2015	BAY AREA NEWS GROUP	39.56	LEGAL NOTICE
		481.28	LEGAL NOTICES - OCT 2015
	Check Total:	520.84	
11/23/2015	BHUMBLA, SHAISTA	724.00	REFUND SHANNON DEPOSIT
11/23/2015	BOUDREAU, MARIE	4,103.82	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	BUCKNAM, JEFFREY A.	1,864.41	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	BURKETT, GAYLENE A.	4,665.00	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	BYOG	1,157.42	RECREATION STAFF SHIRTS
11/23/2015	CALIFORNIA ASSOC OF GHADS	1,433.00	MEMBERSHIP FOR PW STAFF
11/23/2015	CALTRONICS BUSINESS SYSTEMS	528.04	COPIES-OCT 2015
11/23/2015	CENTRAL VALLEY TOXICOLOGY	1,674.00	LAB TESTING SERVICES - OCT 2015
11/23/2015	CHAVARRIA, ALBERT L.	2,756.10	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	CINTAS CORP	112.81	FIRST AID KIT SUPPLIES
11/23/2015	CINTAS CORPORATION NO.3	1,445.00	CARPET CLEANING
11/23/2015	CITY SERVE OF THE TRI-VALLEY	750.00	REFUND SHANNON CENTER DEPOSIT
11/23/2015	COMCAST	127.58	SHANNON CENTER TV & INTERNET TO 12/12/15
11/23/2015	CONTRA COSTA TIMES	59.70	ANNUAL SUBSCRIPTION RENEWAL
11/23/2015	CSG CONSULTANTS INC	30,910.00	ON-CALL DEVELOPMENT REVIEW SERVICES
11/23/2015	DEL ROSARIO, FERD B.	4,103.82	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	DEPARTMENT OF CONSUMER AFFAIRS	115.00	LICENSE RENEWAL-HUISINGH
11/23/2015	DEPARTMENT OF JUSTICE	1,000.00	FINGERPRINT PROCESSING - OCT 2015
11/23/2015	DIKEMAN, GLEN	2,020.89	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	DR. SABRI ARAC	14,893.09	IMPACT FEE RIGHT TO REIMBURSEMENT TIF1
11/23/2015	DSRSD	3,568.51	SERVICE TO11/14/2015
11/23/2015	DUBLIN UNIFIED SCHOOL DISTRICT	1,182.75	STAGER GYM UTILITIIES 8/13-9/13/15
		9.61	STAGER GYM UTILITIIES 8/1-9/1/15
		1,426.79	STAGER GYM UTILITIIES 9/14-10/12/15
	Check Total:	2,619.15	
11/23/2015	DUNBAR ARMORED INC	140.62	ARMORED CAR SERVICE - NOV 2015
11/23/2015	DUTCHOVER & ASSOCIATES	8,343.75	PLANNING & ENGINEERING SERVICES - OCT 2015
11/23/2015	EASTER SEALS BAY AREA	500.00	REFUND CASH COMPLETION BOND
11/23/2015	ENVIRONMENTAL FORESIGHT INC	16,318.66	SEAN DIAMOND PARK DESIGN SERVICES
11/23/2015	FASTSIGNS	231.20	SEAN DIAMOND PARK BANNER
11/23/2015	FEDEX	144.03	EXPRESS SHIPPING

11/23/2015	FIRST CARBON SOLUTIONS	39,436.25	PLANNING SERVICES TO 10/30/15
11/23/2015	GUIDA SURVEYING INC.	400.00	ENGINEERING SERVICES TO 10/10/15
11/23/2015	HAAG, JERRY P	4,065.23	PLANNING SERVICES TO 10/31/15
11/23/2015	HARPER, LISA	62.50	PREPARATION OF TV30 MEETING MINUTES
11/23/2015	HARRINGTON, LYNN	1,864.41	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	HART, SANDRA L.	516.69	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	HARTNETT, JOHN L.	849.12	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	HAYWARD RUBBER STAMP CO INC	24.64	OFFICE SUPPLIES
11/23/2015	HEGARTY, ROSALIE D.	849.12	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	HEXAGON TRANSPORTATION	1,635.80	ENGINEERING SERVICES TO 10/9/15
11/23/2015	HOLMAN, FAWN	4,103.82	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	HOWARD, LISBETH	1,408.38	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	INST. OF TRANSP. ENGINEERS	299.28	MEMBERSHIP-KHAN
11/23/2015	IRON MOUNTAIN	157.00	ACAP TRUST FUND DISBURSEMENT
		1,473.24	OFF-SITE RECORDS STORAGE - NOV 2015
	Check Total:	<u>1,630.24</u>	
11/23/2015	JEFFERY SAILORS, LINDA	849.12	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	KECK, BEVERLY K.	849.12	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	KIER & WRIGHT CIVIL ENGINEERS	7,008.00	ENGINEERING SERVICES TO 10/11/15
11/23/2015	KIMLEY-HORN AND ASSOC. INC.	6,755.00	TRAFFIC MGMT PLAN & INDEX UPDATE-DOUGHERTY
11/23/2015	KROLL FACTUAL DATA CORP	29.16	KROLL FACTUAL DATA - CREDIT REPORT
11/23/2015	LANDER, MARK	4,665.00	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	LANGUAGE LINE SERVICES	9.50	LANGUAGE LINE SERVICES-OCT 2015
11/23/2015	LEONARD, BONNIE	516.69	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	LICHTENSTEIN, HERMA	4,103.82	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	LOCKHART, JANET S.	1,408.38	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	MACIAS, MARIA R.	2,292.81	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	MCLANE, TEGAN	26.29	MILEAGE REIMBURSEMENT
11/23/2015	MILLER, LORRI	1,714.47	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	MOFFATT, BARBARA H.	516.69	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	MONIZ, DIANE L.	3,516.93	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	MOONEY, CATHERINE E.	4,103.82	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	NINMAN, TERESA	1,823.28	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	OFFICE RELIEF	271.00	ERGONOMIC ROLLER MOUSE
11/23/2015	OPPENHEIM, WANDA	2,073.24	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	ORAVETZ, ANTHONY P.	4,103.82	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	OWENS, EVELYN E.	2,073.27	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	P G & E	688.51	SERVICE TO 11/10/15
		1,495.91	SERVICE TO 11/12/15
		191.84	SERVICE TO 11/13/15
		11,602.63	SERVICE TO 11/6/15
		251.29	SERVICE TO 11/9/15
	Check Total:	<u>14,230.18</u>	
11/23/2015	PAKPOUR CONSULTING GROUP, INC.	4,625.25	ENGINEERING SERVICES TO 10/31/15
11/23/2015	PALLEN, ROBERT J.	630.00	REC CLASS INSTRUCTOR
11/23/2015	PARIMELA, SRIDHAR	250.00	REFUND LIBRARY DEPOSIT
11/23/2015	PATTILLO, JONI L.	4,665.00	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	PEABODY, EDWIN	849.12	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	PERRY, CAROLE A.	1,408.38	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	POLICE EXEC RESEARCH FORUM	200.00	POLICE JOURNAL 2016 ANNUAL SUBSCRIPTION
11/23/2015	PYLE, CAROL L.	3,376.86	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	RAM, JERI W.	2,756.10	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	RAY, CINDY	1,500.93	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	REGENCY VILLAGE AT DUBLIN LLC	895.46	IMPACT FEE RIGHT TO REIMBURSEMENT TIF1
11/23/2015	REGIONAL GOVERNMENT SERVICES	2,287.50	ECONOMIC DEVELOPMENT CONSULTING SVCS
		750.00	MANAGEMENT ACADEMY REGISTRATION-BOITNOTT
	Check Total:	<u>3,037.50</u>	

11/23/2015	RUSSELL, ANN C.	587.94	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	SANTINA, DONALD D.	1,408.38	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	SDG ARCHITECTURE & ENGINEERING	224.89	CONSULTING SVCS-COMMERCIAL FACADE PROJ
11/23/2015	SELECT IMAGING	994.76	MARKETING & BRANDING PROMOTIONAL SUPPLIES
11/23/2015	SHAMROCK OFFICE SOLUTIONS INC	12,373.50	REPLACEMENT COPIER - POLICE
		7,374.83	REPLACEMENT COPIER - SHANNON CENTER
	Check Total:	19,748.33	
11/23/2015	SHEA HOMES, LP	216,213.86	IMPACT FEE RIGHT TO REIMBURSEMENT TIF1
11/23/2015	SIERRA INSTALLATIONS, INC	1,657.50	BANNER INSTALLATION AND CHANGE-OUTS
11/23/2015	SILVER, ELIZABETH H.	1,408.38	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	SNYDER, PETER W.	1,822.68	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	SOLARCITY HEADQUARTERS	1,425.00	REFUND BUILDING PERMIT FEES
11/23/2015	SORRENTO AT DUBLIN RANCH	24,018.00	IMPACT FEE RIGHT TO REIMBURSEMENT TIF2
11/23/2015	SOTELO, DORA	2,756.10	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	STANDARD PACIFIC	16,469.27	IMPACT FEE RIGHT TO REIMBURSEMENT TIF1
11/23/2015	STANLEY, DIANE L.	4,103.82	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	STAPLES ADVANTAGE	2,564.10	OFFICE SUPPLIES-OCT 2015
11/23/2015	STATE WATER RESOURCES CONTROL	11,448.00	ANNUAL PERMIT FEES 7/1/16-6/30/16 INDEX
11/23/2015	STUDIO BLUE REPROGRAPHICS	319.52	PRINTING FOR DOG PARK
11/23/2015	THE FIT POTATO	1,414.00	REC CLASS INSTRUCTOR
11/23/2015	THOMPSON, LEE S.	1,550.88	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	TOLL BROTHERS INC.	19,840.31	IMPACT FEE RIGHT TO REIMBURSEMENT TIF1
11/23/2015	TRB AND ASSOCIATES, INC.	5,115.00	PLAN REVIEW & BLDG INSPECTION SVCS-OCT 2015
11/23/2015	TREASURER ALAMEDA COUNTY	10,978.01	FUEL-JULY 2015
		8,883.96	FUEL-OCT 2015
	Check Total:	19,861.97	
11/23/2015	TREASURER, COUNTY OF ALAMEDA	330,020.36	ASSET SEIZURE FUNDS DISBURSEMENT
11/23/2015	TREASURER, COUNTY OF ALAMEDA	67,457.07	ASSET SEIZURE FUNDS DISBURSEMENT
		397,477.43	
11/23/2015	TRI-SIGNAL INTEGRATION INC	449.75	QUARTERLY ALARM/SPRINKLER SYSTEM TESTING
11/23/2015	VERIZON WIRELESS	983.54	POLICE CELL PHONE SERVICE TO 11/3/15
11/23/2015	WALKER, TONI S.	4,103.82	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	WEDEMEYER, HERMAN (GUS)	900.00	SENIOR CENTER ENTERTAINMENT
11/23/2015	WHITE, CECELIA D.	849.12	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	WILSON, MARY J.	1,909.50	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	YOUNG, CHARLOTTE J.	849.12	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	ZALE, EDWIN M.	1,408.38	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
11/23/2015	ZIKA, GEORGE A.	1,408.38	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
	Payments Issued 11/23/2015 Total:	2,164,077.32	
11/25/2015	RANKIN, PAUL S.	4,665.00	REIMBURSE RETIREE MEDICAL JAN-MAR 2016
	Payments Issued 11/25/2015 Total:	4,665.00	
11/30/2015	4W, LLC.	114,500.00	RIGHT-OF-WAY ACQUISITION DOUGHERTY RD IMPROV
11/30/2015	AT & T MOBILITY	204.02	ENGINEERING CELLPHONES 10/8-11/7/15
11/30/2015	AT&T - CALNET 3	1,021.29	SERVICE TO 11/12/15
		706.81	SERVICE TO 11/14/15
	Check Total:	1,728.10	
11/30/2015	C. OVERAA & CO.	1,395,920.00	AQUATIC COMPLEX CONSTRUCTION SERVICES
11/30/2015	CAPITAL ONE COMMERCIAL	119.55	PRESCHOOL & SENIOR CENTER SUPPLIES
11/30/2015	CASTRO VALLEY PERFORMING ARTS	831.60	REC CLASS INSTRUCTOR
11/30/2015	CERTIFIED TIRE & SERVICE CNTRS	98.69	SENIOR CENTER VAN MAINTENANCE
11/30/2015	CRONIN, MICHELE	14.67	REIMB WATER WORLD ASSN CONF EXP-CRONIN
11/30/2015	EAST BAY POOL SERVICE, INC.	1,953.00	POOL MAINTENANCE SVC-DUBLIN SWIM CENTER
11/30/2015	ELITE AUTO GLASS INC	308.43	POLICE VEHICLE REPAIR
11/30/2015	GOLDEN STATE FLEET SVCS INC	125.00	POLICE VEHICLE MAINTENANCE
11/30/2015	GSM LANDSCAPE ARCHITECTS, INC.	11,320.25	JORDAN RANCH PARK DESIGN SERVICES
11/30/2015	HAAG, JERRY P	1,000.00	PLANNING SERVICES TO 10/31/15
11/30/2015	HOUGHTELLING, DENNIS	266.83	REIMB INT'L ASSN OF CHIEFS OF POLICE CONF

11/30/2015	IBE, MARVIN	367.50	REC CLASS INSTRUCTOR
11/30/2015	IMAGEX	328.50	HARVEST FAIR SIGNS
11/30/2015	JAM SERVICES INC	1,752.00	TRAFFIC SIGNAL EQUIPMENT
11/30/2015	KINDERMUSIK W/ MS LINDSAY &	3,592.80	REC CLASS INSTRUCTOR
11/30/2015	KRANSKY, JENNIFER	13.23	MILEAGE REIMBURSEMENT
11/30/2015	LIVERMORE AUTO GROUP	225.75	POLICE VEHICLE MAINTENANCE
11/30/2015	MANNING, JAN	919.20	REC CLASS INSTRUCTOR
11/30/2015	MECHANICS BANK	73,445.47	RETENTION DEPOSIT-AQUATIC COMPLEX PROJECT
11/30/2015	P G & E	22,278.59	SERVICE TO 11/16/15 FOR STREET LIGHTS
		25.74	SERVICE TO 11/17/15 FOR FIRE STATION #16
		295.75	SERVICE TO 11/18/15 FOR SENIOR CENTER
		4,081.30	SERVICE TO 11/19/15 FOR CIVIC CENTER
	Check Total:	<u>26,681.38</u>	
11/30/2015	PEELLE TECHNOLOGIES INC	6,603.58	DOCUMENT PREPARATION & IMAGING SVCS
11/30/2015	PURSUIT NORTH	375.00	POLICE VEHICLE MAINTENANCE
11/30/2015	REGIONAL GOVERNMENT SERVICES	2,925.00	TEMPORARY SERVICES CITY CLERK DIVISION
11/30/2015	STANTEC CONSULTING SVCS INC.	3,281.24	DESIGN TRAFFIC SIGNAL TURN PHASE OCT 2015
11/30/2015	STEVENSON, PORTO & PIERCE INC.	25,156.25	PLANNING SERVICES TO 11/13/15
11/30/2015	TREASURER ALAMEDA COUNTY	22,474.92	TRAFFIC SIGNAL/STREET LIGHT MAINT -SEPT 2015
		30,259.66	TRAFFIC SIGNAL/STREET LIGHT MAINT
	Check Total:	<u>52,734.58</u>	
11/30/2015	WEE HOOP, INC.	3,584.47	REC CLASS INSTRUCTOR
11/30/2015	WESTERN PACIFIC SIGNAL LLC	692.01	REPAIR/UPGRADE TRAFFIC SIGNAL CONTROLLER
	Payments Issued 11/30/2015 Total:	<u>1,731,068.10</u>	
	Grand Total for Payments Dated 11/1/2015-11/30/2015:	<u>11,782,130.87</u>	

Total Number of Payments Issued: 396



STAFF REPORT CITY COUNCIL

CITY CLERK
File # 110-30

DATE: December 15, 2015
TO: Honorable Mayor and City Councilmembers
FROM: Christopher L. Foss, City Manager
SUBJECT: Appointment to Alameda County Mosquito Abatement District
Prepared by Caroline P. Soto, City Clerk

EXECUTIVE SUMMARY:

The City Council will consider Mayor's recommendation to re-appoint of Rich Guarienti as the City of Dublin appointee to the Alameda County Mosquito Abatement District.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends that the City Council accept the Mayor's recommendation and adopt Resolution making an Appointment to the Alameda County Mosquito Abatement District Board of Trustees.

Submitted By
City Clerk/Records Manager

Reviewed By
Assistant City Manager

DESCRIPTION:

The Alameda County Mosquito Abatement District Board (ACMAD) is a public agency serving the people of Alameda County. The Alameda County Board of Supervisors, and each of the elected councils of the 13 cities within the district, appoints one trustee to represent its constituency on the governing board of the ACMAD.

The members of the Board of Trustees serve two-year terms without compensation and receive allowances for expenses incurred in attending business meetings of the board. Due to the pending expiration of Trustee Guarienti's term, a request to appoint the City's representative has been received (Attachment 1).

Mayor Haubert requests that the City Council confirm the re-appointment of Rich Guarienti as the City of Dublin's appointment to the Alameda County Mosquito Abatement District Board for a

term ending January 1, 2018. The appointment would be made upon approval of the proposed resolution (Attachment 2).

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

Noticing of this item is not required. A certified copy of adopted Resolution will be sent to Alameda County Mosquito Abatement District. A copy of Staff Report was sent to Rich Guarienti.

- ATTACHMENTS:**
1. Letter from Alameda County Mosquito Abatement District
 2. Resolution Making an Appointment to the Alameda County Mosquito Abatement Board of Trustees

Alameda County Mosquito Abatement District

BOARD OF TRUSTEES

*George Young, President
Richard Guarienti, Vice-President
Kathy Narum, Secretary
Robert Dickinson
James N. Doggett
Elisa Marquez
Scott Paulsen
Cindi Paulson
Ursula Reed
Ronald E. Quinn
William M. Spinola
Scott Donahue
Jan O. Washburn*

Ryan Clausnitzer
District Manager
rcan@mosquitoes.org

October 23rd, 2015

Mayor David Haubert
City of Dublin
100 Civic Plaza
Dublin, CA 94568

Dear Mayor Haubert:

The term of office of Richard Guarienti, as trustee of this District, expires January 1, 2016. We respectfully request an appointment be made prior to the expiration date for the two-year term of trustee of this District representing the City of Dublin.

Mr. Guarienti has been an active leader as Vice-President of the District's Board of Trustees. His dedication, intelligence, and experience are invaluable to the Board. These skills are utilized on the District's Policy Committee.

We shall appreciate your sending us a certified copy of your resolution appointing your trustee to our Board for the term ending January 1, 2016.

Sincerely,



Ryan Clausnitzer
District Manager

cc: Caroline P. Soto, CMC
Richard Guarienti

RESOLUTION NO. XX - 15

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**MAKING AN APPOINTMENT TO THE
ALAMEDA COUNTY MOSQUITO ABATEMENT DISTRICT
BOARD OF TRUSTEES**

WHEREAS, the City of Dublin is authorized to appoint one member of the Board of Trustees of the Alameda County Mosquito Abatement District; and

WHEREAS, the term for the current appointee expires on January 1, 2016; and

WHEREAS, the term of this appointment shall be through January 1, 2018.

NOW, THEREFORE, BE IT RESOLVED that the Dublin City Council hereby appoints Rich Guarienti, as Board of Trustee representing the City of Dublin on the Mosquito Abatement District.

BE IT FURTHER RESOLVED that the City Clerk shall forward a certified copy of this Resolution to the Alameda County Mosquito Abatement District.

PASSED, APPROVED AND ADOPTED this 1st day of December, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk



**STAFF REPORT
CITY COUNCIL**

**CITY CLERK
File #600-60**

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

SUBJECT: Approval of Final Map and Tract Improvement Agreement, and Acceptance of Park Land Dedication In-Lieu Credits for Park Land Dedication Requirements for Tract 7713, Wallis Ranch, Neighborhood 3 (Taylor Morrison of California, LLC)
Prepared by Ananthan Kanagasundaram, Acting Senior Civil Engineer

EXECUTIVE SUMMARY:

Taylor Morrison of California, LLC, is filing a Final Map for Tract 7713 (Wallis Ranch, Neighborhood 3) to create 74 lots for the construction of 74 homes. Tract 7713 is bounded on north by Stags Leap Lane, on the south by Wallis Ranch Drive, on the west by open space, and on the east by Kenwood Road.

FINANCIAL IMPACT:

The developer has signed a Tract Improvement Agreement and posted bonds to guarantee the construction of tract improvements associated with Tract 7713. The developer will be responsible for all construction inspection costs related to the improvements required for Tract 7713. The Homeowners' Association will be responsible for maintaining the private streets and project-related landscape features.

RECOMMENDATION:

Staff recommends that the City Council adopt the **Resolution** Approving Final Map and Tract Improvement Agreement for Tract 7713, Wallis Ranch, Neighborhood 3; and adopt the **Resolution** Accepting Park Land Dedication In-Lieu Credits for Park Land Dedication Requirements for Tract 7713, Wallis Ranch, Neighborhood 3.

Submitted By
Public Works Director

Reviewed By
Administrative
Services Director

Reviewed By
Assistant City Manager

DESCRIPTION:

On September 16, 2014, City Council approved the Final Map for Tract 7515 (Resolution No. 155-14), which subdivided the Wallis Ranch site into large-lot parcels for future development.

On September 1, 2015, City Council approved Final Map for Tract 8252 (Resolution No. 144-15), which re-subdivided the project site into large-lot parcels for future development, dedicated parcels for future parks, and dedicated public right-of-way and easements. Taylor Morrison of California, LLC, is now filing a Final Map for Tract 7713, Wallis Ranch Neighborhood 3, to subdivide Parcel 3 and Parcel 25 of Tract 8252 into 74 lots for the construction of 74 homes, establish private streets, and dedicate public service easements and emergency vehicle access easements (Attachment 1).

The Final Map for Tract 7713 has been reviewed and found to be in conformance with Vesting Tentative Tract Map 7713 and the Conditions of Approval.

The Developer is responsible for the construction of all on-site infrastructure improvements within Tract 7713, as required by the Conditions of Approval for Vesting Tentative Map 7713 (Resolution No. 68-14), and by the Planned Development Rezoning with Amended Stage 1 and Stage 2 Development Plans for Wallis Ranch adopted by City Council on June 3, 2014 (Ordinance No. 11-14). To guarantee the construction of the required improvements, the Developer has submitted an executed Tract Improvement Agreement and the required Faithful Performance and Labor & Material Bonds, which are summarized below.

Purpose of Bond	Bond Number	Amount of Bond
Tract 7713 Tract Improvements Faithful Performance	919088	\$ 1,010,104.00
Tract 7713 Tract Improvements Labor & Materials	919088	\$ 1,010,104.00

The developer will be responsible for all construction inspection costs related to the improvements required for Tract 7713. All streets internal to Tract 7713 will be privately owned and maintained by the Homeowner’s Association.

Staff has prepared a Resolution Approving Final Map and Tract Improvement Agreement for Tract 7713, Wallis Ranch, Neighborhood 3 (Attachments 2 and 3).

Park Land Dedication Requirements

Pursuant to Dublin Municipal Code Chapter 9.28, a subdivider is required to dedicate park land or pay a fee in-lieu of dedicating such land as a condition of final map approval.

Taylor Morrison of California, LLC has acquired Community Park Land Credits and Neighborhood Park Land Credits from park land dedicated with the Final Map for Tract 8252. The following table shows how Taylor Morrison of California, LLC will satisfy the park land requirements for Tract 7713:

	Dedication Requirement	Fees In Lieu of Dedication	Warmington Wallis N7 Associates, LLC Compliance
Community Park Land	0.518 acres	\$639,804.00	Use of Credits Acquired
Neighborhood Park Land	0.222 acres	\$317,238.00	Use of Credits Acquired

The calculation of the acreage required and/or in-lieu fees are determined in accordance with City of Dublin Municipal Code Chapter 9.28. Staff has prepared a Resolution Accepting Park Land Dedication In-Lieu Credits for Park Land Dedication Requirements for Tract 7713, Wallis Ranch, Neighborhood 3 (Attachment 4), which outlines the requirements and how Taylor Morrison of California, LLC will achieve compliance.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

Public noticing occurred as part of the Tentative Map process. Approval of the Final Map is affirmation of the Final Map's concurrence with the approved Tentative Map. Copies of this report have been provided to Taylor Morrison of California, LLC.

ATTACHMENTS:

1. Copy of Final Map for Tract 7713
2. Resolution Approving Final Map and Tract Improvement Agreement for Tract 7713, Wallis Ranch, Neighborhood 3
3. Exhibit "A" to Resolution, Tract Improvement Agreement, Tract 7713
4. Resolution Accepting Park Land Dedication In-Lieu Credits for Park Land Dedication Requirements for Tract 7713, Wallis Ranch, Neighborhood 3

OWNER'S STATEMENT:

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNER OF ALL THE LANDS DELINEATED AND EMBRACED WITHIN THE BOUNDARY LINES UPON THE HEREIN EMBODIED FINAL MAP ENTITLED: "TRACT 7713, CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF SIX (6) SHEETS, THIS STATEMENT BEING UPON SHEET ONE (1) THEREOF; THAT THEY HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND DOES CONSENT TO THE MAKING AND RECORDATION OF SAID MAP; AND THAT SAID MAP DOES PARTICULARLY SET FORTH AND DESCRIBE ALL PARCELS BY THEIR NUMBER, ALPHABETIC DESIGNATION, BEARINGS, AND DISTANCES.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

1. THE AREAS IN, UNDER, ALONG, AND ACROSS ANY AREA OR STRIP OF LAND DESIGNATED AS PUBLIC SERVICE EASEMENTS (PSE), AS DELINEATED AND EMBRACED WITHIN THE BOUNDARIES OF THE HEREIN EMBODIED MAP, DEDICATED TO THE CITY OF DUBLIN FOREVER FOR THE "PURPOSES OF PUBLIC SERVICES" (AS HEREIN DEFINED). THE "PURPOSES OF PUBLIC SERVICES" SHALL INCLUDE THE CONSTRUCTION, RECONSTRUCTION, REMOVING, REPLACING, MAINTAINING, OPERATING, AND USING "PUBLIC SERVICE FACILITIES" (AS DEFINED HEREIN), AND ACCESS THROUGH THE PUBLIC SERVICE EASEMENT FOR THESE PURPOSES. "PUBLIC SERVICE FACILITIES" SHALL INCLUDE PUBLIC UTILITIES, FIRE HYDRANTS, ELECTROLIERS, IRRIGATION SYSTEMS, SIGNS AND TRAFFIC SIGNALS, AND ALL NECESSARY APPURTENANCES THERETO SUCH AS BRACES, CONNECTIONS, FASTENINGS, APPLIANCES, AND FIXTURES FOR USE IN CONNECTION THEREWITH. ALL PUBLIC SERVICE EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS OR STRUCTURES OF ANY KIND, WITH THE SOLE EXCEPTION OF PUBLIC SERVICE FACILITIES. ALL PUBLIC SERVICE EASEMENTS SHALL BE CONSIDERED PUBLIC "WAYS" AS THAT TERM IS USED IN CALIFORNIA PUBLIC UTILITIES CODE SECTION 6202, AND ALL PUBLIC UTILITIES HOLDING A VALID FRANCHISE FROM THE CITY SHALL HAVE THE RIGHT TO USE THE PUBLIC SERVICE EASEMENTS IN ACCORDANCE WITH THE TERMS OF THE FRANCHISE.

2. THE AREAS DESIGNATED AS EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) AS SHOWN UPON SAID MAP, FOR THE PURPOSE SHOWN ON THE FINAL MAP OF INGRESS AND EGRESS OF EMERGENCY VEHICLES.

AND SAID OWNER DOES HEREBY DECLARE THAT THE AREAS DESIGNATED AS "FORT ROSS ROAD", "KNIGHTS VALLEY DRIVE", "MOUNT VEEDER ROAD", "ROCK PILE WAY" AND THE AREAS DESIGNATED AS PRIVATE ACCESS EASEMENT (PAE) ARE FOR THE PURPOSE OF PRIVATE ACCESS, INGRESS, EGRESS, AND PRIVATE UTILITIES, INCLUDING ALL RELATED APPURTENANCES HERETO, TO THE LOTS OF TRACT 7713, AND ARE NOT HEREBY OFFERED FOR DEDICATION TO THE PUBLIC. MAINTENANCE OF SAID AREAS TO BE THE RESPONSIBILITY OF THE MASTER HOME OWNER'S ASSOCIATION OF TRACT 8252, AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF TRACT 8252.

AND SAID OWNER DOES HEREBY RESERVE TO ITSELF, AND TO THE OWNERS, RESIDENTS, AND OTHERS DESIGNATED BY THE HOMEOWNER'S ASSOCIATION, THE AREAS DESIGNATED AS PARCEL A AND PARCEL B AS COMMON AREA, FOR THE USE OF BUT NOT LIMITED TO, UTILITIES, DRAINAGE, INGRESS AND EGRESS, LANDSCAPING, AND ALL APPURTENANCES TO LANDSCAPING. MAINTENANCE OF SAID PARCEL TO BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. SAID PARCEL TO BE CONVEYED BY SEPARATE DOCUMENT TO THE HOMEOWNER'S ASSOCIATION SUBSEQUENT TO THE FILING OF THIS MAP.

THE AREAS DESIGNATED AS DUBLIN SAN RAMON SERVICES DISTRICT (DSRSD) ARE HEREBY DEDICATED BY SEPARATE INSTRUMENT TO DUBLIN SAN RAMON SERVICES DISTRICT (DSRSD), OR ITS DESIGNEE IN GROSS, AS A SUBSURFACE EASEMENT AND SURFACE EASEMENT FOR POTABLE AND RECYCLED WATER AND SANITARY SEWER PURPOSES, INCLUDING ACCESS THERETO, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENTS OF WORKS, IMPROVEMENTS, AND STRUCTURES, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION. NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, NOR SHALL ANYTHING DONE THEREIN, NOR ACCESS RESTRICTED THERETO WHICH MAY INTERFERE WITH DSRSD'S FULL ENJOYMENT OF SAID EASEMENT. ACCEPTANCE OF SAID EASEMENT WILL BE BY SEPARATE INSTRUMENT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS STATEMENT ON THE _____ DAY OF _____, 2015.

AS OWNERS:
TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ }
ON _____ DATE, 2015, BEFORE ME _____, A NOTARY PUBLIC,
HERE INSERT NAME AND THE TITLE OF THE OFFICER

PERSONALLY APPEARED _____
NAME(S) OF SIGNER(S)

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

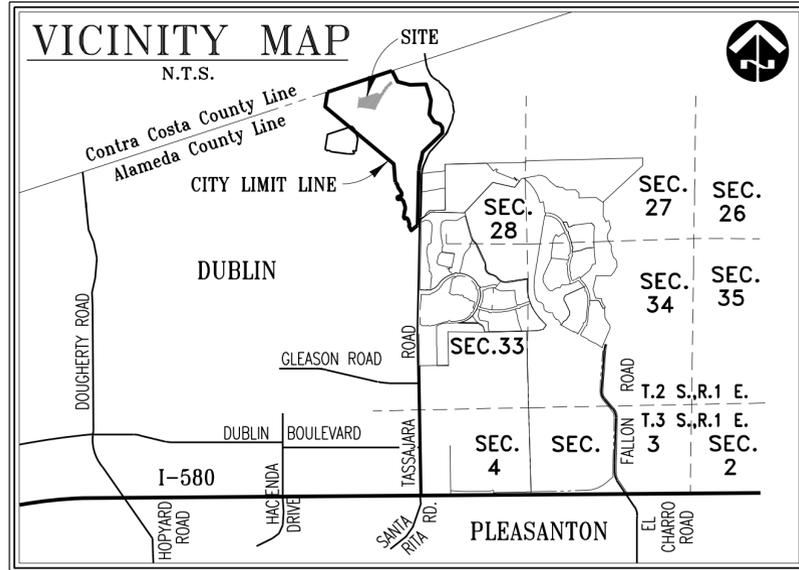
PRINCIPAL PLACE OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

TRACT 7713
A SUBDIVISION OF PARCEL 3 AND 25 OF TRACT 8252, RECORDED
IN BOOK 335 OF MAPS, AT PAGES 7 THROUGH 20,
ALAMEDA COUNTY RECORDS

CITY OF DUBLIN
ALAMEDA COUNTY, CALIFORNIA
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
51428 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690
OCTOBER 2015



CITY CLERK'S STATEMENT:

I, CAROLINE SOTO, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF DUBLIN, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED FINAL MAP ENTITLED: "TRACT 7713, CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF SIX (6) SHEETS, THIS STATEMENT BEING UPON SHEET ONE (1) THEREOF, WAS PRESENTED TO SAID COUNCIL AS PROVIDED BY RESOLUTION NO. _____ AT A MEETING HELD ON THE _____ DAY OF _____, 2015, AND THAT SAID COUNCIL DID THEREUPON APPROVE SAID FINAL MAP, AND DID ACCEPT, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, PUBLIC SERVICE EASEMENT (PSE), AND THE EMERGENCY VEHICLE ACCESS EASEMENT (EVAE).

I FURTHER STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN FINAL MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF DUBLIN AND ARE FILED IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2015.

CAROLINE SOTO
CITY CLERK AND CLERK OF THE
CITY COUNCIL OF THE CITY OF DUBLIN,
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT:

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE, AS CHECKED BELOW, THAT:

- AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF \$_____ CONDITIONED FOR THE PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, APPROVED BY SAID LOCAL BOARD IN SAID AMOUNT.
- ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2015.

ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY CLERK

COUNTY RECORDER'S STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, 2015 AT _____ M., IN BOOK _____ OF MAPS AT PAGES _____ THROUGH _____, UNDER SERIES NO. _____ AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

FEE: \$ _____

STEVE MANNING
COUNTY RECORDER IN AND FOR THE COUNTY
OF ALAMEDA, STATE OF CALIFORNIA

BY: _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF TAYLOR MORRISON OF CALIFORNIA, LLC ON FEBRUARY 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL THE MONUMENTS INDICATED HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED HEREON AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT THE GROSS AREA WITHIN THE TRACT IS 7.65 ACRES, MORE OR LESS. INTERIOR MONUMENTS WILL BE SET WITHIN SIX MONTHS FROM COMPLETION OF CONSTRUCTION.

IAN MACDONALD
LS NO. 8817
REGISTRATION EXPIRES: DECEMBER 31, 2015



ACTING CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP ENTITLED "TRACT 7713, CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA", AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

SETH H. IRISH, LS 5922
ACTING CITY SURVEYOR
LICENSE EXPIRES DECEMBER 31, 2016
CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP ENTITLED "TRACT 7713, CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA", AND THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE STATE LAW AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH.

ANDREW RUSSELL, CITY ENGINEER
R.C.E. 61348, EXPIRES JUNE 30, 2017
CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE MAP AND CORRESPONDING CONDITIONS AS APPROVED BY THE PLANNING COMMISSION. THIS MAP HAS BEEN REVIEWED BY ME AND THE CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

JEFF BAKER, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

STATEMENT OF SOILS REPORT:

THE FOLLOWING GEOTECHNICAL INVESTIGATION REPORTS WERE PREPARED FOR MS JENNIFER LIN BY BERLOGAR GEOTECHNICAL CONSULTANTS AND ARE ON FILE WITH THE CITY OF DUBLIN, CALIFORNIA

- 1. PROJECT JOB No. 1394.125C DATED JULY 25, 2002 GEOTECHNICAL REPORT DUBLIN RANCH WEST TASSAJARA ROAD, DUBLIN, CALIFORNIA

TITLE REPORT EXCEPTIONS AND EXCLUSIONS:

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- 1. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "AGREEMENT, ESTOPPEL CERTIFICATE, DUBLIN RANCH DEVELOPMENT AGREEMENT", RECORDED APRIL 10, 2002 AS SERIES NO. 2002158247, ALAMEDA COUNTY OFFICIAL RECORDS.
- 2. THE TERMS AND PROVISIONS RELATING TO THE AFFORDABLE UNIT CREDIT PROPERTY DESCRIBED IN THE DOCUMENT ENTITLED, "DEVELOPMENT AGREEMENT", RECORDED DECEMBER 16, 2003 AS INSTRUMENT NO. 2003728503, ALAMEDA COUNTY OFFICIAL RECORDS.
- 3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "DECLARATION OF CC&R'S AND RESTRICTIONS", RECORDED DECEMBER 16, 2003 AS INSTRUMENT NO. 2003728505 ALAMEDA COUNTY OFFICIAL RECORDS.
- 4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "PRE-ANNEXATION AGREEMENT BETWEEN CITY OF DUBLIN AND THE LIN FAMILY FOR THE WALLIS PROPERTY", EXECUTED BY AND BETWEEN THE CITY OF DUBLIN, A MUNICIPAL CORPORATION AND CHANG SU-O-LIN (ALSO KNOWN AS JENNIFER LIN), A MARRIED WOMAN RECORDED MAY 12, 2005 AS INSTRUMENT NO. 2005198261, ALAMEDA COUNTY OFFICIAL RECORDS.
- 5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED FEBRUARY 19,2009 AS INSTRUMENT NO. 2009053742, ALAMEDA COUNTY RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "AMENDMENT TO MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DUBLIN AND THE LIN FAMILY FOR THE DUBLIN RANCH PROJECT", RECORDED OCTOBER 21, 2005 AS INSTRUMENT NO. 2005455429 ALAMEDA COUNTY OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "ASSIGNMENT OF DEVELOPMENT AGREEMENT", RECORDED OCTOBER 28, 2014 AS INSTRUMENT NO. 2014261102 ALAMEDA COUNTY OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "ASSIGNMENT OF DEVELOPMENT AGREEMENT", RECORDED OCTOBER 28, 2014 AS INSTRUMENT NO. 2014261107 ALAMEDA COUNTY OFFICIAL RECORDS.

TRACT 7713

A SUBDIVISION OF PARCEL 3 AND 25 OF TRACT 8252, RECORDED IN BOOK 335 OF MAPS, AT PAGES 7 THROUGH 20, ALAMEDA COUNTY RECORDS
CITY OF DUBLIN
ALAMEDA COUNTY, CALIFORNIA



ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690
OCTOBER 2015

Curve Table			
Curve #	Radius	Delta	Length
C1	434.00'	17°41'56"	134.06'
C2	14.00'	72°51'50"	17.80'
C3	8.00'	70°02'30"	9.78'
C4	419.00'	0°31'05"	3.79'

Line Table		
Line #	Bearing	Length
L1	N10°01'19"E	37.50'
L2	N16°07'58"W	18.00'
L3	N34°06'50"W	26.00'

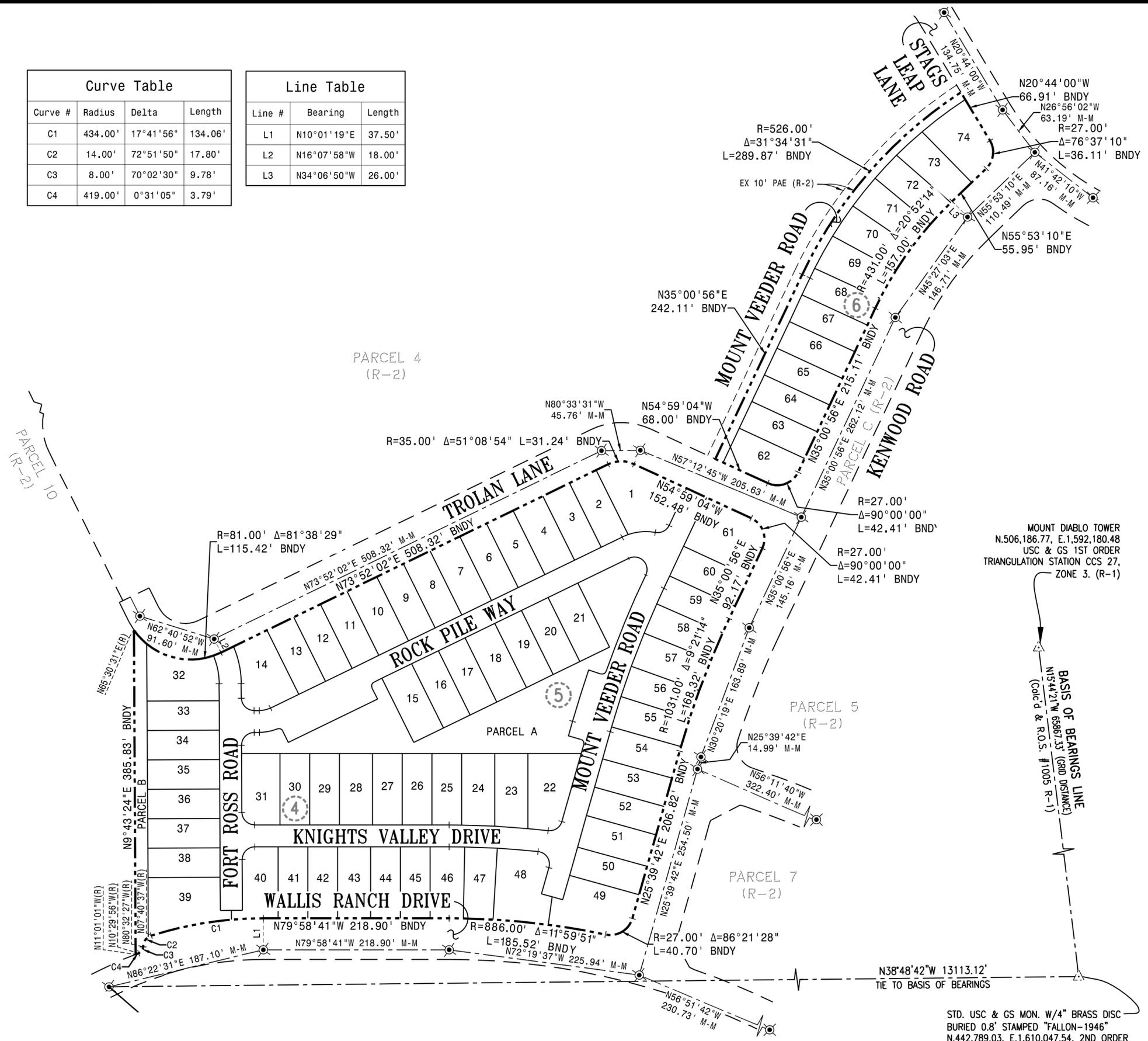
REFERENCES:
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 (R-2) TRACT 8252, BOOK 335 OF MAPS, PAGES 7-20, ALAMEDA COUNTY RECORDS

- NOTES:**
- ALL BEARINGS SHOWN ARE BASED UPON CALIFORNIA COORDINATE SYSTEM ZONE III.
 - ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES, MULTIPLY DISTANCES BY 0.9999054 TO OBTAIN GRID DISTANCES.
 - 3/4" IRON PIPES WILL BE SET AT LOT CORNERS AS SHOWN ON SHEETS 4, 5 AND 6, WITH CAP, STAMPED LS 8817.
 - THE BOUNDARY OF TRACT 7713, AS INDICATED BY "BNDY" IS PER (R-2).

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS SHOWN ON SHEET 3, IS THE LINE BETWEEN USC&GS TRIANGULATION STATIONS "FALLON" AND "MOUNT DIABLO TOWER". THE GRID BEARING CALCULATED FROM PUBLISHED CCS 27 ZONE 3 GRID COORDINATES FOR THIS LINE IS TAKEN AS NORTH 15°44'21" WEST.

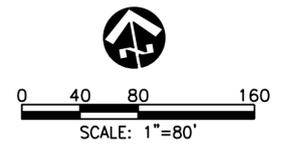
LEGEND

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- FOUND CITY OF DUBLIN STREET MONUMENT
- SET STANDARD CITY MONUMENT STAMPED "LS 8817"
- 3/4" IRON PIPE WITH CAP STAMPED LS 8817
- BOUNDARY
- CENTERLINE
- DUBLIN SAN RAMON SERVICES DISTRICT
- EMERGENCY VEHICLE ACCESS EASEMENT
- EXISTING
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- RIGHT OF WAY TO END OF CURVE
- RIGHT OF WAY TO MONUMENT LINE
- PRIVATE ACCESS EASEMENT
- PROPERTY LINE
- PUBLIC SERVICE EASEMENT
- RADIAL BEARING
- RECORD OF SURVEY
- MONUMENT TO BE SET PER (R-2)
- PULLBACK DISTANCE
- INDICATES SHEET NUMBER



MOUNT DIABLO TOWER
 N.506,186.77, E.1,592,180.48
 USC & GS 1ST ORDER
 TRIANGULATION STATION CCS 27,
 ZONE 3. (R-1)

BASIS OF BEARINGS LINE
 N15°44'21"W 6586.35' (GRID DISTANCE)
 (Col'd & R.O.S. #1005 R-1)



TRACT 7713

A SUBDIVISION OF PARCEL 3 AND 25 OF TRACT 8252, RECORDED IN BOOK 335 OF MAPS, AT PAGES 7 THROUGH 20, ALAMEDA COUNTY RECORDS
 CITY OF DUBLIN
 ALAMEDA COUNTY, CALIFORNIA

Mackay & Soms
 PLANNERS SURVEYORS
 ENGINEERS 51428 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690
 OCTOBER 2015

STD. USC & GS MON. W/4" BRASS DISC
 BURIED 0.8' STAMPED "FALLON-1946"
 N.442,789.03, E.1,610,047.54, 2ND ORDER
 TRIANGULATION STATION CCS 27, ZONE 3.
 θ = -00°49'31" (R-1)

Line #	Bearing	Length
L1	N9°43'24"E	17.30'
L2	N80°16'36"W	6.21'
L3	N80°16'36"W	6.21'
L5	N9°43'24"E	9.85'
L6	N16°07'58"W	15.00'
L7	S80°16'36"E	27.21'
L8	N9°43'24"E	37.30'
L9	S16°07'58"E	15.13'
L10	N86°47'43"E	15.66'
L11	N10°01'19"E	21.00'
L12	N10°01'19"E	5.00'

Curve #	Radius	Delta	Length
C1	30.00'	25°51'22"	13.54'
C2	15.00'	90°00'00"	23.56'
C3	56.00'	22°04'21"	21.57'
C4	15.00'	90°17'55"	23.64'
C5	15.00'	89°42'05"	23.48'
C6	81.00'	6°48'26"	9.62'
C7	81.00'	0°03'07"	0.07'
C8	14.00'	56°29'26"	13.80'
C9	5.00'	86°12'58"	7.52'
C10	5.00'	90°00'00"	7.85'
C11	14.00'	16°22'24"	4.00'
C12	15.00'	90°00'00"	23.56'

REFERENCES:

- (R-1) RECORD OF SURVEY 1005, BOOK 16 OF RECORD OF SURVEYS, PAGES 37-51, ALAMEDA COUNTY RECORDS
- (R-2) TRACT 8252, BOOK 335 OF MAPS, PAGES 7-20, ALAMEDA COUNTY RECORDS

NOTES:

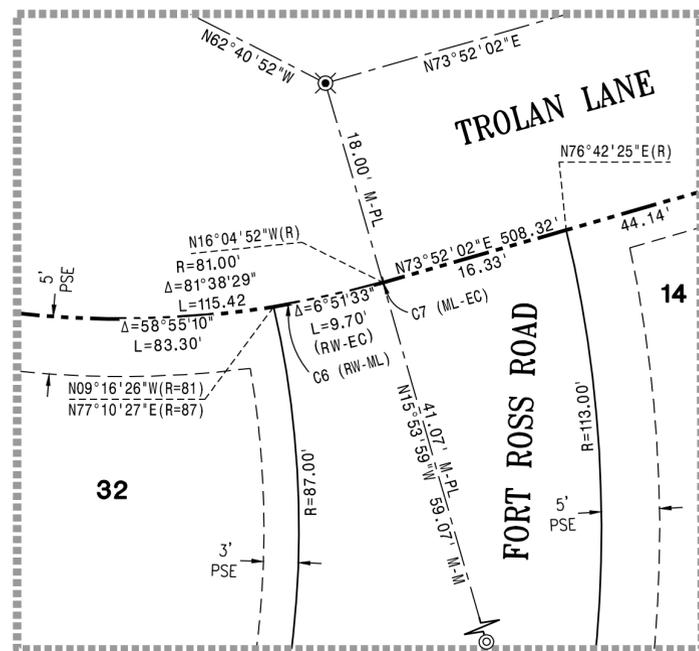
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BASIS OF BEARINGS:

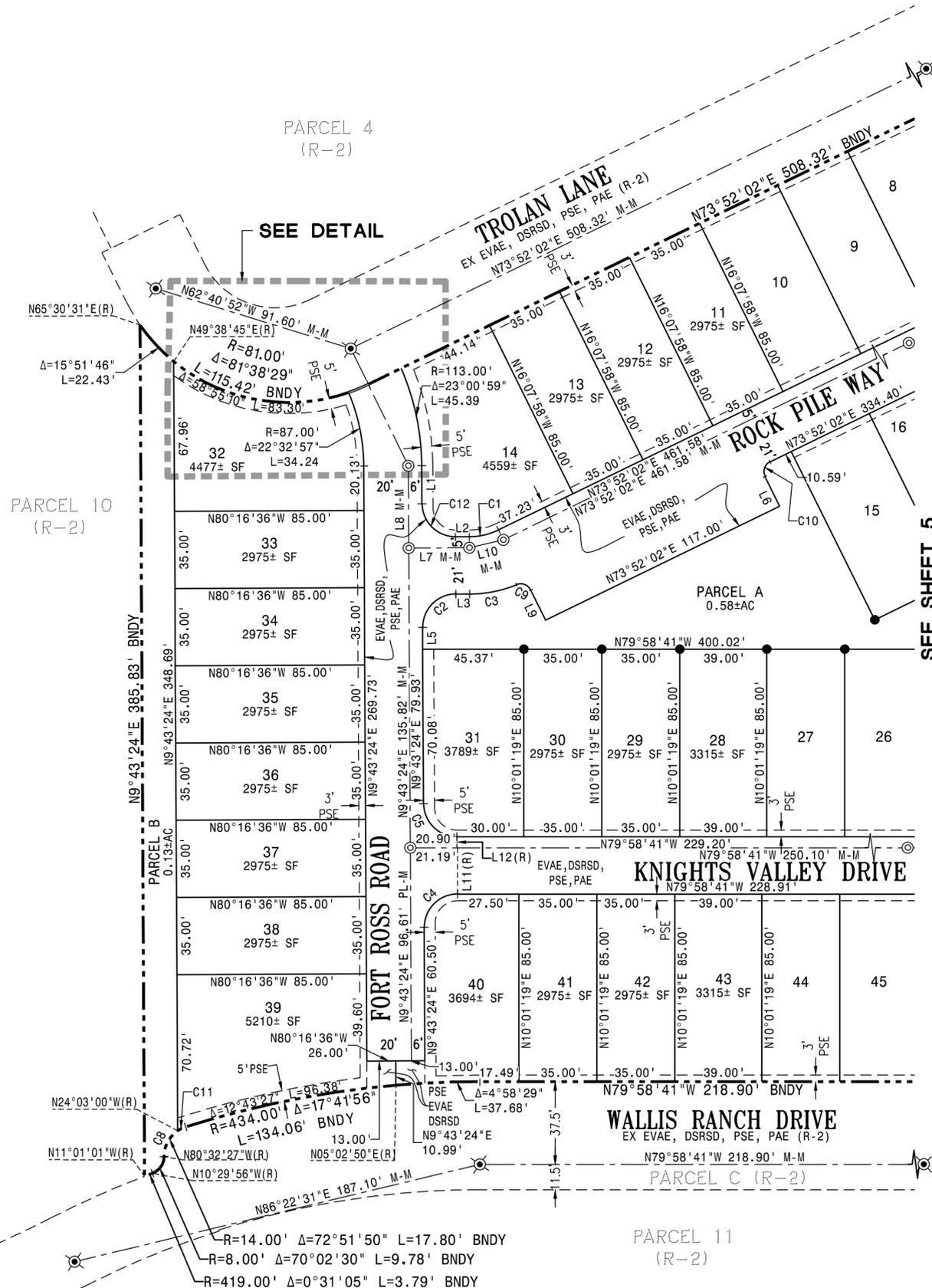
THE BASIS OF BEARINGS SHOWN ON SHEET 3, IS THE LINE BETWEEN USC&GS TRIANGULATION STATIONS "FALLON" AND "MOUNT DIABLO TOWER". THE GRID BEARING CALCULATED FROM PUBLISHED CCS 27 ZONE 3 GRID COORDINATES FOR THIS LINE IS TAKEN AS NORTH 15°44'21" WEST.

LEGEND

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- FOUND CITY OF DUBLIN STREET MONUMENT
- SET STANDARD CITY MONUMENT STAMPED "LS 8817"
- 3/4" IRON PIPE WITH CAP STAMPED LS 8817
- BNDY BOUNDARY
- CL CENTERLINE
- DSRSD DUBLIN SAN RAMON SERVICES DISTRICT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- RW-EC RIGHT OF WAY TO END OF CURVE
- RW-ML RIGHT OF WAY TO MONUMENT LINE
- P AE PRIVATE ACCESS EASEMENT
- PL PROPERTY LINE
- PSE PUBLIC SERVICE EASEMENT
- (R) RADIAL BEARING
- (R.O.S.) RECORD OF SURVEY
- MONUMENT TO BE SET PER (R-2)
- () PULLBACK DISTANCE
- ③ INDICATES SHEET NUMBER



DETAIL
SCALE: 1"=10'



TRACT 7713

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CITY OF DUBLIN
ALAMEDA COUNTY, CALIFORNIA

MACKAY & SOMPS

ENGINEERS SURVEYORS
51428 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690
OCTOBER 2015

PARCEL 4
(R-2)

REFERENCES:
(R-1) RECORD OF SURVEY 1005, BOOK 16 OF RECORD OF SURVEYS, PAGES 37-51, ALAMEDA COUNTY RECORDS
(R-2) TRACT 8252, BOOK 335 OF MAPS, PAGES 7-20, ALAMEDA COUNTY RECORDS

NOTES:
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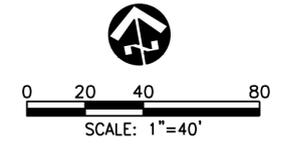
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LEGEND

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- MONUMENT LINE
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- BOUNDARY
- CENTERLINE
- DUBLIN SAN RAMON SERVICES DISTRICT
- EMERGENCY VEHICLE ACCESS EASEMENT
- EXISTING
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- RIGHT OF WAY TO END OF CURVE
- RIGHT OF WAY TO MONUMENT LINE
- PRIVATE ACCESS EASEMENT
- PROPERTY LINE
- PUBLIC SERVICE EASEMENT
- RADIAL BEARING
- RECORD OF SURVEY
- MONUMENT TO BE SET PER (R-2)
- PULLBACK DISTANCE
- ③ INDICATES SHEET NUMBER

Line Table		
Line #	Bearing	Length
L1	N54°59'04"W	5.00'
L2	N54°59'04"W	30.42'
L3	N64°20'18"W	15.00'
L4	S61°10'39"E	15.01'
L5	N64°20'18"W	32.59'
L6	N80°33'31"W	45.76'
L7	N84°51'21"W	35.71'

Curve Table			
Curve #	Radius	Delta	Length
C1	63.00'	6°58'41"	7.67'
C2	63.00'	29°28'37"	32.41'
C3	63.00'	36°27'18"	40.08'
C4	15.00'	75°18'23"	19.72'
C5	15.00'	81°04'31"	21.23'
C6	15.00'	99°27'08"	26.04'
C7	5.00'	90°00'00"	7.85'
C8	5.00'	89°45'01"	7.83'
C14	997.00'	0°51'01"	14.80'
C15	997.00'	2°14'34"	39.03'
C16	997.00'	2°14'51"	39.11'
C17	997.00'	1°22'28"	23.91'
C18	1031.00'	1°02'33"	18.76'
C19	1031.00'	1°56'43"	35.00'
C20	1031.00'	2°10'03"	39.00'
C21	1031.00'	1°56'43"	35.00'
C22	1031.00'	1°56'43"	35.00'
C23	1116.00'	1°56'43"	37.89'
C24	1116.00'	1°56'43"	37.89'
C25	1116.00'	2°10'03"	42.22'



TRACT 7713

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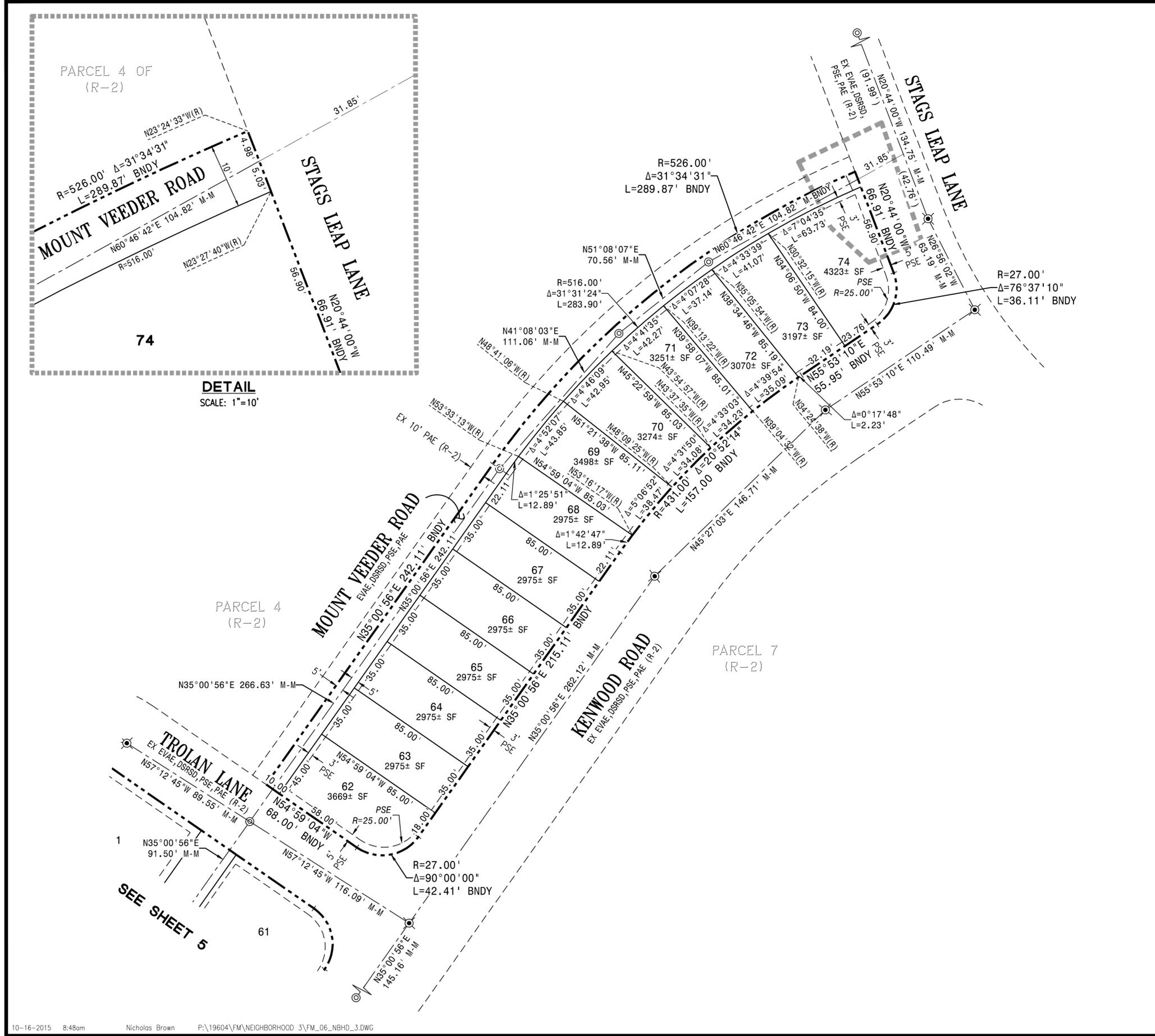
CITY OF DUBLIN
ALAMEDA COUNTY, CALIFORNIA
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690
OCTOBER 2015

SEE SHEET 4

KNIGHTS VALLEY DRIVE

WALLIS RANCH DRIVE

EX EVAE, DSRSD, PSE, PAE (R-2)



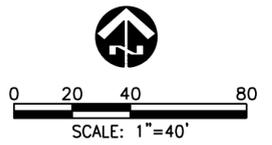
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- NOTES:**
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LEGEND

---	BOUNDARY LINE
---	LOT LINE/PARCEL LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	MONUMENT LINE
⊙	FOUND CITY OF DUBLIN STREET MONUMENT
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BNDY	BOUNDARY
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DSRSD	DUBLIN SAN RAMON SERVICES DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
M-M	MONUMENT TO MONUMENT
M-PL	MONUMENT TO PROPERTY LINE
RW-EC	RIGHT OF WAY TO END OF CURVE
RW-ML	RIGHT OF WAY TO MONUMENT LINE
PAE	PRIVATE ACCESS EASEMENT
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASEMENT
(R)	RADIAL BEARING
R.O.S.	RECORD OF SURVEY
⊙	MONUMENT TO BE SET PER (R-2)
()	PULLBACK DISTANCE
3	INDICATES SHEET NUMBER



TRACT 7713

A SUBDIVISION OF PARCEL 3 AND 25 OF TRACT 8252, RECORDED IN BOOK 335 OF MAPS, AT PAGES 7 THROUGH 20, ALAMEDA COUNTY RECORDS

CITY OF DUBLIN
 ALAMEDA COUNTY, CALIFORNIA
MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
 51428 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690
 OCTOBER 2015

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN

APPROVING FINAL MAP AND TRACT IMPROVEMENT AGREEMENT
FOR TRACT 7713, WALLIS RANCH, NEIGHBORHOOD 3

WHEREAS, the Final Map for Tract 7713, in the incorporated territory of the City of Dublin, State of California, has been presented to this City Council for approval, all in accordance with provisions of the Subdivision Map Act of the State of California and the City of Dublin Municipal Code; and

WHEREAS, the Developer, Taylor Morrison of California, LLC, has executed and filed with the City of Dublin a Tract Improvement Agreement for Tract 7713 to construct required subdivision improvements in accordance with the Conditions of Approval for Tentative Tract Map 7713, and with the improvement plans attached thereto; and

WHEREAS, said Tract Improvement Agreement is secured by the following bond furnished by National Union Fire Insurance Company of Pittsburgh, PA:

- \$ 1,010,104.00 for the Tract 7713 Tract Improvements (Bond No. 919088) conditioned upon faithful performance of said Agreement; and

WHEREAS, said Tract Improvement Agreement is secured by the following bond furnished by National Union Fire Insurance Company of Pittsburgh, PA:

- \$ 1,010,104.00 for the Tract 7713 Tract Improvements (Bond No. 919088) conditioned upon payment for labor performed or material furnished under the terms of said Agreement;

NOW, THEREFORE, BE IT RESOLVED that said Tract Improvement Agreement and bonds are hereby approved.

BE IT FURTHER RESOLVED that the City Manager of the City of Dublin is hereby authorized to execute said Tract Improvement Agreement, Tract 7713, attached hereto as Exhibit "A."

BE IT FURTHER RESOLVED that the Final Map of Tract 7713 be and the same is hereby approved, and that rights to the areas marked as Public Service Easement (PSE) and Emergency Vehicle Access Easement (EVAE), offered for dedication for public use in conformity with the terms of dedication be, and they are hereby accepted, subject to improvement, and that the Clerk of this City Council is hereby directed to transmit said Map to the County Recorder for filing.

PASSED, APPROVED AND ADOPTED this 1st day of December, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

**CITY OF DUBLIN
TRACT IMPROVEMENT AGREEMENT
TRACT 7713**

This agreement is made and entered into this 1st day of December, 2015, by and between the City of Dublin, a municipal corporation, hereinafter referred to as "CITY", and Taylor Morrison of California, LLC, hereinafter referred to as "DEVELOPER".

RECITALS

WHEREAS, it has been determined by the CITY Council of the CITY of Dublin, State of California, that DEVELOPER, the subdivider of Tract No. 7713, desires to improve those improvements (hereafter "The Improvements") required by City of Dublin City Council Resolution No. 68-14 adopted on May 20, 2014 for Tract 7713 in accordance with the requirements and conditions set forth in said resolution, the requirements of the Subdivision Map Act of the State of California, the Subdivision Ordinance of the CITY, and those certain plans for said development entitled:

- *Rough Grading Plans – Tract 7713 – Neighborhood 3 at Wallis Ranch*, prepared by MacKay & Soms, and signed by the City Engineer
- *Improvement Plans – Tract 7713 – Neighborhood 3 at Wallis Ranch*, prepared by MacKay & Soms, and signed by the City Engineer
- *Joint Trench & Private Street Lighting Plans – Tract 7713 – Neighborhood 3 at Wallis Ranch*, prepared by Giacalone Design, Inc., and signed by the City Engineer
- *Landscape Plans – Tract 7713 – Neighborhood 3 at Wallis Ranch*, prepared by Gates & Associates, and signed by the City Engineer

and now on file in the office of the City Engineer, which are hereby referred to for a more definite and distinct description of the work to be performed under this Agreement as though set forth at length herein;

WHEREAS, DEVELOPER intends to satisfactorily complete The Improvements within the time hereinafter specified, and CITY intends to accept DEVELOPER's offer(s) of dedication of The Improvements in consideration for DEVELOPER's satisfactory performance of the terms and conditions of this Agreement; and

WHEREAS, CITY has determined that the portion of The Improvements that will be accepted by the City as Public improvements are a public works subject to California prevailing wage requirements;

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants herein contained, the parties agree as follows:

1. Completion Time.

DEVELOPER shall complete said work not later than two years following said date of execution. Time is of the essence in this Agreement. Upon completion, DEVELOPER shall furnish CITY with a complete and reproducible set of final Record Drawings of The Improvements, including any modifications made during construction.

2. Estimated Cost of Improvements.

The estimated cost of constructing The Improvements required by this agreement are presented in the *Bond Estimate, Wallis Ranch – Neighborhood 3 Improvement & Grading Plans*, dated October 1, 2015, prepared by MacKay & Soms:

- Tract 7713 Improvements \$1,010,104.00

Said amount includes costs and reasonable expenses and fees which may be incurred in enforcing the obligation secured. Said amount reflects that the Tract 7713 Improvements are currently 0% complete (bond is for 100% of the full amount). The bond estimate is attached as Exhibit A to this agreement.

Bonds Furnished.

Concurrently with the execution of this Agreement, DEVELOPER shall furnish CITY with the following security in a form satisfactory to the CITY Attorney:

Faithful Performance. Either a cash deposit, a corporate surety bond issued by a company duly and legally licensed to conduct a general surety business in the State of California, or an instrument of credit equivalent to one hundred per cent (100%) of the estimate set forth in Paragraph 2 and sufficient to assure CITY that The Improvements will be satisfactorily completed (collectively, the "Faithful Performance Bond").

Labor and Materials. Either a cash deposit, a corporate surety bond issued by a company duly and legally licensed to conduct a general surety business in the State of California, or an instrument of credit equivalent to one-hundred per cent (100%) of the estimate set forth in Paragraph 2 and sufficient to assure CITY that DEVELOPER'S contractors, subcontractors, and other persons furnishing labor, materials, or equipment shall be paid therefore (collectively, the "Labor and Materials Bond").

CITY shall be the sole indemnitee named on any instrument required by this Agreement. Any instrument or deposit required herein shall conform with the provisions of Chapter 5 of the Subdivision Map Act.

3. Insurance Required.

Prior to commencing construction of the improvements, DEVELOPER shall obtain or cause to be obtained and filed with the CITY, all insurance required under this paragraph. Prior to the commencement of work under this Agreement, DEVELOPER's general contractor (if different than Developer) shall obtain or cause to be obtained and filed with the Administrative Services Director, all insurance required under this paragraph. DEVELOPER shall not allow any contractor or subcontractor to commence work on this contract or subcontract until all insurance required for DEVELOPER and DEVELOPER's general contractor shall have been so obtained and approved. Said insurance shall be maintained in full force and effect until the completion of work under this Agreement and the final acceptance thereof by CITY. All requirements herein provided shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.

A. Minimum Scope of Insurance. Coverage shall be at least as broad as:

- 1) Insurance Services Office form number GL 0002 (Ed. 1/73) covering comprehensive General Liability and Insurance Services Office form number GL 0404

covering Broad Form Comprehensive General Liability; or Insurance Services Office Commercial General Liability coverage ("occurrence" form CG 0001.)

2) Insurance Services Office form number CA 0001 (Ed. 1/78) covering Automobile Liability, code 1 "any auto" and endorsement CA 0025.

3) Workers' Compensation insurance as required by the Labor Code of the State of California and Employers Liability Insurance.

B. Minimum Limits of Insurance. DEVELOPER shall maintain limits no less than:

1) General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. If commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2) Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.

3) Workers' Compensation and Employers Liability: Workers' compensation limits as required by the Labor Code of the State of California and Employers Liability limits of \$1,000,000 per accident.

C. Deductibles and Self-Insurance Retentions. Any deductibles or self-insured retentions must be declared to and approved by the CITY. DEVELOPER hereby declares that the insurance required under Paragraph 3(B)(1) contains (i) a \$1,000,000 per occurrence self-insured retention for Bodily Injury and Property Damage Liability, (ii) a \$2,000,000 per occurrence self-insured retention for third party action over actions and (iii) a \$7,500,000 per occurrence self-insured retention for Home Builder's Limited Warranty Coverage, Construction Damage Liability Coverage and Fungi and Related Medical Payments ("GL SIR's"). The CITY hereby approves the GL SIR's.

D. Other Insurance Provisions. The policies are to contain, or be endorsed to contain, the following provisions:

1) General Liability and Automobile Liability Coverages.

- a) The CITY, its officers, agents, officials, employees and volunteers shall be named as additional insureds as respects: liability arising out of activities performed by or on behalf of the DEVELOPER; products and completed operations of the DEVELOPER; premises owned, occupied or used by the DEVELOPER; or automobiles owned, leased, hired or borrowed by the DEVELOPER. The coverage shall contain no special limitations on the scope of the protection afforded to the CITY, its officers, officials, employees or volunteers.
- b) The DEVELOPER's insurance coverage shall be primary insurance as respects the CITY, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees or volunteers shall be excess of the DEVELOPER's insurance and shall not contribute with it.

- c) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the CITY, its officers, officials, employees or volunteers.
- d) The DEVELOPER's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

2) Workers' Compensation and Employers Liability Coverage. The insurer shall agree to waive all rights of subrogation against the CITY, its officers, officials, employees and volunteers for losses arising from work performed by the DEVELOPER for the CITY.

3) All Coverages. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the CITY. Notwithstanding the foregoing, if an endorsement that would provide for thirty (30) days' prior written notice prior to one or more of the above actions is not commercially available, DEVELOPER shall be excused from providing an endorsement covering said action or actions, provided that in such circumstances, DEVELOPER shall give written notice to the CITY as soon as is practicable if DEVELOPER learns that its coverage has been suspended, voided, cancelled by either party or reduced in coverage or in limits.

- a) Acceptability of Insurers. Insurance is to be placed with insurers with a Bests' rating of no less than A:VII.
- b) Verification of Coverage. DEVELOPER shall furnish CITY with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to certify coverage on its behalf. The certificates and endorsements are to be received and approved by the CITY before work commences. The CITY reserves the right to require complete, certified copies of all required insurance policies, at any time provided; however, that if the policies are not yet available, the City will accept copies of the applicable binders.
- c) Subcontractors. DEVELOPER and/or DEVELOPER's general contractor shall include all subcontractors as insureds under its policies or shall obtain separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4. Work Performance and Guarantee.

Except as otherwise expressly provided in this Agreement, and excepting only items of routine maintenance, ordinary wear and tear and unusual abuse or neglect, DEVELOPER guarantees all work executed by DEVELOPER and/or DEVELOPER's agents, and all supplies, materials and

devices of whatsoever nature incorporated in, or attached to the work, or otherwise delivered to CITY as a part of the work pursuant to the Agreement, to be free of all defects of workmanship and materials for a period of one (1) year after initial acceptance of the entire work by CITY. DEVELOPER shall repair or replace any or all such work or material, together with all or any other work or materials which may be displaced or damaged in so doing, that may prove defective in workmanship or material within said one-year guarantee period without expense or charge of any nature whatsoever to CITY. DEVELOPER further covenants and agrees that when defects in workmanship and materials actually appear during the one-year guarantee period, and have been corrected, the guarantee period for the defected items shall automatically be extended for an additional year from the date of the completion of the repair to insure that such defects have actually been corrected.

In the event the DEVELOPER shall fail to comply with the conditions of the foregoing guarantee within thirty (30) days time, after being notified of the defect in writing, CITY shall have the right, but shall not be obligated, to repair or obtain the repair of the defect, and DEVELOPER shall pay to CITY on demand all costs and expense of such repair. Notwithstanding anything herein to the contrary, in the event that any defect in workmanship or material covered by the foregoing guarantee results in a condition which constitutes an immediate hazard to the public health, safety, or welfare, CITY shall have the right to immediately repair, or cause to be repaired, such defect, and DEVELOPER shall pay to CITY on demand all costs and expense of such repair. The foregoing statement relating to hazards to health and safety shall be deemed to include either temporary or permanent repairs which may be required as determined in the sole discretion and judgment of CITY.

If CITY, at its sole option, makes or causes to be made the necessary repairs or replacements or performs the necessary work, DEVELOPER shall pay, in addition to actual costs and expenses of such repair or work, fifty percent (50%) of such costs and expenses for overhead and interest at the maximum rate of interest permitted by law accruing thirty (30) days from the date of billing for such work or repairs.

5. Inspection of the Work.

DEVELOPER shall guarantee free access to CITY through its City Engineer and designated representative for the safe and convenient inspection of the work throughout its construction. Said CITY representative shall have the authority to reject all materials and workmanship which are not in accordance with the plans and specifications, and all such materials and or work shall be removed promptly by DEVELOPER and replaced to the satisfaction of CITY without any expense to CITY in strict accordance with the improvement plans and specifications.

6. Agreement Assignment.

This Agreement shall not be assigned by DEVELOPER without the written consent of CITY.

7. Abandonment of Work.

Neither DEVELOPER nor any of DEVELOPER's agents or contractors are or shall be considered to be agents of CITY in connection with the performance of DEVELOPER's obligations under this Agreement.

If DEVELOPER refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extension thereof, or fails to obtain completion of said work within such time, or if DEVELOPER should be adjudged as bankrupt, or should make a general assignment for the benefit of DEVELOPER's

creditors, or if a receiver should be appointed, or if DEVELOPER, or any of DEVELOPER's contractors, subcontractors, agents or employees should violate any of the provisions of this Agreement, the CITY through its City Engineer may serve written notice on DEVELOPER and DEVELOPER's surety or holder of other security of breach of this Agreement, or of any portion, thereof, and default of DEVELOPER, and DEVELOPER shall have fifteen (15) days after receipt of such written notice to cure such default; provided that, if such cure cannot be reasonably effected within such fifteen (15) day period, such failure shall not be a default hereunder so long as DEVELOPER commences to cure such default in such fifteen (15) day period, and thereafter diligently prosecutes such cure to completion.

In the event of any such notice of breach of this Agreement, DEVELOPER's surety shall have the duty to take over and complete The Improvements herein specified; provided, however, that if the surety, within thirty (30) days after the serving upon it of such notice of breach, does not give CITY written notice of its intention to take over the performance of the contract, and does not commence performance thereof within thirty (30) days after notice to CITY of such election, CITY may take over the work and prosecute the same to completion, by contract or by any other method CITY may deem advisable, for the account and at the expense of DEVELOPER and DEVELOPER's surety shall be liable to CITY for any damages and/or reasonable and documented excess costs occasioned by CITY thereby; and, in such event, CITY, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to DEVELOPER as may be on the site of the work and necessary therefore.

All notices herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid.

Notices required to be given to CITY shall be addressed as follows:

City Engineer
City of Dublin
100 Civic Plaza
Dublin, CA 94568

Notices required to be given to DEVELOPER shall be addressed as follows:

Taylor Morrison of California, LLC
81 Blue Ravine Road
Suite 220
Folsom, CA 95630
Attn. Jennifer Besmer
Phone: (925) 983-4690
Email: JBesmer@taylormorrison.com

Notices required to be given surety of DEVELOPER shall be addressed as follows:

Any party or the surety may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

8. Use of Streets or Improvements.

At all times prior to the final acceptance of the work by CITY, the use of any or all streets and improvements within the work to be performed under this Agreement shall be at the sole and exclusive risk of DEVELOPER. The issuance of any building or occupancy permit by CITY for dwellings located within the tract shall not be construed in any manner to constitute a partial or final acceptance or approval of any or all such improvements by CITY. DEVELOPER agrees that CITY's Building Official may withhold the issuance of building or occupancy permits when the work or its progress may substantially and/or detrimentally affect public health and safety.

9. Safety Devices.

DEVELOPER shall provide and maintain such guards, watchmen, fences, barriers, regulatory signs, warning lights, and other safety devices adjacent to and on the tract site as may be necessary to prevent accidents to the public and damage to the property. DEVELOPER shall furnish, place, and maintain such lights as may be necessary for illuminating the said fences, barriers, signs, and other safety devices. At the end of all work to be performed under this Agreement, all fences, barriers, regulatory signs, warning lights, and other safety devices (except such safety items as may be shown on the plans and included in the items of work) shall be removed from site of the work by the DEVELOPER, and the entire site left clean and orderly.

10. Acceptance of Work.

Upon notice of the completion of The Improvements and the delivery of a set of final as-built plans to CITY by DEVELOPER, CITY, through its City Engineer or his designated representative, shall examine The Improvements without delay, and, if found to be in accordance with said plans and specifications and this Agreement, and upon submittal of a warranty bond in the amount of 25% of the estimated cost of The Improvements that are within the Public right-of-way or Public easements, shall recommend acceptance of the work to the City Council and, upon such acceptance, shall notify DEVELOPER or his designated agents of such acceptance and shall thereafter immediately release the Faithful Performance Bond and the Labor and Materials Bond. The City will not accept the Private Improvements and a warranty bond will not be needed for these Improvements; provided however, the CITY shall examine the Private Improvements as set forth above and shall notify DEVELOPER or his designated agents of their completion and shall thereafter immediately release the Faithful Performance Bond and the Labor and Materials Bond.

11. Patent and Copyright Costs.

In the event that said plans and specifications require the use of any material, process or publication which is subject to a duly registered patent or copyright, DEVELOPER shall be liable for, and shall indemnify CITY from any fees, costs or litigation expenses, including attorneys' fees and court costs, which may result from the use of said patented or copyrighted material, process or publication.

12. Alterations in Plans and Specifications.

Any alteration or alterations made in the plans and specifications which are a part of this Agreement or any provision of this Agreement shall not operate to release any surety or sureties from liability on any bond or bonds attached hereto and made a part hereof, and consent to make such alterations is hereby given, and the sureties to said bonds hereby waive the provisions of Section 2819 of the Civil Code of the State of California.

13. Liability.

A. DEVELOPER Primarily Liable. DEVELOPER hereby warrants that the design and construction of The Improvements will not adversely affect any portion of adjacent properties and that all work will be performed in a proper manner. DEVELOPER agrees to indemnify, defend, release, and save harmless CITY, and each of its elective and appointive boards, commissions, officers agents and employees, from and against any and all loss, claims, suits, liabilities, actions, damages, or causes of action of every kind, nature and description, directly or indirectly arising from an act or omission of DEVELOPER, its employees, agents, or independent contractors in connection with DEVELOPER'S actions and obligations hereunder; provided as follows:

1) That CITY does not, and shall not, waive any rights against DEVELOPER which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by CITY, or the deposit with CITY by DEVELOPER, of any of the insurance policies described in Paragraph 4 hereof.

2) That the aforesaid hold harmless agreement by DEVELOPER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied, or approved of plans and/or specifications for the subdivision, or regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

3) Design Defect. If, in the opinion of the CITY, a design defect in the work of improvement becomes apparent during the course of construction, or within one (1) year following acceptance by the CITY of the improvements, and said design defect, in the opinion of the CITY, may substantially impair the public health and safety, DEVELOPER shall, upon order by the CITY, correct said design defect at his sole cost and expense, and the sureties under the Faithful Performance and Labor and Materials Bonds shall be liable to the CITY for the corrective work required.

4) Litigation Expenses. In the event that legal action is instituted by either party to this Agreement, and said action seeks damages for breach of this Agreement or seeks to specifically enforce the terms of this Agreement, and, in the event judgment is entered in said action, the prevailing party shall be entitled to recover its attorneys' fees and court costs. If CITY is the prevailing party, CITY shall also be entitled to recover its attorney's fees and costs in any action against DEVELOPER's surety on the bonds provided under paragraph 3.

14. Recitals.

The foregoing Recitals are true and correct and are made a part hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate at Dublin, California, the day and year first above written.

CITY OF DUBLIN

By: _____
City Manager

ATTEST:

City Clerk

DEVELOPER

Taylor Morrison of California, LLC

By: _____
Jennifer Pearson VP
Authorized Representative

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On October 20, 2016 before me, Terrilynne Clark, Notary Public
(Here Insert name and title of the officer)

personally appeared Jennifer Begnes
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he (s) they executed the same in his (er) their authorized capacity(ies), and that by his (er) their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Terrilynne Clark
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

_____ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/~~she~~/they, is/~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

BOND ESTIMATE
WALLIS RANCH - NEIGHBORHOOD 3 IMPROVEMENT & GRADING PLANS DATED SEPTEMBER 2015
City of Dublin

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
<u>A. STREETWORK</u>					
1.	60,625	SF	Finish grading street	0.40	\$24,250
2.	60,625	SF	Pavement Section (3"AC / 12"AB)	3.50	212,190
3.	10,715	SF	4" AB under Driveway	0.72	7,710
4.	5,600	SF	4" AB under rolled curb & gutter	0.72	4,030
5.	608	SF	4" AB under standard 6" curb & gutter	0.72	440
6.	940	SF	4" AB under 6" concrete band	0.72	680
7.	LUMP	SUM	Signing & Striping		5,000
8.	2,240	LF	4" PVC Gutter sub drain (under rolled curb only)	9.50	21,280
9.	6	EA	Pavement Reflectors at Fire hydrants	3.00	20
10.	3,700	SF	Paved multi-use trail (3" AC on 9" AB)	3.00	11,100
11.	8	EA	Street Name Sign	250.00	2,000
12.	4	EA	Stop sign, stop bar and legend	500.00	2,000
13.	4	EA	Traffic signs	250.00	1,000
ESTIMATED TOTAL STREET WORK:					\$291,700
<u>B. CONCRETE WORK</u>					
1.	2,175	LF	Rolled curb & Gutter	15.00	\$32,630
2.	355	LF	Standard 6" curb & gutter	15.00	\$5,330
3.	2,000	LF	6" wide concrete band	10.00	\$20,000
4.	18	EA	Curb Inlet	4,200.00	75,600
5.	7	EA	Field Inlet	2,000.00	14,000
6.	4,136	SF	4" Concrete walkway	4.00	16,540
7.	4,136	SF	4" AB under concrete walkway	0.72	2,980
ESTIMATED TOTAL CONCRETE WORK:					\$167,080
<u>C. STORM DRAIN WORK</u>					
1.	1,785	LF	18" HDPE Storm drain pipe	45.00	80,330
2.	850	LF	6" HDPE Storm drain pipe	10.00	8,500
3.	517	LF	8" HDPE Storm drain pipe	30.00	15,510
4.	3	EA	Connect to Existing	2,000.00	6,000
5.	74	EA	4"SD stub (Lot Drainage)	500.00	37,000
ESTIMATED TOTAL STORM DRAIN WORK:					\$147,340

D. ELECTRICAL/JOINT TRENCH

1.	16	EA	Single arm "Decorative" electrolier including conduit & boxes	3,500.00	\$56,000
2.	2,220	LF	Joint Trench (length of improvements)	60.00	<u>133,200</u>
ESTIMATED TOTAL ELECTRICAL WORK:					\$189,200

E. ROUGH GRADING

1.	17	EA	Survey Monuments	300.00	\$5,100
ESTIMATED TOTAL ROUGH GRADING WORK:					\$5,100

F. EROSION CONTROL

1.	LUMP SUM		Erosion Control		\$50,000
ESTIMATED TOTAL EROSION CONTROL:					\$50,000

G. MISCELLANEOUS CONSTRUCTION

1.	200	LF	6" irrigation sleeves	12.00	\$2,400
2.	2	EA	Removable bollard	250.00	\$500
3.	27	EA	Wheel Stop	100.00	\$2,700
ESTIMATED TOTAL MISC. CONSTRUCTION:					\$5,600

S U M M A R Y

A	STREETWORK	\$291,700
B	CONCRETE WORK	167,080
C	STORM DRAIN WORK	147,340
D	ELECTRICAL/JOINT TRENCH	189,200
E	ROUGH GRADING	5,100
F	EROSION CONTROL	50,000
G	MISCELLANEOUS CONSTRUCTION	<u>5,600</u>
ESTIMATED IMPROVEMENT COST:		\$856,020
CONTINGENCY (10%)		\$85,602
ENGINEERING FEES (8%)		\$68,482
TOTAL BOND ESTIMATE:		\$1,010,104

NOTE

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy which, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purposes of this estimate. MacKay & Somps makes no warranty, either expressed or implied, as to the accuracy of this estimate.

Prepared by the firm of
MACKAY & SOMPS

RESOLUTION NO. – 15

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**ACCEPTING PARK LAND DEDICATION IN-LIEU CREDITS FOR
PARK LAND DEDICATION REQUIREMENTS FOR
TRACT 7713, WALLIS RANCH, NEIGHBORHOOD 3**

WHEREAS, pursuant to City of Dublin Municipal Code Chapter 9.28, each subdivider of land for residential uses shall, as a Condition of Approval of a Final Subdivision Map, dedicate or reserve lands, pay fees in lieu thereof, or a combination of both, for park and/or recreational purposes; and

WHEREAS, the Developer, Taylor Morrison of California, LLC, is filing a Final Map for Tract 7713 to develop 74 residential dwelling units constructed on 74 lots; and

WHEREAS, the Park Land requirements for the project, based on the requirements of the Municipal Code and the designated land use for Tract 7713 are 1) Dedication of 0.518 acres of Community Park Land or payment of \$639,804.00 in Community Park Land In-Lieu Fees, and 2) Dedication of 0.222 acres of Neighborhood Park Land or payment of \$317,238.00 in Neighborhood Parkland In-Lieu Fees; and

WHEREAS, Developer has possession of 0.518 acres of Community Park Land credits, which the Developer desires to have applied to fully satisfy the Community Park Land obligation for Tract 7713; and

WHEREAS, Developer has possession of 0.222 acres of Neighborhood Park Land credits, which the Developer desires to have applied to fully satisfy the Neighborhood Park Land obligation for Tract 7713;

NOW, THEREFORE, BE IT RESOLVED that the aforesaid application of 0.518 acres of Community Park Land Credits and the application of 0.222 acres of Neighborhood Park Land Credits are hereby accepted as performance of said subdivider's obligation under Subdivision Requirements in Chapter 9.28 of the Dublin Municipal Code.

PASSED, APPROVED AND ADOPTED this 1st day of December, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk



STAFF REPORT CITY COUNCIL

CITY CLERK
File #600-70

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

SUBJECT: Annual Report of Developer Impact Fee Funds Deposits: Pursuant to Government Code Sections 66002, 66006 and 66008 (AB 1600)
Prepared by Lisa Hisatomi, Assistant Administrative Services Director

EXECUTIVE SUMMARY:

State law requires the City to review and report on an annual basis the status of Development Fees collected to finance public improvements. The report covers activity which occurred in these funds during Fiscal Year 2014-15. The analysis has determined that all funds held for more than five years are necessary to complete identified projects.

FINANCIAL IMPACT:

The financial impacts and accounting for the Development Fees are discussed as part of the Staff Report.

RECOMMENDATION:

It is recommended that the City Council accept the Annual Report of Developer Impact Fee Funds for the Year Ended June 30, 2015; and adopt the **Resolution** Making Findings Regarding Unexpended Traffic Mitigation Contributions and Downtown Traffic Impact Fees for Fiscal Year 2014-15.

Submitted By
Administrative Services Director

Reviewed By
Assistant City Manager

DESCRIPTION:

Cities are authorized under State Law to require development applicants to contribute fees toward off-site public improvements, which are needed as a result of the new development. The City is required to disclose annually the status of funds held for this purpose. The report provides information covering the period from July 1, 2014 through June 30, 2015 (Attachment 1).

Requirements of Law

The law requires the City to review, on an annual basis, the status of development fees collected. The law provides for a report to be made available within 180 days from the end of the Fiscal Year. In addition, Government Code Section 66006(b)(2) requires the report to be included on the City Council meeting agenda at a public meeting not less than 15 days after the information was made available. In the event that any fees remain unexpended for more than five years, the City Council must adopt a Resolution making certain findings related to the continued need for the funds to complete the improvements. If findings are not made to support the retention of the funds, the unexpended fees must be returned to the current owners of the subject property.

Major Components of Report

The Fiscal Year 2014-15 Annual Report of Developer Funds is shown in Attachment 1. The law requires disclosure of numerous details with respect to activity in these accounts. This includes: beginning and ending balances; collections for the year; expenditures for the year; interest earned; and any refunds. For the purpose of this report the City is providing information on the following funds:

FUNDS ACCOUNTED FOR IN REPORT (ATTACHMENT 1)

- Eastern Dublin Traffic Impact Fees
- Downtown Traffic Impact Fees
- Public Facilities Impact Fees (Includes Park Dedication Fees)
- Fire Impact Fees
- Tri Valley Transportation Development Fees
- Category 3 Regional Traffic Impact Fees
- Pass Through Fees: (Freeway Interchange Fees / BART Garage)
- Dublin – Contra Costa County Traffic Impact Mitigation Fees

Details of activity for each of the fees are displayed in the Annual Report (Attachment 1). The following is a high level summary of the activity for the year including the beginning and ending balances:

ANNUAL REPORT OF DEVELOPER FEES BY CATEGORY (7/1/2014 – 6/30/2015)

IMPACT FEE CATEGORY	Beginning Balance (7/1/2014)	Additions: Fees Collected; Interest Revenue	Expenses: Project Costs; Interest; Loan Repayments; Pass-Through	Ending Balance (6/30/2015)
Public Facility Fees	\$29,285,546.55	\$8,764,212.05	(\$4,385,436.83)	\$33,664,321.77
Fire Impact Fees – Advance Owed to General Fund	(\$901,907.68)	\$434,307.08	(\$3,005.91)	(\$470,606.51)
Traffic Impact Fees	\$12,905,634.22	\$6,942,063.72	(\$2,587,529.49)	\$17,260,168.45
TOTAL	\$41,289,273.09	\$16,140,582.85	(\$6,975,972.23)	\$50,453,883.71

It is important to note that these fees are restricted and can only be used for the capital related purposes for which they have been collected. Given the multi-year nature of the capital projects to be financed it is expected that funds will be accumulated and used based on the construction timing. During Fiscal Year 2014-15, the net balance of all funds reported increased by approximately \$9.16 million which was largely attributable to Public Facility Fee and Traffic Impact Fee funds collected. The ending combined balance of \$50,453,884 is net of negative balances. A detailed accounting for each of the major categories is shown in the schedules included in Attachment 1.

The Fire Impact Fee Fund is negative due to funds advanced for the construction of Fire Station 17. As fees are collected they are used to repay borrowed funding from the General Fund, including interest.

Funds Remaining Unexpended More Than Five Years After Being Collected

One of the provisions in the State law regulating development fees is to regularly review funds collected and held for more than five years without being expended. The law requires the City Council to make certain findings in order to continue to hold fees collected and unexpended for more than five years. The following Table summarizes the accounts with contributions which have remained unexpended for more than five years. All of the projects are identified in the adopted City of Dublin 2014-2019 Capital Improvement Program.

SUMMARY OF ACCOUNTS WITH FUNDS REMAINING UNEXPENDED FOR FIVE YEARS OR MORE AFTER THEY WERE COLLECTED

Source of Fee	Fees Unspent For More Than 5 Years as of 6/30/15	Developer Fees Unspent For Less Than 5 Years	Accumulated Interest	Total Designated As of 6/30/2015
Mitigation Funds: Dublin Boulevard Improvements – Sierra Court to Dublin Court st1012	\$46,801.57	None	\$254,422.14	\$301,223.71
Mitigation Funds: Scarlett Drive Extension (Dublin Blvd to	\$28,801.83	None	\$92,891.43	\$121,693.26

Source of Fee	Fees Unspent For More Than 5 Years as of 6/30/15	Developer Fees Unspent For Less Than 5 Years	Accumulated Interest	Total Designated As of 6/30/2015
Dougherty Rd)				
Downtown TIF Funds	\$23,035.63	\$957,788.71	\$57,961.88	\$1,038,786.22

Proposed Resolution Making Necessary Findings

In order to retain fees longer than five years, certain findings must be made by the City Council. Without this action the fees would need to be refunded. All of the fees summarized in the previous section of this report have identified projects that will require the funding in the future. The funding needed includes the accumulated interest, which is expended only on the authorized projects. The City continues to allocate interest on the balances retained. Staff has identified the findings necessary as part of the attached Resolution (Attachment 2). Adoption of the Resolution allows the City to continue to retain the fees, in order to fund the projects for which they were collected.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

Government Code Section 66006(b)(2) requires the report is to be included on the City Council meeting agenda at a public meeting not less than 15 days after the information was made available. Staff previously made available to the public a draft copy of this report on Monday, November 16, 2015. In addition the Government Code Section requires that the notice of the meeting shall be mailed, at least 15 days prior to the meeting, to any interested party who files a written request with the local agency for mailed notice of the meeting. The Administrative Services Department mailed notices to interested parties who have filed requests in the past.

- ATTACHMENTS:**
1. Annual Report of Developer Impact Fee Funds for the Year Ended June 30, 2015
 2. Resolution Making Findings Regarding Unexpended Traffic Mitigation Contributions for Fiscal Year 2014-15



City of Dublin
Annual Report of Developer Impact Fee Funds Deposits
For the Year Ended June 30, 2015

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**Data Available To Public November 16, 2015
Presented City Council Meeting December 1, 2015**

Section 1
TABLE OF IMPACT FEE DISCLOSURE REQUIREMENTS
WITH CROSS REFERENCES

Government Code Section	Requirement	Information Found In City Report At
	Provide the following:	
66006 (b) (A)	1. A brief description of each of the City's impact fees.	Section 2, Part A
66006 (b) (B)	2. The amount charged for the City's impact fees.	Section 2, Part B
66006 (b) (C)	3. The beginning and ending balance for the City's impact fee accounts.	Section 4 and Section 5
66006 (b) (D)	4. The amount of fees collected and interest earned.	Section 4, Section 5, And Section 5A
66006 (b) (E)	5. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.	Section 6
66006 (b) (F)	6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.	Section 3, Part B
66006 (b) (G)	7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.	Section 3, Part A
66006 (b) (H)	8. The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.	Section 3, Part C

Section 1
TABLE OF IMPACT FEE DISCLOSURE REQUIREMENTS
WITH CROSS REFERENCES

Government Code Section	Requirement	Information Found In City Report At
66001 (d)	9. For the fifth year following the first deposit into the account or fund, and every five years thereafter, the City shall make all of the following findings with respect to those portions of the impact fee remaining unexpended, whether committed or uncommitted.	Section 3, Part B and attached Resolution for items a-e below.
66001 (d) (1)	a. Identify the purpose to which the fee is to be used for.	
66001 (d) (2)	b. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.	
66001 (d) (3)	c. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.	
66001 (d) (4)	d. Designate the approximate dates on which the funding referred to in item c above is expected to be deposited into the appropriate account or fund.	
66006 (b) (1) (F)	e. When sufficient funds have been collected, the agency shall identify, within 180 days of the determination that sufficient funds have been collected, an approximate date by which the construction of the public improvements will commence.	

Section 2
DESCRIPTION OF IMPACT FEES

A. DESCRIPTION OF THE CITY'S IMPACT FEES

The City of Dublin has established the following Impact Fees and Traffic Mitigation Contributions:

- Eastern Dublin Traffic Impact Fees
- Downtown Traffic Impact Fee
- Public Facilities Impact Fees
- Park Dedication Fees
- Fire Impact Fees
- Tri Valley Transportation Development Fees
- Freeway Interchange Fees
- Dublin – Contra Costa Traffic Impact Mitigation Fees

These impact fees were established to pay for the design, development and construction of public improvement projects for: streets; public facilities; parks; fire capital expansion projects and community amenities.

B. AMOUNTS CHARGED BY THE CITY FOR IMPACT FEES AND PUBLIC IMPROVEMENTS FUNDED BY THESE FEES

The amounts charged for the impact fees noted above are dependent upon the type and size of a particular development and were based upon related studies, conducted prior to the adoption of the fees. The City Council has adopted and imposed the subject fees through the passage of the following resolutions. These fees are updated on an annual basis based upon various cost indexes described in further detail as part of the resolutions for these fees:

Impact Fee	Resolution / Ordinance
Eastern Dublin Traffic Impact Fees (Includes BART Garage Pass-Through)	Resolution 225-99 Amended by Resolution 111-04 Updated by Resolution 40-10
Downtown Traffic Impact Fee	Resolution 210-04 Amended by Resolution 47-09
Public Facility Impact Fees	Resolution 60-99 Amended by Resolutions 214-02 & 45-09
Park Dedication Fees	Chapter 9.28 Dublin Municipal Code
Fire Impact Fees	Resolution 37-97 - Amended by Resolutions 208-00, 12-03, 77-05 & 46-09
Tri-Valley Transportation Development Fees	Resolution 89-98 Amended by Resolutions 85-99, 87-03 & 68-15
Pleasanton Interchange Fees	Resolution 11-96 Amended by Resolution 155-98
Dublin – Contra Costa Traffic Impact Mitigation Fees.	Resolution 74-00 and Contra Costa County Ordinance No. 2000-24

The studies and supporting documentation presented or adopted as part of the resolutions noted above identify the public improvements that those fees will be used to finance. These studies also show that there is a reasonable relationship: a.) between the fees' use and the type of development project on which the fee is imposed; and b.) between the need for the public facility and the type of development project on which the fee is imposed.

**SECTION 3
STATUS OF FUNDS**

A. INTERFUND LOANS AND TRANSFERS OF IMPACT FEES

No inter-fund loans or transfers of impact fees were granted to other funds during Fiscal Year 2014-15. The Fire Impact Fee Fund received an advance / loan from the General Fund in both Fiscal Year 2003-04 and Fiscal Year 2004-05. Collections of Fire Impact Fees are being used to repay the advance. Interest accrues at the rate equal to the City’s return on its investment portfolio.

B. ANALYSIS OF FEES LEVIED AGAINST DEVELOPMENT PROJECTS IN ACCORDANCE WITH SEC. 66001 OF THE (CGC) AND UNSPENT AFTER 5 YEARS

The purpose of the review was to identify monies that have been collected and held for a period of more than five years and to make appropriate disclosures.

The City of Dublin has analyzed the balance of monies held, at the beginning of Fiscal Year 2014-15 (July 1, 2014). The balances were evaluated based on “developer fees collected” separate from interest revenue. As of July 1, 2014 there were four projects involving the use of Traffic Mitigation Contributions, which have developer fees that continued to be held for more than five years. The Projects are included in the adopted City of Dublin Five Year Capital Improvement Program 2014–2019. In accordance with State Law, the City Council has previously adopted Resolution #230-14 on December 2, 2014 declaring the need to continue to maintain the funds. Based on expenditures during Fiscal Year 2014-15, as of June 30, 2015, there are three projects that have developer funds collected and held for more than five years. Details related to the projects which have funds held for more than five years are identified below:

1. PROJECT # st1012 - DUBLIN BLVD. IMPROVEMENTS - SIERRA COURT TO DUBLIN COURT

Mitigation Source	Unspent Developer Fees Held More Than 5 Years	Remaining Project Costs As Identified in CIP
Dublin Blvd Improvements – Sierra Court to Dublin	\$46,801.57	\$557,004.62 \$3,098,550 (Future)

Description of Project This project is proceeding with the design and right-of-way phase. The ultimate project will widen Dublin Boulevard from Sierra Court to Dublin Court, underground existing overhead utilities, and install bike lanes. This project will increase the roadway capacity from four to six lanes. Previous phases have widened other portions of Dublin Boulevard. The widening of this segment of Dublin Boulevard will complete the improvements on Dublin Boulevard from San Ramon Road to Dougherty Road. Recent traffic studies have shown that six lanes of traffic will be needed.

Source of Funding Traffic Mitigation Contributions are being used for current budgeted design work. A portion of the future unfunded project is eligible for funding from Category 2 Eastern Dublin Traffic Impact Fees.

Approximate Project Completion A contract for design services with Bellecci & Associates was approved by the City Council. Utility undergrounding design and coordination is scheduled to be complete by summer 2016. Right-of-way appraisals and roadway design are proceeding

**SECTION 3
STATUS OF FUNDS**

with anticipated completion in the spring of 2016. A precise completion date has not been established for the complete project including construction.

2. SCARLETT DR & IRON HORSE TRAIL EXTENSION - DUBLIN BLVD – DOUGHERTY ROAD (Future Project)

Mitigation Source	Unspent Developer Fees Held More Than 5 Years	Remaining Project Costs As Identified in CIP
Scarlett Dr. & Iron Horse Trail Extension – Dublin Blvd / Dougherty Rd	\$28,801.83	\$11,916,398

Description of Project This project would provide an extension of Scarlett Drive and relocate and enhance a portion of the Iron Horse Trail. The roadway element is a connection between Dougherty Road and Dublin Boulevard (within the former Southern Pacific Railroad Right-of-Way).

Source of Funding Dublin Crossing Development Agreement Transportation Fees, Traffic Mitigation Contributions, Category 2 Eastern Dublin TIF Fees; Alameda County Transportation Commission Project Funds.

Approximate Project Completion Dates A precise completion date for the project has not been established. It is currently expected that it will be a date outside the current 5 Year CIP planning horizon.

3. DOWNTOWN TRAFFIC IMPACT FEE FUNDS (Amador Plaza Road Bicycle and Pedestrian Improvements – st0815)

Source	Unspent Developer Fees Held More Than 5 Years	Remaining Project Costs As Identified in CIP
Downtown Traffic Impact Fees (Fund #4304)	\$23,035.63	\$939,670

Description of Project(s) The Downtown Traffic Impact Fee identified six improvement projects to be constructed. Projects include: St. Patrick Way Extension; Golden Gate Widening; Dublin Blvd / Golden Gate Drive Intersection Improvements; Dublin Blvd / Amador Plaza Intersection Improvements; Dublin Blvd / Dougherty Road Intersection Improvements; and San Ramon Road Dublin Boulevard Intersection Improvements. Some elements have been completed; however the proportionate share may have been funded from other sources. The Downtown Traffic Impact Fee also included a future update of the impact fee. An update of the Downtown Traffic Impact Fee has commenced, following the October 7, 2014, adoption of the Bicycle and Pedestrian Master Plan. The impact fee update is scheduled to be complete in spring 2016.

Source of Funding Traffic Mitigation Contributions, Downtown Traffic Impact Fees; Federal Transportation for Livable Communities Grant; Contra Costa County / Dublin (Dougherty Valley) Impact Fees.

Approximate Project Completion Dates A precise completion date for the project has not been established. It is currently expected that it will be will be a date outside the current 5 Year CIP

**SECTION 3
STATUS OF FUNDS**

planning horizon. The impact fee update will also evaluate the existing project list and will include evaluation of new projects, including projects in the Bicycle and Pedestrian Master Plan.

C. REFUNDS

No refunds were made during Fiscal Year 2014-15.

D. RETIREMENT OF IMPACT FEE OBLIGATIONS

During Fiscal Year 2014-15, payments were made to retire Impact Fee Credit Obligations as follows:

	Fee Type	Amount
Payments to holders of Impact Fee Credits that had converted to Rights to Reimbursement	Eastern Dublin Traffic Impact Fee – Category 1	\$150,000.00
Reimbursement pursuant to the construction agreement for the Tassajara Interchange. (Alameda County Surplus Property Authority)	Eastern Dublin Traffic Impact Fee – Category 1	\$264,537.35
Reduction In Advance Assumed By Alameda County Surplus Property Authority (Original Advance Was made by BART For East Dublin Station Access)	Eastern Dublin Traffic Impact Fee – Category 2	\$100,000.00
TOTAL		\$514,537.35

**CITY OF DUBLIN CAPITAL IMPACT FEE REPORT
SECTION 4
FEES BY MAJOR CATEGORY (Activity July 1, 2014 - June 30, 2015)**

	<u>PUBLIC FACILITY FEES</u> Funds 4101-4109 (Includes Park Dedication Fees)	<u>FIRE FACILITY IMPACT FEES</u> Fund 4201	<u>TRAFFIC IMPACT FEES (ALL CATEGORIES)</u> Funds 4301-4309 Detail In Schedule 5	<u>GRAND TOTAL</u>
Ending Available 6/30/2014	\$29,285,546.55	(\$901,907.68)	\$12,905,634.22	\$41,289,273.09
Fees Collected: 7/1/2014-6/30/2015	8,534,908.31	434,307.08	6,838,326.69	15,807,542.08
Interest 7/1/2014 - 6/30/2015	229,303.74	-	103,737.03	333,040.77
Less 2014-15 Expenditures				
Project Expenditures	(4,385,436.83)		(1,402,084.13)	(5,787,520.96)
Interest on Loan from General Fund for Construction of Fire Stations		(3,005.91)		(3,005.91)
Retirement of Impact Fee Obligations			(514,537.35)	(514,537.35)
Refunds Per CGC 66001(e)/(f)				-
Pass Through Funds (See Schedule 5)			(670,908.01)	(670,908.01)
Ending Balance 6/30/2015	<u><u>\$33,664,321.77</u></u>	<u><u>(\$470,606.51)</u></u>	<u><u>\$17,260,168.45</u></u>	<u><u>\$50,453,883.71</u></u>

CITY OF DUBLIN CAPITAL IMPACT FEE REPORT
SECTION 5
BREAKDOWN OF TRAFFIC IMPACT FEE FUNDS (Activity July 1, 2014 - June 30, 2015)

LOCAL TRAFFIC IMPACT FEES

	CATEGORY 1 Fund #4301	CATEGORY 2 Fund # 4302	DOWNTOWN TRAFFIC IMPACT FEE Fund # 4304	SUB-TOTAL "A" EAST DUBLIN TIF (EDTIF)
Ending Available 6/30/2014	\$4,389,471.05	\$2,356,915.45	\$894,123.88	\$7,640,510.38
Fees Collected: 7/1/2014-6/30/2015	3,319,964.98	1,719,413.16	153,290.28	5,192,668.42
Interest 7/1/2014 - 6/30/2015	40,711.45	21,550.54	6,289.12	68,551.11
<u>(Less: 2014-15 Expenditures)</u>				
Traffic Improvements	(37,082.00)		(14,917.06)	(51,999.06)
Retirement of Impact Fee Obligations	(414,537.35)	(100,000.00)	-	(514,537.35)
Refunds Per CGC 66001(e)/(f)	-	-	-	-
Ending Balance 6/30/2015	<u>\$7,298,528.13</u>	<u>\$3,997,879.15</u>	<u>\$1,038,786.22</u>	<u>\$12,335,193.50</u>

REGIONAL/MITIGATION TRAFFIC IMPACT FEES

	CATEGORY 3 LOCAL REGIONAL FEES Fund # 4303	DUBLIN - CONTRA COSTA COUNTY MITIGATION Fund # 4305	TRI-VALLEY TRANSPORTATION DEVELOPMENT FEE Fund # 4306	SPECIFIC PROJECT MITIGATION FUND (See 5A for Breakdown) Fund # 4309	SUB-TOTAL "B" OTHER FEES
Ending Available 6/30/2014	\$808,904.31	\$2,792,250.83	\$996,876.79	\$667,091.91	\$5,265,123.84
Fees Collected: 7/1/2014-6/30/2015	-	453,724.69	521,025.57	-	974,750.26
Interest 7/1/2014 - 6/30/2015	3,834.24	17,148.60	10,841.60	3,361.48	35,185.92
<u>(Less: 2014-15 Expenditures)</u>					
Traffic Improvements	(411,616.34)	(792,932.33)	-	(145,536.40)	(1,350,085.07)
Retirement of Impact Fee Obligations	-	-	-	-	-
Ending Balance 6/30/2015	<u>\$401,122.21</u>	<u>\$2,470,191.79</u>	<u>\$1,528,743.96</u>	<u>\$524,916.99</u>	<u>\$4,924,974.95</u>

PASS-THROUGH

	FREEWAY INTERCHANGE & BART GARAGE	GRAND TOTAL TRAFFIC FEES (Pass-Through+ "A" + "B")
Ending Available 6/30/2014	-	\$12,905,634.22
Fees Collected: 7/1/2014-6/30/2015	670,908.01	6,838,326.69
Interest 7/1/2014 - 6/30/2015		103,737.03
<u>(Less: 2014-15 Expenditures)</u>		
Traffic Improvements		(1,402,084.13)
Retirement of Impact Fee Obligations		(514,537.35)
Refunds Per CGC 66001(e)/(f)		0.00
BART Garage Reimbursements to ACSPA	(336,431.70)	(336,431.70)
Freeway Interchange Reimbursements - City of Pleasanton	(334,476.31)	(334,476.31)
Ending Balance 6/30/2015	<u>\$0.00 *</u>	<u>\$17,260,168.45</u>

* Note "Pass-Through" Balance excludes Year-End Interest accrual recorded as a liability.

CITY OF DUBLIN CAPITAL IMPACT FEE REPORT 2014-15

SECTION 5A

DETAIL OF TRAFFIC MITIGATION CONTRIBUTIONS (From July 1, 2014 - June 30, 2015)

	4309.41003 Scarlett Extension Dougherty/Dublin Blvd 096840 (prior System)	4309.41004 Parallel Rd St. Patrick Way st0494 (960010)	4309.41008 Dublin Blvd. Sierra Dougherty st1012 (960026)
CIP PROJECT #			
Ending Available 6/30/2014	\$121,081.83	\$89,401.41	\$392,692.06
Fees Collected: 7/1/2014-6/30/2015	-	-	-
Interest 7/1/2014 - 6/30/2015	610.13	450.49	1,978.78
Less 2014-15 Expenditures		(52,089.27)	(93,447.13)
Refunds Per CGC 66001(e)/(f)	-	-	-
Ending Balance 6/30/2015	\$121,691.96	\$37,762.63	\$301,223.71

	4309.41009 Sybase Traffic Signal Not Yet Assigned	GRAND TOTAL
CIP PROJECT #		
Ending Available 6/30/2014	\$63,916.61	\$667,091.91
Fees Collected: 7/1/2014-6/30/2015	-	-
Interest 7/1/2014 - 6/30/2015	322.08	3,361.48
Less 2014-15 Expenditures	-	(145,536.40)
Refunds Per CGC 66001(e)/(f)	-	-
Ending Balance 6/30/2015	\$64,238.69	\$524,916.99

CITY OF DUBLIN IMPACT FEE REPORT
SECTION 6
SCHEDULE OF FUNDING FOR PUBLIC IMPROVEMENTS & PERCENTAGE DEVELOPER FEES
LISTING OF ACCOUNTS WITH ACTIVITY JULY 1, 2014 to JUNE 30, 2015

CIP #	Project Name	2014-15 Expenditures (Developer Fee Funds)	Fiscal Year 2014-15 Expenditures (Other Funds)	Total Project Expenditures (Fiscal Year)	% From Developer Fees
PUBLIC FACILITY FEES					
pk0105	Emerald Glen Park Recreation and Aquatic Complex	\$3,315,812.01		\$3,315,812.01	100%
pk0115	Dublin Crossing Community Park	28,193.78	69,026.13	97,219.91	29%
pk0212	Passatempo Neighborhood Park	897.43		897.43	100%
pk0311	Positano Hills Neighborhood Park	181,636.94		181,636.94	100%
pk0315	Library Extension - Center for 21st Century	26,446.92		26,446.92	100%
pk0414	Fallon Sports Park - Phase II	656,962.67		656,962.67	100%
pk0514	Jordan Ranch Neighborhood Park	39,508.51		39,508.51	100%
pk0713	Shannon Park Water Play Area	56,265.96		56,265.96	100%
Ops Program	Emerald Glen Recreation and Aquatic Business Plan	79,712.61		79,712.61	N/A
TOTAL PUBLIC FACILITY FEE PROJECTS		\$4,385,436.83	\$69,026.13	\$4,454,462.96	98%
FIRE FACILITY FEES					
(No active Projects. Fees collected are used to repay funds advanced).					
TRAFFIC IMPACT FEES (Excludes "Pass -Through" Payments - BART GARAGE & INTERCHANGE FEES)					
Ops Program	TIF Administration				
	Tassajara Capacity Analysis Study (EDTIF1 Fund 4301)	\$37,082.00		\$37,082.00	
	Downtown TIF (Fund 4304:Dept 8301)	587.50		587.50	
	Dept. Operating Budget Total	\$37,669.50		\$37,669.50	N/A
	Non-Departmental- Credit Pmts				
	EDTIF Cat1 (Fund 4301) Pmts reducing Credits Held	\$414,537.35		\$414,537.35	
	EDTIF (Category 2)	100,000.00		100,000.00	
	Non-Dept. Budget Total	\$514,537.35		\$514,537.35	N/A
st0494	St. Patrick Way - Regional Street to Golden Gate				
	Specific Project Mitigation Fees (41004)	\$52,089.27		\$52,089.27	
	st0494 Total	\$52,089.27	0.00	\$52,089.27	100%
st0911	Dougherty Rd Impvts Sierra Ln To North City Limits				
	EDTIF-Cat 3 (Fund 4303)	\$411,616.34		\$411,616.34	
	Dougherty Valley TIF (Fund 4305)	792,932.33		792,932.33	
	st0911 Total	1,204,548.67	0.00	1,204,548.67	100%
st1012	Dublin Boulevard - Sierra Court to Dougherty				
	Specific Project Mitigation Fees (41008)	\$93,447.13		\$93,447.13	
	st1012 Total	93,447.13	0.00	93,447.13	100%
st0815	Amador Plaza Road Bicycle & Pedestrian				
	Downtown TIF (Fund 4304)	\$14,329.56		\$14,329.56	
	st0815 Total	14,329.56	0.00	14,329.56	100%
TOTAL TRAFFIC IMPACT FEE PROJECTS		\$1,916,621.48	\$0.00	\$1,916,621.48	100%

RESOLUTION NO. XX - 15

**A RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF DUBLIN**

**MAKING FINDINGS REGARDING UNEXPENDED
TRAFFIC MITIGATION CONTRIBUTIONS FOR FISCAL YEAR 2014-15**

WHEREAS, the City has collected contributions for completion of off-site public traffic improvements needed as a result of new development, which will not be expended within five years after deposit. The improvements are described in the Fiscal Year 2014-2019 Five Year Capital Improvement Program and include the improvements described below:

Source of Fee	Unexpended Developer Fees as of June 30, 2015
1. Project Specific Mitigation: Dublin Blvd. Improvements – Sierra Court to Dublin Court (CIP# st1012)	\$46,801.57
2. Project Specific Mitigation: Scarlett Drive Extension Between Dublin Blvd and Dougherty Road (Future Project)	\$28,801.83
3. Downtown Traffic Impact Fees: - Various Projects identified in the Fee Resolution.	\$23,035.63

WHEREAS, the three fees and their associated projects described in the recital above are referred to as the "Three Traffic Improvements."

NOW, THEREFORE, BE IT RESOLVED that the City Council of City of Dublin hereby find and determine that the foregoing recitals and determinations are true and correct:

A. The contributions which have been collected for the Three Traffic Improvements will remain unexpended after Fiscal Year 2014-15.

B. The contributions which have been collected for the Three Traffic Improvements will remain committed for construction of the improvements identified in the adopted Capital Improvement Program.

C. The purpose for which the contributions will be used is construction of the Three Traffic Improvements, as described above and in the 2014-2019 Capital Improvement Program.

D. The contributions were collected to make the Three Traffic Improvements, which improvements will mitigate traffic impacts caused by the new development projects which paid the fees.

E. The contributions which have been collected for the Three Traffic Improvements are needed for construction of the Three Traffic Improvements.

PASSED, APPROVED, AND ADOPTED this 15th day of December 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk



STAFF REPORT CITY COUNCIL

CITY CLERK
File #450-20

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

A handwritten signature in blue ink, appearing to read "Chris Foss".

SUBJECT: Amendments to Dublin Municipal Code Chapter 5.58 (Medical Marijuana Dispensaries), Chapter 8.08 (Definitions) and Chapter 8.12 (Zoning Districts and Permitted Uses of Land) PLPA-2015-00056
Prepared by Martha Aja, Associate Planner, and Alex Mog, Meyers Nave

EXECUTIVE SUMMARY:

Several new state laws regarding medical marijuana activities will go into effect in 2016, including Assembly Bill 243 ("AB 243"), which establishes a dual licensing structure for medical marijuana cultivation. A person wishing to cultivate medical marijuana must receive a license from the California Department of Food & Agriculture ("DFA"), as well as a license, permit or entitlement from the local jurisdiction where the cultivation is to take place. However, AB 266 provides that if a local jurisdiction does not have a land use regulation or an ordinance prohibiting or regulating medical marijuana cultivation in effect before March 1, 2016, then the DFA will be the sole licensing authority for the medical marijuana cultivation in that jurisdiction. The primary purpose of the proposed ordinance is to ensure the City retains local control over medical marijuana cultivation by restricting it prior to the March 1, 2016 deadline. In addition, the proposed ordinance adds the City's existing prohibition on medical marijuana dispensaries to the Zoning Ordinance and prohibits the delivery of medical marijuana within the City.

FINANCIAL IMPACT:

No financial impact.

RECOMMENDATION:

Staff recommends that the City Council waive the reading and INTRODUCE an Ordinance Amending Chapter 5.58 (Medical Marijuana Dispensaries), Chapter 8.08 (Definitions) and Chapter 8.12 (Zoning Districts and Permitted Uses of Land) of the Dublin Municipal Code to regulate medical marijuana dispensaries, deliveries and cultivation within the City of Dublin.

A handwritten signature in blue ink, appearing to read "Submitted By".

Submitted By
Community Development Director

A handwritten signature in blue ink, appearing to read "Linda Smith".

Reviewed By
Assistant City Manager

DESCRIPTION:

California voters enacted the Compassionate Use Act in 1996 to permit the possession and cultivation of marijuana for limited medical treatment purposes. In 2004, the Legislature adopted the Medical Marijuana Program Act to provide greater access to medical marijuana for qualified patients and caregivers by allowing collective, cooperative cultivation projects known as “dispensaries.”

Neither the Compassionate Use Act nor the Medical Marijuana Program Act prevents a City from enacting nuisance and land use regulations regarding medical marijuana use or dispensaries. A City is constitutionally authorized to make and enforce within its limits all local police, sanitary, and other ordinances. (Cal. Const. Art. XI, § 7.) California courts have affirmed a City’s ability to prohibit medical marijuana dispensaries and medical marijuana cultivation as part of the traditional land use authority. (*City of Riverside v. Inland Empire Patients Health and Wellness Center, et al.* (2013) 56 Cal.4th 729; *Maral et al. v. City of Live Oak*, 221 Cal.App.4th 975.) The City of Dublin has previously exercised this authority and adopted a prohibition on the operation of medical marijuana dispensaries anywhere in the City. The City also regulates agricultural uses, although the Municipal Code does not explicitly prohibit medical marijuana cultivation.

Several bills regulating medical marijuana were passed by the State Legislature this past session, including Assembly Bill 243, Assembly Bill 266 and Senate Bill 643. These bills do not eliminate a cities’ authority to regulate medical marijuana within their jurisdictions, and the City’s current ban on medical marijuana dispensaries is unaffected by the passage of these bills. However, Staff is recommending the adoption of the proposed Ordinance to preserve the City’s authority to regulate medical marijuana cultivation, in response to one of the bills. These regulations could then be modified in the future at the discretion of the City Council.

Assembly Bill 243 (“AB 243”) adds Health and Safety Code section 11362.777, which establishes a dual licensing structure for the cultivation of medical marijuana. Under section 11362.777, a person wishing to cultivate marijuana must receive a license from the California DFA, as well as a license, permit or entitlement from the local jurisdiction where the cultivation is to take place. Section 11362.777 provides that if a local jurisdiction does not have a land use regulation or ordinance prohibiting or regulating cultivation of medical marijuana in effect before March 1, 2016, the DFA will be the sole licensing authority for the cultivation of medical marijuana in that jurisdiction. Accordingly, if the City does not have a prohibition or any regulations in effect before March 1, 2016, the City may lose its ability to control medical marijuana cultivation within the City. If the City has regulations or a prohibition in effect before March 1, the City has the power to later modify the prohibition and/or regulations.

The Business and Professions Code section 19334 authorizes the licensing of dispensaries for the purpose of making deliveries. B&P Section 19340 authorizes a licensed dispensary to make a delivery in any city that does not explicitly prohibit deliveries. Although Dublin prohibits dispensaries, these statutes likely mean a dispensary licensed in a different City could make deliveries in Dublin unless Dublin explicitly prohibits it. If the ban on deliveries is adopted, the City has the authority to later modify or repeal the ban.

In light of the recently adopted State legislation, Staff is proposing amendments to Chapter 5.58 (Medical Marijuana Dispensaries), Chapter 8.08 (Definitions) and Chapter 8.12 (Zoning Districts and Permitted Uses of Land). The proposed amendments will prohibit medical marijuana cultivation in every zoning district within the City and will also prohibit the delivery of medical

marijuana within the City. The proposed amendments are intended to preserve the City's authority to regulate medical marijuana cultivation within its jurisdiction.

In order to have an ordinance in effect before March 1, 2016, the ordinance amending the Zoning Ordinance must be adopted at the City Council's January 19, 2016 meeting, after being introduced at the City Council's December 15 meeting (the Council's first meeting in January has been canceled). If the City has regulations or a prohibition in effect before March 1, 2016, the City will retain the flexibility to maintain, narrow, or lift the prohibition on cultivation at some point in the future. The proposed amendments would also add the City's existing prohibition on medical marijuana dispensaries to the Zoning Ordinance, and amend Chapter 5.58 (Medical Marijuana Dispensaries) to ensure consistency between the Zoning Ordinance and the City's existing prohibition on Medical Marijuana Dispensaries and prohibit the cultivation and delivery of medical marijuana within the City. The draft ordinance amending Chapters 5.58, 8.08 and 8.12 is included as Attachment 1.

The City Council is currently being requested to review the proposed ordinance amendments to Chapter 5.58, Chapter 8.08 and Chapter 8.12 of the Dublin Municipal Code.

ANALYSIS:

The proposed amendments to Chapter 8.08 (Definitions) and 8.12 (Zoning Districts and Permitted Uses of Land) of the Zoning Ordinance prohibit the cultivation of medical marijuana in all zoning districts in the City. Additionally, Chapter 5.58 is being amended to prohibit the delivery of medical marijuana within the City. The ordinance is necessary to ensure that the City retains authority regarding the medical marijuana cultivation within the City, and to prevent the DFA from becoming the sole licensing authority for medical marijuana cultivation within the City. The proposed amendments to Chapter 5.58 (Medical Marijuana Dispensaries) are necessary to ensure consistency between the Zoning Ordinance and the City's existing prohibition on medical marijuana dispensaries, and will add that existing prohibition to the City's Zoning Ordinance.

The following is a description of the proposed Ordinance Amendments.

Chapter 8.08 (Definitions)

The following new definitions will be listed in Chapter 8.08 and there will be a cross reference to Chapter 5.58:

Medical Marijuana Dispensary. See Section 5.58.010(C).

Medical Marijuana Cultivation. See Section 5.58.010(D).

Chapter 8.12 (Zoning Districts and Permitted Uses of Land)

Section 8.12.050 (Permitted and Conditionally Permitted Land Uses) of Title 8 of the Dublin Municipal Code is hereby amended to add Medical Marijuana Cultivation as an Agricultural Use Type to read as follows:

AGRICULTURAL USE TYPE	A	R-1	R-2	R-M	C-O	C-N	C-1	C-2	M-P	M-1	M-2
Medical Marijuana Cultivation	-	-	-	-	-	-	-	-	-	-	-

Section 8.12.050 (Permitted and Conditionally Permitted Land Uses) of Title 8 of the Dublin Municipal Code is hereby amended to add Medical Marijuana Dispensary as a Commercial Use Type to read as follows:

COMMERCIAL USE TYPE	A	R-1	R-2	R-M	C-O	C-N	C-1	C-2	M-P	M-1	M-2
Medical Marijuana Dispensary	-	-	-	-	-	-	-	-	-	-	-

Chapter 8.58 (Medical Marijuana Dispensaries)

The proposed amendments to Chapter 8.58 of the Municipal Code include revising the existing definition of medical marijuana dispensary and adding two new definitions.

The definition of “Medical marijuana dispensary” contained in Section 8.58.010 of the Dublin Municipal Code is revised to read as follows:

“Medical marijuana dispensary” means any facility or location, whether fixed or mobile, where medical marijuana is made available to, distributed by, or distributed to two (2) or more of the following: a qualified patient, a person with an identification card, or a primary caregiver qualified patients, persons with an identification card, or primary caregivers, or combination thereof.

The following new definitions are proposed to be added to Section 5.58.010 as follows:

“Medical marijuana delivery” means the transfer of medical marijuana or medical marijuana products from a medical marijuana dispensary to a qualified patient or primary caregiver, as well as the use by a dispensary of any technology platform to arrange for or facilitate the transfer of medical marijuana or medical marijuana products.

“Medical marijuana cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading or trimming of medical marijuana.

In addition, two new sections (as shown below) are being added to Chapter 8.58 to prohibit the cultivation and delivery of medical marijuana within the City of Dublin.

5.58.030 Medical marijuana cultivation prohibited.

No person shall engage in medical marijuana cultivation in or upon any premises or property in the city.

5.58.040 Medical marijuana delivery prohibited.

No person shall engage in medical marijuana delivery in or upon any premises or property in the city

Planning Commission Action

On December 8, 2015, the Planning Commission held a public hearing to review the proposed Zoning Ordinance amendments related to medical marijuana dispensaries and cultivation. The Planning Commission had a lengthy discussion regarding the proposed Ordinance. The Planning Commission recognized the need to adopt regulations at this time in order to ensure

that the City maintains local control. However, a majority of the Commissioners also expressed an interest in considering future amendments to relax the proposed standards to address the medical needs of community members. A medical marijuana advocate, who resides in Sunol, spoke in opposition to the proposed Ordinance. Ultimately, the Planning Commission voted 3-2 to adopt a Resolution (Attachment 2) recommending that the City Council adopt the proposed Ordinance.

ENVIRONMENTAL REVIEW:

The California Environmental Quality Act (CEQA), together with State Guidelines and City Environmental Regulations require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. Pursuant to the CEQA, Staff is recommending that the proposed Ordinance be found exempt from CEQA per CEQA Guidelines Section 15061(b)(3). Section 15061(b)(3) states that CEQA applies only to those projects that have the potential to cause a significant effect on the environment. The adoption of the proposed amendments of the Municipal Code does not, in itself, allow the construction of any building or structure, or authorize any activity, but rather prohibits the cultivation of marijuana within the City. This Ordinance of itself, therefore, has no potential for resulting in significant physical change in the environment, directly or ultimately.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

A Public Notice was published in the Valley Times and posted at several locations throughout the City and emailed to all persons who have expressed an interest in being notified of meetings. The Staff Report was also made available on the City's webpage.

ATTACHMENTS:

1. Ordinance amending Chapter 5.58 (Medical Marijuana Dispensaries), Chapter 8.08 (Definitions) and Chapter 8.12 (Zoning Districts and Permitted Uses of Land) of the Dublin Municipal Code to regulate medical marijuana dispensaries, cultivation and delivery within the City of Dublin
2. Planning Commission Resolution No. 15-15 recommending that the City Council adopt an Ordinance amending Chapter 8.08 (Definitions) and Chapter 8.12 (Zoning Districts and Permitted Uses of Land) of the Dublin Municipal Code to regulate medical marijuana dispensaries and cultivation within all zoning districts the City of Dublin

ORDINANCE NO. XX – 16

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

AN ORDINANCE OF THE CITY OF DUBLIN AMENDING CHAPTERS 5.58 (MEDICAL MARIJUANA DISPENSARIES), CHAPTER 8.08 (DEFINITIONS) AND CHAPTER 8.12 (ZONING DISTRICTS AND PERMITTED USES OF LAND) OF THE DUBLIN MUNICIPAL CODE TO REGULATE MEDICAL MARIJUANA DISPENSARIES, DELIVERIES AND CULTIVATION WITHIN THE CITY OF DUBLIN

WHEREAS, Health and Safety Code section 11362.5, the Compassionate Use Act of 1996 (“CUA”), adopted by the voters in the State of California, authorizes a limited defense to criminal charges for the use, possession or cultivation of marijuana for medical purposes when a qualified patient has a doctor’s recommendation for the use of marijuana; and

WHEREAS, Health and Safety Code section 11362.7 et seq., the Medical Marijuana Program Act (“MMPA”), was adopted by the state legislature and offers some clarification on the scope of the Compassionate Use Act of 1996, and section 11362.83 specifically authorizes cities and other governing bodies to adopt and enforce rules and regulations related to medical marijuana; and

WHEREAS, neither the CUA or the MMPA prevent a city from enacting nuisance and land use regulations regarding medical marijuana cultivation or dispensaries; and

WHEREAS, the Legislature recently passed, and the Governor signed, several bills regulating the commercial activity of medical marijuana, including Assembly Bill 243, which assigns certain state agencies with regulatory task regarding commercial medical marijuana, including product labeling and environmental regulation; and

WHEREAS, Section 6 of AB 243 adds Health and Safety Code section 11362.777, which puts the California Department of Food and Agriculture (“DFA”) in charge of licensing of both indoor and outdoor cultivation sites in the state; and

WHEREAS, Health and Safety Code section 11362.777 provides that the DFA shall be the sole licensing authority for medical marijuana cultivation within a city if that city does not have land use regulations or ordinances regulating or prohibiting the cultivation of marijuana in effect on March 1, 2016; and

WHEREAS, Chapter 5.58 of the Municipal Code currently explicitly prohibits medical marijuana dispensaries in the City; and

WHEREAS, the Municipal Code allows certain agricultural uses within the City, but medical marijuana cultivation is not an existing allowed use; and

WHEREAS, the City Council desires to retain local control over the cultivation of medical marijuana, and therefore desires to adopt a land use ordinance regulating or prohibiting marijuana cultivation that will be in effect before March 1, 2016; and

WHEREAS, the cultivation of medical marijuana in other cities has resulted in calls for service to the police department, including calls for robberies and thefts; and

WHEREAS, medical marijuana cultivation could pose safety risks for surrounding neighbors, including but not limited to, risks of violent confrontation in connection with attempts to steal marijuana and the risk of fire from improperly wired electrical lights within structures growing marijuana; and

WHEREAS, the ability to obtain marijuana for medical purposes is available in other jurisdictions within a short drive of the City; and

WHEREAS, there is a threat to the public health, safety and welfare of the community if medical marijuana is cultivated in the City without proper regulations, and such unregulated cultivation which may result in harmful effects to the businesses, property owners and residents of the City; and

WHEREAS, Article XI, Section 7 of the California Constitution provides a city may make and enforce within it limits all local police, sanitary and other ordinances and regulations not in conflict with general laws; and

WHEREAS, the City Council desires to confirm that the cultivation of marijuana is illegal within the city and enact an explicit prohibition on the cultivation of medical marijuana within the City; and

WHEREAS, the City Council has the authority to amend a prohibition in effect before March 1, 2016, and such amendment may allow certain types of cultivation, but if no regulation or prohibition is in effect before March 1, 2016, the City could permanently lose the authority to license and regulate medical marijuana cultivation within the City; and

WHEREAS, Staff has advised that members of the public are sometimes unaware of the City's existing prohibition on medical marijuana dispensaries because it is not contained in the City's Zoning Ordinance and that the existing definition of a medical marijuana dispensary causes occasional confusion; and

WHEREAS, the City Council desires to add the existing prohibition on medical marijuana dispensaries within the City to the Zoning Ordinance and rephrase the definition of medical marijuana dispensary to eliminate any confusion; and

WHEREAS, Business and Professions Code section 19340 authorizes licensed medical marijuana dispensaries to make medical marijuana deliveries in any city that does not explicitly prohibit it;

WHEREAS, the City Council desires to prohibit medical marijuana deliveries within the City;
and

WHEREAS, the Planning Commission held a duly noticed public hearing on the Title 8 Zoning Ordinance amendments on December 8, 2015, at which time all interested parties had the opportunity to be heard. Following the public hearing, the Planning Commission approved Resolution 15-15 recommending that the City Council adopt the amendments; and

WHEREAS, the City Council held a duly noticed public hearing on the proposed Title 5 and Title 8 amendments on _____, at which time all interested parties had the opportunity to be heard.

NOW, THEREFORE, the City Council of the City of Dublin does ordain as follows:

SECTION 1:

The above recitals are true and correct and incorporated herein.

SECTION 2:

Chapter 5.58 of the Dublin Municipal Code is hereby amended to read as follows (with text in ~~strikeout~~ format indicating deletion and *italicized* text indicating addition):

Chapter 5.58 Medical Marijuana Dispensaries *and Cultivation*

5.58.010 Definitions.

For the purposes of this chapter, unless otherwise apparent from the context, the following definitions shall apply:

A. “Medical marijuana” is marijuana authorized in strict compliance with Health and Safety Code Section 11362.5 et seq.

B. “Medical marijuana delivery” means the transfer of medical marijuana or medical marijuana products from a medical marijuana dispensary to a qualified patient or primary caregiver, as well as the use by a dispensary of any technology platform to arrange for or facilitate the transfer of medical marijuana or medical marijuana products.

~~CB. “Medical marijuana dispensary” means any facility or location, whether fixed or mobile, where medical marijuana is made available to, distributed by, or distributed to two (2) or more of the following: a qualified patient, a person with an identification card, or a primary caregiver~~
qualified patients, persons with an identification card, or primary caregivers, or combination thereof.

A medical marijuana dispensary shall not include the following uses, so long as such uses comply with this code, Health and Safety Code Section 11362.5 et seq., and other applicable law:

1. A clinic licensed pursuant to Chapter 1 of Division 2 of the Health and Safety Code.

2. A health care facility licensed pursuant to Chapter 2 of Division 2 of the Health and Safety Code.
3. A residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the Health and Safety Code.
4. A residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the Health and Safety Code.
5. A hospice or a home health agency, licensed pursuant to Chapter 8 of Division 2 of the Health and Safety Code.

D. "Medical marijuana cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading or trimming of medical marijuana.

EG. "Person with an identification card" shall have the meaning given that term by Health and Safety Code Section 11362.7.

FD. "Primary caregiver" shall have the meaning given that term by Health and Safety Code Section 11362.7.

GE. "Qualified patient" shall have the meaning given that term by Health and Safety Code Section 11362.7.

5.58.020 Operation of medical marijuana dispensaries prohibited.

No person shall operate or permit to be operated a medical marijuana dispensary in or upon any premises or property in the city.

5.58.030 Medical marijuana cultivation prohibited.

No person shall engage in medical marijuana cultivation in or upon any premises or property in the city.

5.58.040 Medical marijuana delivery prohibited.

No person shall engage in medical marijuana delivery in or upon any premises or property in the city

SECTION 3:

Section 8.08.020 (Definitions (A-Z)) of Title 8 of the Dublin Municipal Code is hereby amended to add the following definitions:

Medical Marijuana Dispensary. See Section 5.58.010(C).

Medical Marijuana Cultivation. See Section 5.58.010(D).

SECTION 4:

Section 8.12.050 (Permitted and Conditionally Permitted Land Uses) of Title 8 of the Dublin Municipal Code is hereby amended to add Medical Marijuana Cultivation as an Agricultural Use Type and to prohibit the use in every zoning district, to read as follows:

AGRICULTURAL USE TYPE	A	R-1	R-2	R-M	C-O	C-N	C-1	C-2	M-P	M-1	M-2
Medical Marijuana Cultivation	-	-	-	-	-	-	-	-	-	-	-

SECTION 5:

Section 8.12.050 (Permitted and Conditionally Permitted Land Uses) of Title 8 of the Dublin Municipal Code is hereby amended to add Medical Marijuana Dispensary as a Commercial Use Type and to prohibit the use in every zoning district, to read as follows:

COMMERCIAL USE TYPE	A	R-1	R-2	R-M	C-O	C-N	C-1	C-2	M-P	M-1	M-2
Medical Marijuana Dispensary	-	-	-	-	-	-	-	-	-	-	-

SECTION 6: Severability.

The provisions of this Ordinance are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the ordinance or their applicability to other persons or circumstances.

SECTION 7: CEQA.

This Ordinance is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3). Section 15061(b)(3) states that CEQA applies only to those projects that have the potential to cause a significant effect on the environment. The adoption of the proposed Ordinance is exempt from CEQA because the adoption of the proposed amendments to the Municipal Code does not, in itself, allow the construction of any building or structure or authorize any activity, but rather prohibits the cultivation of medical marijuana within the City. This Ordinance, therefore, has no potential for resulting in significant physical change in the environment, directly or ultimately.

SECTION 8: Effective Date and Posting of Ordinance

This Ordinance shall take effect and be in force thirty (30) days from and after the date of its final adoption. The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three (3) public places in the City of Dublin in accordance with Section 39633 of the Government Code of California.

PASSED, APPROVED, AND ADOPTED BY the City Council of the City of Dublin on this _____ day of _____, 2016, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

RESOLUTION 15-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUBLIN

RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING CHAPTERS 8.08 (DEFINITIONS) AND 8.12 (ZONING DISTRICTS AND PERMITTED USES OF LAND) OF THE DUBLIN MUNICIPAL CODE TO PROHIBIT MEDICAL MARIJUANA DISPENSARIES AND CULTIVATION IN ALL ZONING DISTRICTS WITHIN THE CITY OF DUBLIN

WHEREAS, the Legislature recently passed, and the Governor signed, several bills regulating the commercial activity of medical marijuana, including Assembly Bill 243, which assigns certain state agencies with regulatory task regarding commercial medical marijuana, including product labeling and environmental regulation; and

WHEREAS, Section 6 of AB 243 adds Health and Safety Code section 11362.777, which puts the California Department of Food and Agriculture (“DFA”) in charge of licensing of both indoor and outdoor cultivation sites in the state; and

WHEREAS, Health and Safety Code section 11362.777 provides that the DFA shall be the sole licensing authority for medical marijuana cultivation within a city if that city does not have land use regulations or ordinances regulating or prohibiting the cultivation of marijuana in effect on March 1, 2016; and

WHEREAS, an amendment to Zoning Ordinance Chapter 8.08 and 8.12 enacting a prohibition of medical marijuana cultivation will ensure that the City of Dublin retains local control over medical marijuana cultivation within the City; and

WHEREAS, if the City has a prohibition regarding medical marijuana cultivation in effect before March 1, 2016, the City retains the flexibility to maintain, narrow, or lift the prohibition on cultivation at some point in the future; and

WHEREAS, an amendment to Chapter 5.58, along with the proposed amendments to Chapter 8.08 and 8.12, will ensure consistency between the Zoning Ordinance and the City’s existing prohibition on medical marijuana dispensaries, which will remain in effect; and

WHEREAS, the California Environmental Quality Act (CEQA), together with State guidelines and City environmental regulations require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the proposed project is exempt from CEQA per CEQA Guidelines Section 15061 (b)(3), which states that CEQA applies only to those projects that have the potential to cause a significant effect on the environment. The adoption of the proposed amendments to the Municipal Code does not, in itself, allow the construction of any building or structure, but prohibits medical marijuana cultivation within the City; and

WHEREAS, a Staff Report was submitted to the City of Dublin Planning Commission recommending approval of the proposed amendments; and

WHEREAS, the Planning Commission held a public hearing on said application on December 8, 2015 and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgment to evaluate the project.

NOW, THEREFORE, BE IT RESOLVED THAT THE Dublin Planning Commission does hereby recommend that the City Council adopt the following amendments to the Zoning Ordinance:

The following new definitions will be listed in Chapter 8.08 and there will be a cross reference to Chapter 5.58.

Medical Marijuana Dispensary. See Section 5.58.010(C).

Medical Marijuana Cultivation. See Section 5.58.010(D).

Amend Section 8.12.050 (Permitted and Conditionally Permitted Land Uses) of the Dublin Municipal Code to add Medical Marijuana as an Agricultural Use Type to read as follows:

AGRICULTURAL USE TYPE	A	R-1	R-2	R-M	C-O	C-N	C-1	C-2	M-P	M-1	M-2
Medical Marijuana Cultivation	-	-	-	-	-	-	-	-	-	-	-

Amend Section 8.12.050 (Permitted and Conditionally Permitted Land Uses) of Title 8 of the Dublin Municipal Code to add Medical Marijuana Dispensary as a Commercial Use Type to read as follows:

COMMERCIAL USE TYPE	A	R-1	R-2	R-M	C-O	C-N	C-1	C-2	M-P	M-1	M-2
Medical Marijuana Dispensary	-	-	-	-	-	-	-	-	-	-	-

PASSED, APPROVED AND ADOPTED this 8th day of December 2015 by the following vote:

AYES: Do, Mittan, Goel

NOES: Kohli, Bhuthimethee

ABSENT:

ABSTAIN:

Planning Commission Chair

ATTEST:

Assistant Community Development Director



**STAFF REPORT
CITY COUNCIL**

**CITY CLERK
File #310-30**

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager 

SUBJECT: Comprehensive Annual Financial Report (CAFR) and Annual Audit for Fiscal Year Ending June 30, 2015 and Supplemental Reports Completed by the Auditors
Prepared by Colleen Tribby, Administrative Services Director

EXECUTIVE SUMMARY:

The City of Dublin has compiled and published its Comprehensive Annual Financial Report (CAFR), for the fiscal year ending June 30, 2015. This report includes financial statements prepared by City staff along with the audit prepared by Maze and Associates Accountancy Corporation (Maze), the independent auditors selected by the City Council. The CAFR is a report which encompasses information beyond minimum financial reporting requirements. The Auditors have provided a "clean opinion" based on their review. The report has also been reviewed by the City Council Ad-Hoc Audit Subcommittee. The Auditors have also completed the following five supplemental reports: 1) a compliance audit of Alameda County Transportation Measure B Funds; 2) a compliance audit of the Alameda County Transportation Commission Fund (ACTC-VRF) Program; 3) a compliance audit of Alameda County Transportation Measure BB Funds; 4) a compliance audit of the State of California Transportation Development Act (TDA) Program; and 5) a review of the City's Annual Appropriations Limit Calculation.

FINANCIAL IMPACT:

Summarized financial information is discussed in this staff report, and Attachment 1 provides a guide to key information found in the CAFR. The full CAFR is included as Attachment 2.

RECOMMENDATION:

Staff recommends that the City Council receive and file the reports.



Reviewed By
Assistant City Manager

DESCRIPTION:

The City of Dublin has compiled and published its CAFR for the Fiscal Year ending June 30, 2015. The CAFR (Attachment 2) includes audited financial statements reviewed by Maze and Associates Accountancy Corporation (Maze), the independent auditor selected by the City Council, and concludes the fourth year of audit services under a five-year agreement approved by the City Council on April 17, 2012.

Ad-Hoc Audit Committee Review

The auditors met with the City Council Ad-Hoc Audit Committee, comprising Vice Mayor Gupta and Councilmember Wehrenberg, on December 1, 2015 to review the results of the audit. The interaction of the auditors directly with representatives of the elected body is a key component to audit standards, and provides committee members an opportunity to discuss the report and ask questions of the auditors. The Committee concurred with Staff's recommendation that the City Council receive the report.

Overall, based on their testing and review, the auditors granted the City a "clean opinion" (see Attachment 2, pages 1 - 3), meaning that the City's financial statements present fairly, in all material respects, the financial position of the City.

Financial Overview

Attachment 1 provides a guide to key elements contained in the CAFR. Some of the important financial results include:

New Reporting Element – In FY 2014-15, the City implemented the Governmental Accounting Standards Board Statement 68 (GASB 68), which sets new accounting and financial reporting requirements for government employer plans administered through irrevocable trust. The result of the implementation was the booking of a net pension liability of \$7.8 million, shown on the City's Statement of Net Position (Attachment 2, page 24).

Increased Total Net Assets - Net assets increased by \$22.5 million, as shown in Table 1 below. This change is on an entity-wide basis, and includes both capital assets as well as restricted funds. Included in the Management Discussion and Analysis section of the CAFR is a discussion of the changes in Net Assets (See Attachment 2 pages 5 - 21). It is important to note that the amount reported as Total Net Assets includes:

- 1) \$444.9 million (71.0% of total assets) in investments in capital assets (e.g. land, infrastructure, buildings, and equipment). These are not assets that are available for future spending.
- 2) \$74.7 million (11.9% of the total assets) are assets subject to external restrictions on how they can be used, such as development impact fee funds.

TABLE 1: SUMMARY OF NET POSITION
June 30, 2015 and 2014

<u>Item</u>	Governmental Activities			
	<u>June 30, 2015</u>	<u>June 30, 2014</u>	<u>\$ Change</u>	<u>% Change</u>
Current and other assets	203,229,738	166,738,992	36,490,746	21.9%
Notes receivable (See Note5)	9,632,631	10,320,132	(687,501)	-6.7%
OPEB asset (Note 12)	(4,647)	35,889	(40,536)	-112.9%
Capital assets	450,582,357	451,658,172	(1,075,815)	-0.2%
Total assets	663,440,079	628,753,185	34,686,894	5.5%
Deferred Outflows of Resources	1,067,859	-	1,067,859	N/A
Current Liabilities	21,175,782	17,954,413	3,221,369	17.9%
Noncurrent Liabilities	13,939,534	6,542,008	7,397,526	113.1%
Total Liabilities	35,115,316	24,496,421	10,618,895	43.3%
Deferred Inflows of Resources	2,645,492	-	2,645,492	N/A
Net investment in capital assets	444,832,546	445,529,366	(696,820)	-0.2%
Restricted	74,738,219	60,808,540	13,929,679	22.9%
Unrestricted	107,176,363	97,918,858	9,257,505	9.5%
(See Note 8 to Financials for Classification)				
Total net assets	626,747,129	604,256,764	22,490,365	3.7%

Memorandum on Internal Control (MOIC) (Attachment 3)

The professional standards adhered to by the Auditors require them to record a formal process of communicating directly with the City Council. As part of the FY 2014-15 CAFR process, the auditors met with the City Council Ad-Hoc Audit Committee at the start of their field testing as well as at the conclusion of the audit to review the final report. The MOIC to the City Council is included as Attachment 3.

The MOIC contains a description of new GASB requirements implemented by the City during the audit year, upcoming GASB requirements that are not yet effective, and discusses the status of prior-year audit recommendations. For the FY 2014-15 CAFR, the report did not contain any recommendations on process improvements.

Designations of Fund Balances

The City's Fund Balance and Reserves Policy conforms to required standards enacted by the Governmental Accounting Standards Board (GASB). A listing of the FY 2014-15 year-end reserves established in accordance with this policy is shown on CAFR page 64 (Attachment 2). The following table summarizes the fund balances for all City funds:

TABLE 2: GOVERNMENTAL FUND BALANCE CHANGES
June 30, 2015 and 2014

	June 30, 2015	June 30, 2014	\$ Change	% Change
General Fund	97,706,494	79,577,762	18,128,732	22.8%
Affordable Housing Fund	13,607,857	10,064,299	3,543,558	35.2%
Capital Improvement Funds	50,385,192	41,339,587	9,045,605	21.9%
Other Governmental Funds	10,745,411	9,404,895	1,340,516	14.3%
Total Governmental Funds	172,444,954	140,386,543	32,058,411	22.8%

As shown above, General Fund Reserves totaled \$97.7 million as of June 30, 2015: \$21.3 million of that is available for cash flow purposes, equating to 4.0 months of budgeted operating expenditures in FY 2015-16. This is in accordance with the City Policy, which sets the cash flow goal at between two and four months of the budget.

Additional Reports Prepared by Auditors

In addition to the audit of the financial statements, the auditor engagement also included the completion of specialized reports. The five supplemental reports include:

- 1) A compliance audit of Alameda County Transportation Commission (ACTC) Measure B Funds;
- 2) A compliance audit of the ACTC Vehicle Registration Fee Program;
- 3) A compliance audit of the ACTC Measure BB Program;
- 4) A compliance audit of the State of California Transportation Development Act (TDA) Program;
- 5) A review of the City’s Annual Appropriations Limit Calculation.

The City did not meet the threshold of \$500,000 in expenditures of federal funds in FY 2014-15, and therefore was not required to complete a Federal Grant – Single Audit Report. The following is a brief summary of each supplemental report.

ACTC Measure B Funds Report (Attachment 4):

The Alameda County Transportation Commission provides local funding via two local programs: 1) Local Street Improvements; and 2) Bicycle and Pedestrian Improvements. During FY 2014-15, the following projects were funded by Measure B:

- 1) Bicycle Master Plan Program Implementation and update of 2007 Bikeway and Pedestrian Master Plan;
- 2) Amador Valley Boulevard Improvements;
- 3) Street Slurry Seal Programs; and
- 4) Street Overlay Program.

The compliance audit found that, based on the information reviewed and presented, the expenditures were materially in compliance with the program requirements.

As of June 30, 2015, the Local Streets fund balance of \$534,805 is assigned to a Capital Reserve for the continued street improvement projects, and the Bike / Pedestrian fund balance of \$132,039 is restricted to the appropriate related bike and pedestrian program improvements.

ACTC Vehicle Registration Fee Report (Attachment 5):

The City of Dublin uses a Special Revenue Fund to account for the funds collected through the ACTC's Vehicle Registration Fee. The goal of the program is to sustain the County's transportation network through a distribution of the funds throughout the County on successive five-year cycles.

As of June 30, 2015, the ACTC VRF fund had a balance of \$174,188 in restricted funds. The FY 2014-15 Budget appropriated funds from this source to support a portion of the maintenance costs for citywide traffic signals upgrades.

ACTC Measure BB Report (Attachment 6):

Alameda County Measure BB was approved by the voters in November 2014, with 70% of the vote. The fee is expected to generate about \$30 billion over the next 30 years funded by an additional one-half cent sales tax to be used for transportation related expenditures. The program includes four categories of projects:

- 1) Transit;
- 2) Affordable Transit for Seniors and People with Disabilities;
- 3) Local Streets and Roads; and
- 4) Bicycle and Pedestrian Path and Safety.

As of June 30, 2015, the Measure BB Fund had a restricted fund balance of \$72,149 for Local Streets and Roads, and \$24,352 restricted for Bicycle and Pedestrian improvements. There were no expenditures of these funds in FY 2014-15.

TDA Funds Report (Attachment 7):

TDA grants are granted by the State and distributed through the Metropolitan Transportation Commission (MTC) which is the agency responsible for allocation of funds to eligible claimants within the greater San Francisco Bay area. The TDA grants allocated to the City of Dublin are for pedestrian and bicycle pathway improvement projects.

During FY 2014-15, \$150,043 was spent on the Accessible Pedestrian Signal Retrofit Project, bringing the fund balance to zero. As of June 30, 2015, the remaining grant funding is \$148,311, which has been awarded to the City and will be received as expenditures happen.

Appropriation Limit Schedule Report (Attachment 8):

State law requires the adoption of an Appropriations Limit ("Limit") which must be included in the Budget document. The City Council adopts the Limit by resolution and it is adjusted annually based on factors established in State Law. The Limit applies only to appropriations that are funded by "proceeds of taxes." The Limit for the City of Dublin is substantially more than the amount of revenue generated from taxes. The Auditors reviewed the calculation used to develop the \$270,028,591 Limit as presented in the FY 2015-16 Budget. There were no exceptions noted in the findings.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

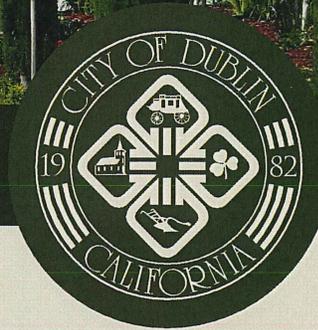
A copy of the report was sent to Katherine Yuen, Partner Maze and Associates.

ATTACHMENTS:

1. Summary – Key Information Comprehensive Annual Financial Report for the Year Ended June 30, 2015.
2. City of Dublin Comprehensive Annual Financial Report – Fiscal Year 2014-15
3. Memorandum on Internal Control and Required Communications for the Year Ended June 30 2015
4. Alameda County Transportation Commission Measure B Funds (Street and Bicycle – Pedestrian) Report
5. Alameda County Transportation Vehicle Registration Funds (VRF) Report
6. ACTC Measure BB Program Report
7. State of California Transportation Development Act (TDA) Program Report
8. Appropriation Limit Schedule Report

SUMMARY – KEY INFORMATION
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDING JUNE 30, 2015
City Council Meeting December 15, 2015

1. Includes audited financial statements reviewed by Maze and Associates Accountancy Corporation (Maze).
2. The auditors issued a “Clean Opinion”, which means that the City’s financial statements fairly represent the City’s financial position.
3. The CAFR format will allow the City to apply for a Certificate of Achievement from the Government Finance Officers Association (GFOA). The goal is to provide financial information of the highest quality, in a transparent manner.
4. The only change in structure in FY 2014-15 is the implementation of GASB 68, which sets new accounting and financial reporting requirements for government employer plans administered through irrevocable trust.
5. ORGANIZATION OF DRAFT REPORT:
 - a. Transmittal letter (pages v - x): provides a general overview of economic and budgetary factors that impact the City.
 - b. Opinion issued by the Independent Auditor (pages 1 - 3).
 - c. Management Discussion and Analysis (MD&A) (pages 5 – 21): provides an overview of the financial activities, with a focus on significant trends, as well as major changes associated with the City's major funds (i.e. General Fund and Impact Fee funds).
 - d. Financial Statements: a significant portion of the CAFR is comprised of financial statements and schedules for the various funds used to account for the City’s revenue and expenditures. Pages 24-25 present a Government-Wide Statement of Net Position which is similar to financial statements presented by private corporations. The effect of GASB 68 can be seen on page 24.
 - e. Statistical Section (pages 149-179): the unaudited statistical section of the CAFR includes graphs of relevant historical data.
6. Fund Equity - A complete listing of both fund reserves and designations for all funds is shown on page 64 of the report.
7. Audit Recommendations / Disclosures - As part of the Audit Review the independent auditors can present recommendations for consideration by the City. The process allows the Auditors to disclose their observations on certain practices and policies. As part of the recommendations the Auditors also note the upcoming government accounting standard changes. This information is presented as a separate document titled “Memorandum on Internal Control and Required Communications for the Fiscal Year ended June 30, 2015”.



City of Dublin
CALIFORNIA



**Comprehensive Annual
Financial Report**
Fiscal Year ended June 30, 2015

CITY OF DUBLIN, CALIFORNIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2015

Prepared by
ADMINISTRATIVE SERVICES DEPARTMENT

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INTRODUCTORY SECTION

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CITY OF DUBLIN
Comprehensive Annual Financial Report
For the Year Ended June 30, 2015

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Comprehensive Annual Financial Report
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December 15, 2015

Honorable Mayor and Members of the City Council:

Presented with this transmittal is the City of Dublin (City) Comprehensive Annual Financial Report (CAFR) for the year ended June 30, 2015. The information in this Comprehensive Annual Financial Report is prepared in accordance with Generally Accepted Accounting Principles (GAAP) as established by the Governmental Accounting Standards Board (GASB).

The responsibility for the accuracy and fairness of this report rests with the City. Management Staff are responsible for preparing a complete report which is based upon reliable information. Maze and Associates Accountancy Corporation, a firm of licensed public accountants, has issued an unqualified (“clean”) opinion on the City of Dublin’s financial statements for the year ended June 30, 2015. The independent auditor’s report has been included in this Comprehensive Annual Financial Report.

This letter of transmittal is designed to assist with an individual’s review of the City’s financial statements. Specifically it is intended to offer the reader useful information in assessing the economic conditions impacting the City of Dublin. It also complements the separate Management’s Discussion and Analysis (MD&A) narrative section, which provides financial highlights of the City and additional analysis of trends reported as part of the financial statements. The MD&A is located immediately following the report of the independent auditors.

CITY PROFILE

The City of Dublin was incorporated in 1982 and is located in Alameda County, a growing area in the eastern portion of the San Francisco Bay Area. In 2011, the City was named an “All-America City” by the National Civic League, one of the nation’s oldest and most prestigious civic organizations. In 2012, the City celebrated its 30th anniversary as an incorporated city.

The City provided for a permanent staffing level of approximately 87 full-time equivalent City employees in the FY 2014-15 budget cycle, and budgeted for an additional 75 to 100 temporary employees during the summer recreational season. The City serves an estimated population of 51,784 covering a land area of 14.91 square miles. The City’s strategic location offers opportunities for employers, retail outlets, and high quality residential neighborhoods.

The City operates under the Council-Manager form of government. Policy making and legislative authority are vested in the City Council, which consists of an elected Mayor, who serves a two-year term, and four Council members each elected to a four-year term. The City Council is responsible for the City’s ordinances, operating resolutions, adoption of the annual budget, hiring the City Manager and City Attorney and confirming the appointments made by the Mayor to commissions and committees. The City Manager is responsible for the following activities: implementing the policies, ordinances, and directives of the

- City Council**
925.833.6650
- City Manager**
925.833.6650
- Community Development**
925.833.6610
- Economic Development**
925.833.6650
- Finance/IT**
925.833.6640
- Fire Prevention**
925.833.6606
- Human Resources**
925.833.6605
- Parks & Community Services**
925.833.6645
- Police**
925.833.6670
- Public Works**
925.833.6630

100 Civic Plaza
Dublin, CA 94568
P 925.833.6650
F 925.833.6651
www.dublin.ca.gov

City Council; overseeing the day-to-day operations of the City; and appointing the Directors of the City's departments.

Current City services include: City Manager; Human Resources; Administrative Services (Finance/Information Systems); City Attorney; City Clerk; Police; Fire; Community Development (Building/Planning/Housing); Economic Development/Public Information; Parks and Community Services; and Public Works (including Engineering and Maintenance). The City contracts with both public agencies and private firms to provide a variety of key services including: Building Inspection; Fire; Police; and Public Works maintenance. A total of 127.18 FTE contract employees were included in the City budget in FY 2014-15.

HIGHLIGHTS

The City of Dublin is located at the intersection of Interstates 580 and 680 approximately 35 miles east of San Francisco. The City delivers a broad range of community services and has a wide range of housing types available to meet the demands of various employers throughout the region. Over the past several years residential builders and developers have constructed a variety of new housing options, which include a mix of transit-oriented development adjacent to the City's two Bay Area Rapid Transit (BART) stations, as well as single family homes and condominium / townhome developments. The relatively close proximity to additional job centers and colleges and universities in the Bay Area create an attractive environment.

Much of the recent growth in the community, which is now in its final phases of completion, was planned in the voter-approved 1994 Eastern Dublin Specific Plan. This vision has allowed a strong foundation and quality neighborhoods and public facilities to be built citywide. Equally exciting, new developments in the Downtown Dublin Specific Plan area and throughout the rest of the community have brought a wonderful range of new retail, office and transit-oriented residential development that will support a high quality of life in Dublin. The City remains committed to working to attract new quality investment and services to our community.

New development over the past decade has had positive budgetary impacts, allowing the City to make significant investment in our community-serving facilities, such as our excellent parks. While careful financial stewardship has put Dublin in a strong fiscal position, it is important that we look to ensure the stability of the community's long-term fiscal condition so that we may continue to provide high-quality services.

Key City accomplishments during FY 2014-15 include the following:

Parks & Community Services

- Celebrated the 32nd Annual St. Patrick's Day Festival, which drew an attendance of approximately 85,000.
- Held the 3rd annual "splatter" event with an estimated 15,000 in attendance.
- Coordinated the "Live Healthy Dublin – Activ-8 Challenge" with 37 teams, comprised of 143 participants.
- Began construction of the Emerald Glen Recreation and Aquatic Complex.
- Updated the Parks and Recreation Master Plan to meet parkland and facility requirements.
- Completed design for Fallon Sports Park – Phase 2, which includes two lighted synthetic turf soccer fields, a lighted 90-foot baseball diamond, a bocce ball court, and other amenities.

Public Works and Environmental Services

- Installed Accessible Pedestrian Signals for the visually-impaired at four key intersections in the City, and improved pedestrian safety and accessibility in a targeted area by adding Rectangular Rapid Flashing Beacon (RRFB) pedestrian warning devices.
- Installed buffered bicycle lanes along Village Parkway to enhance safety and comfort for bicyclists.
- Amended the Construction & Demolition Ordinance to increase the diversion requirement from 50% to 65% for remodels and 75% for new construction.
- Implemented the Green Shamrock Business Recognition Program.
- Worked with Dublin San Ramon Services District to implement the Governor’s mandate to reduce potable water consumption in new development through enhanced microspray irrigation and improved use of recycled water.
- Adopted a new ordinance declaring that e-cigarettes be regulated in the same manner as tobacco products and smoking pollution.
- Coordinated the 31st Annual “Dublin Pride Week” festivities, including a Volunteer Day that brought out 600 volunteers to clean up targeted areas in Dublin, a Bay Friendly Gardening/ Water Conservation Workshop, a food drive, and a household hazardous waste collection event.
- Coordinated the 6th Annual “Creek Clean-Up” event.
- Continued to implement a long-term Trash Reduction Plan in order to reduce litter by 70% in the City’s storm drains, creeks, and waterways by the end of 2017.

Administrative Departments

- Adopted a new marketing plan and initiated development of a new website and mobile app, to promote better communication with residents and prospective businesses.
- Graduated the 10th class of students from Inside Dublin, a program designed to give residents an inside look at municipal operations, and encourage community involvement.
- Completed an Information Technology Master Plan that will assist the City in prioritizing IT infrastructure and software upgrade projects over the next five years.
- Implemented a new and enhanced Geographic Information System (GIS) portal.

Economic Development

- Provided permitting assistance to a range of new businesses, including shops and restaurants at Persimmon Place, Village Parkway, and Fallon Gateway.
- Expanded social media with the “Discover Dublin for the Holidays Campaign,” and participated in a Restaurant Month promotion with Visit Tri-Valley.
- Created Startup Dublin to assist technology entrepreneurs.

Community Development

- Provided a \$6.4 million loan for the 66-unit Veterans Family Housing Development in Downtown Dublin. The transit-oriented development will provide much needed housing targeted to veterans and their families.
- Adopted a State-mandated General Plan Housing Element Update to ensure a balanced approach to residential development that addresses the need for affordable senior and workforce housing for a diverse community.
- Processed several General Plan amendments to reduce density in long-planned developments, resulting in quality residential neighborhoods while preserving sensitive open space and reducing long-term impacts on area schools.
- Expanded online permit services to include inspection scheduling and plan check tracking so residents and businesses can easily access the status of their building permits with more than 80% of inspection scheduling handled online.
- Revised and updated the City’s First-Time Homebuyer Program and the Below Market Rate Program to be more useful to program participants and ensure the program is sustainable.

Police Services

- Purchased 55 personal worn body cameras to outfit all sworn staff.
- Purchased two new police evidence vehicles, one new patrol vehicle, and four unmarked detective/administration vehicles.
- Operated a successful Holiday Crime Suppression Unit during the holiday season, significantly decreasing the amount of property crimes.
- Facilitated a Citizens Academy and Youth Academy for 40 community participants.
- Welcomed two new Crime Prevention Sheriff Technicians to lead the City's ongoing efforts to keep neighborhoods safe.
- Along with Fire Services, conducted the annual Independence Day Special Operation with the goal of controlling the use of illegal fireworks and the protection of public safety.
- Participated in the National Drug "Take-Back Initiative" event, resulting in 210 pounds of prescription drugs collected.
- Facilitated the Drug Abuse Resistance Education (DARE) program to Dublin 5th graders with 735 graduates.
- Conducted two Tobacco Permit Compliance Operations, checking 36 locations to ensure businesses are not selling tobacco products to minors.

Fire

- Opened the Alameda County Fire Department Fleet Maintenance Facility (July 2014), which is used to service 460 apparatus, including apparatus from other fire departments in the region.
- Improved emergency response by activating automatic vehicle locators, which ensures that the closest available unit responds to emergencies.
- Offered Community Emergency Response Training (CERT) to prepare residents for disasters.

Also in FY 2014-15, the City received numerous awards and honors for its accomplishments in various areas of community services and improvements. These include the following:

- Top awards for Emerald Vista (developed in partnership with Eden Housing), including: California League of Cities' "Helen Putnam Award" for Housing Programs and Innovation; "Jack Kemp Award" from the Urban Land Institute; and "Red Tape to Red Carpet – Excellence in Workforce Housing" from the Silicon Valley Leadership Group.
- 2014 Spotlight Awards from California League of Cities: Platinum Spotlight Award for 31.2% Energy Savings; Gold Spotlight Award for 12% Natural Gas Savings; Platinum Spotlight Award for Sustainability Best Practice Activities.
- Two awards of excellence in budgeting: one from the Government Finance Officers Association (GFOA) and one from the California Society of Municipal Finance Officers (CSMFO) for the FY 2014-15 and FY 2015-16 Budget.
- "A" Grade from the American Lung Association.
- Recognition by the Metropolitan Transportation Commission Regional Streets and Roads Program for achievement in pavement maintenance, with Alameda County's highest pavement condition index.
- Two awards from the California Association of Local Economic Development (CALED) for Startup Dublin and the Small Business Toolkit.
- Designation of "Best City in Northern California for Young Families" by NerdWallet.com.

FINANCIAL OUTLOOK

Growth in the City of Dublin's major revenue streams continues to reflect a healthy and thriving community. Following a 2% loss in overall Assessed Valuation (AV) during the recession, the City went from a total AV of \$8.4 billion in FY 2011-12 to \$11.1 billion in FY 2014-15, owing to real estate values

that have been restored, higher sales prices, and new developments coming on line. The City's property tax revenues, which made up 31% of total revenues in FY 2014-15, have grown 1%, 6%, 7%, and 16% over the last four years.

Sales tax revenue also continues to grow, with an average increase of 10% per year over the last four years, and making up 20% of total revenues in FY 2014-15. While the City experienced growth in nearly all sectors, Autos and Transportation, General Consumer Goods, and Restaurants and Hotels showed the largest growth. Nine of the top 25 sales tax producers in FY 2014-15 were car dealerships, remaining consistent with the last several years. The Persimmon Place project (including Whole Foods, Nordstrom Rack and Home Goods) opened in early 2015, with the first full year of tax receipts expected in FY 2015-16. The City's Sales Tax Reimbursement Program, which offers a temporary tax incentive to eligible companies, has been instrumental in bringing in new retailers, and is continuing in FY 2015-16.

Development-related revenue is the third largest revenue stream to the City, making up 11% of the total budget in FY 2014-15. Building permit revenue and development services revenue (planning and engineering services) increased a combined 3% over FY 2013-14, but the yearly increases since the recession have been extremely varied: since FY 2010-11, development revenue increased 52%, 18%, 7%, and 3%, in the respective years. As a high level of development continues, the City Council has recognized these funding sources as one-time sources, versus the ongoing revenues that sustain the fundamental City operations. It is also crucial to differentiate *ongoing expenditures*, which are linked to departmental activities, from total expenditures, which include transfers out to CIP projects. Those transfers are typically funded by the planned use of Committed Reserves, with one-time sources like Community Benefit Payments, or through the special designation of surplus reserves, as approved by the City Council. As ongoing costs rise, City operations will depend upon a similarly growing ongoing revenue stream, and one-time sources should continue to be used in funding the CIP, or to shore up contingency reserves for future needs.

While FY 2014-15 finished with a General Fund surplus of roughly \$19.5 million (before transfers out to capital projects), it is long-term fiscal sustainability that remains at the forefront of budget discussions. Despite the continued growth in property and sales tax, there will be a decrease in development revenues as major projects are completed and the City gets closer to its build out. These factors, combined with projected increases to operational expenditures, could result in deficit spending in the General Fund by FY 2020-21. In the next few years, the City of Dublin will begin the transformation from a growing city to a maintenance city: that is, as the community matures, new development activity slows, and the associated funding sources decline, the City will need to shift its focus to *maintaining* its assets, infrastructure, and services in a way that is sustainable.

FINANCIAL PLANNING AND POLICIES

The City Council adopted a 10-Year Strategic Plan, which is updated every two years. Five specific strategies were identified to establish the framework and overarching policy focus for the delivery of public services to the community. The Budget document has a section containing the Strategic Plan and Goals and Objectives. Adjustments to programs presented by the City Manager in the Budget document were tied to the prioritization of elements within the Strategic Plan.

The last Strategic Planning meeting was held March 7, 2015, when the City Council discussed the general assumptions used in the City's 10-Year Financial Forecast. A key outcome of the Strategic Planning meeting was the City Council's decision to identify long-term fiscal sustainability as the key strategic initiative and to direct Staff to make sure fiscal sustainability becomes a major factor in future decisions, including the FY 2015-16 budget and beyond.

The City adopts a balanced operational budget in accordance with City policies, and uses a two-year budget format. The City Council adopts a final budget and appropriates funds in advance of the July 1st start of the new Fiscal Year. In terms of major capital investments, constructed with Impact Fees, the City has operated utilizing a pay-as-you-go philosophy. The City has typically operated with no debt financing, though an equipment lease was initiated in FY 2012-13 to fund various energy-efficient improvements, including solar panels at City facilities, which have reduced ongoing utility costs and will eventually fully offset the cost of the project. This project aligned with City Council strategy focused on supporting environmental sustainability.

The financial policies currently used for budgeting also provide for the use of Internal Service funds to assure resources are available to finance the replacement of public safety vehicles and apparatus, computer systems, and some building components. The importance of being prepared to address long-term needs has always been a key principle supported by the City Council. The City has also proactively financed contributions to fund long-term retiree medical liabilities.

The City Council adopted a policy in accordance with GASB Statement 54, which establishes the components of Fund Balance within the General Fund and how changes as the result of operations are to be administered. The policy continues to support the long-term philosophy to be prudent and maintain funds for future liabilities which may be both known as well as unknown. The City Council has also set aside funds for specific projects and activities with the understanding that some goals require a long-term view and incremental funding over a number of years before the project is undertaken.

AWARDS

The Government Finance Officers' Association (GFOA) has recognized the City of Dublin for its Comprehensive Annual Financial Report covering the period ending June 30, 2014. A copy of the award from this entity is included in this report. This award represents the 24rd consecutive year that the City's report was recognized by the GFOA. In order to be recognized, the City was required to produce an easily readable and efficiently organized report. The report must also meet the standard for generally accepted accounting principles and legal requirements.

ACKNOWLEDGEMENTS

The preparation of this report was made possible by the collaborative efforts of staff in the Administrative Services Department and other departments. A special thanks and acknowledgement goes to Yuliana Tjeng, Senior Accountant, and Lisa Hisatomi, Assistant Director of Administrative Services, as well as the professional staff at Maze and Associates. Of course the ultimate thanks are afforded to the Mayor and City Council in their support and commitment to have the City's financial reporting strive for excellence.

Sincerely,



Christopher L. Foss

City Manager



Colleen Tribby

Director of Administrative Services



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Dublin
California**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2014

Executive Director/CEO

CITY OF DUBLIN
PRINCIPAL OFFICERS
Fiscal Year 2014/2015

Mayor
David Haubert

Vice Mayor
Abe Gupta

Councilmember
Don Biddle

Councilmember
Kevin Hart

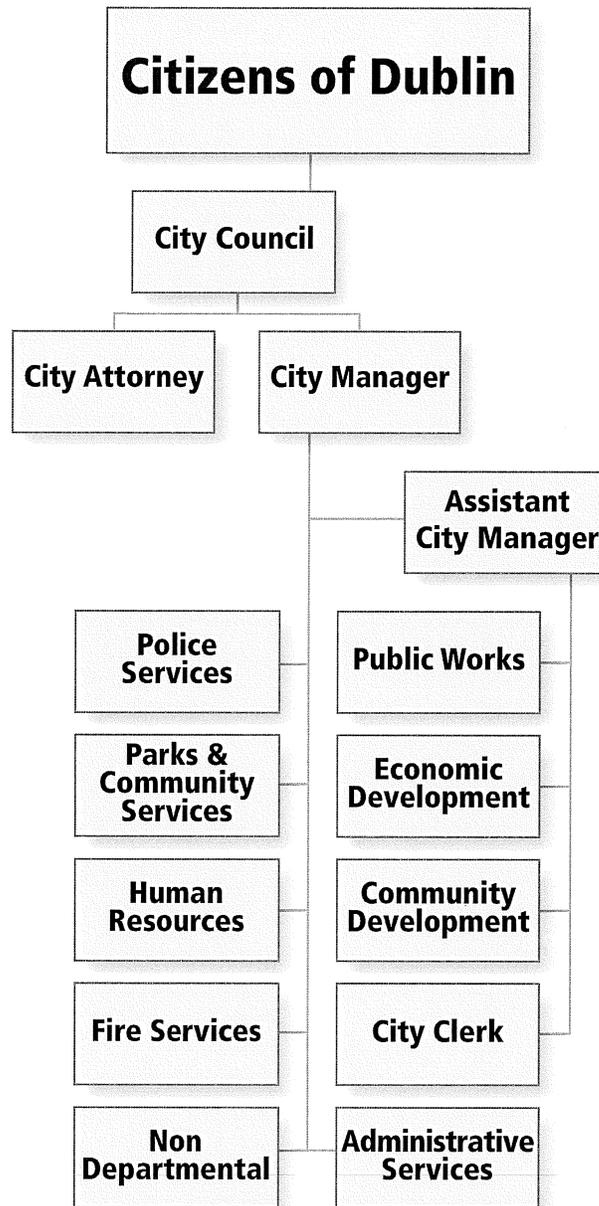
Councilmember
Doreen Wehrenberg

ADMINISTRATION PERSONNEL

City Manager
Assistant City Manager
City Attorney
Administrative Services Director
City Clerk
Chief of Police
Community Development Director
Economic Development Director
Fire Marshal
Human Resources Director
Parks & Community Services Director
Public Work Director

Chris Foss
Linda Smith
John Bakker
Colleen Tribby
Caroline Soto
Dennis Houghtelling
Luke Sims
Lori Taylor
Bonnie Terra
Julie Carter
Paul McCreary
Gary Huisingh

Organizational Chart



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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members of the City Council of the City of Dublin
, California

Report on Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund and the aggregate remaining fund information of the City of (City), California, as of and for the year ended June 30, 2015, and the related notes to the financial statements which collectively comprise the City's basic financial statements as listed in the Table of Contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance as to whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of these financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2015, and the respective changes in the financial position and cash flows, where applicable, thereof and the respective budgetary comparisons listed as part of the basic financial statements for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Emphasis of Matters

The city adjusted its beginning balances of net position in governmental activities as discussed in Note 1M to the financial statements

Management adopted the provisions of the following Governmental Accounting Standards Board Statements, which became effective during the year ended June 30, 2015 that had material effects on the financial statements, as discussed in Note 1L to the financial statements.

- *Statement No. 68, Accounting and Financial Reporting for Pensions – an amendment for GASB Statement No. 27.*
- *Statement No. 71, Pension Transition for Contributions Made Subsequent to the Measurement Date – an amendment of GASB No 68.*

The emphasis of these matters does not constitute a modification to our opinions.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis, Schedule of Changes in the Net Pension Liability and Related Ratios, Schedule of Contributions and Other Post-Employment Benefits Schedule of Funding Progress be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards* Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements as a whole. The Introductory Section, Supplemental Information, and Statistical Section as listed in the Table of Contents are presented for purposes of additional analysis and are not required parts of the financial statements.

The Supplemental Information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplemental Information is fairly stated in all material respects in relation to the basic financial statements as a whole.

The Introductory and Statistical Sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 20, 2015, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



Pleasant Hill, California
November 20, 2015

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Management's Discussion and Analysis (MDA) June 30, 2015

As management of the City of Dublin (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2015. Please read this overview in conjunction with the accompanying letter of transmittal and the accompanying basic financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements, which are comprised of three components:

- Government-wide Financial Statements – These include the Statement of Net Position and Statement of Activities. These statements provide information about the activities of the City as a whole and about the overall financial condition of the City in a manner similar to a private-sector business.
- Fund Financial Statements – These statements provide additional information about the City's major funds, including how services were financed in the short term and fund balances available for financing future projects.
- Notes to the Financial Statements – The notes provide additional detail that is essential to a full understanding of the information provided in the Government-wide and Fund Financial Statements.

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligation to provide pension benefits to its employees.

GOVERNMENT-WIDE FINANCIAL STATEMENTS - DESCRIPTION

These statements include all assets and liabilities of the City using the accrual basis of accounting, which is similar to the accounting used by most private sector companies. All current year's revenues and expenses are accounted for regardless of when the cash is paid or received.

These statements report the City's net position and changes to the net position during the fiscal year. Net position - the difference between assets and liabilities - are one way to measure the City's financial position. Over time, increases or decreases in the net position are among indicators used to assess whether the financial condition of the City is improving or deteriorating. However, it is also important to consider other nonfinancial factors, such as: changes in the City's property tax values, sales tax outlets, and the condition of the City's infrastructure (i.e. parks and streets), to accurately assess the overall health of the City.

The Government-wide statements present information about the City's activities, all of which are considered governmental in nature. These include services provided for police, fire, community development, streets, and culture and leisure. These services are funded from monies received from property, sales and other taxes, direct charges for services provided, grants, contributions from other agencies, and impact fees collected from new development.

GOVERNMENT-WIDE FINANCIAL STATEMENTS – ANALYSIS

Table 1 provides an analysis summarizing the year to year change in the Government-Wide net assets reported for the City of Dublin. By definition the “net assets” are represented as the difference between total assets and total liabilities.

TABLE 1: SUMMARY OF NET POSITION
June 30, 2015 and 2014

Item	Governmental Activities			
	June 30, 2015	June 30, 2014	\$ Change	% Change
Current and other assets	203,229,734	166,738,992	36,490,742	21.9%
Notes receivable (See Note 5)	9,632,631	10,320,132	(687,501)	-6.7%
OPEB asset (Note 12)	-	35,889	(35,889)	N/A
Capital assets	450,582,357	451,658,172	(1,075,815)	-0.2%
Total Assets	663,444,722	628,753,185	34,691,537	5.5%
Deferred Outflows of Resources	1,067,859	-	1,067,859	N/A
Current liabilities	21,175,785	17,954,413	3,221,372	17.9%
Noncurrent liabilities	13,944,180	6,542,008	7,402,172	113.1%
Total Liabilities	35,119,965	24,496,421	10,623,544	43.4%
Deferred Inflows of Resources	2,645,492	-	2,645,492	N/A
Net investment in capital assets	444,832,546	445,529,366	(696,820)	-0.2%
Restricted	74,738,217	60,808,540	13,929,677	22.9%
Unrestricted	107,176,361	97,918,858	9,257,503	9.5%
(See Note 8 to Financials for Classification)				
Total Net Assets	626,747,124	604,256,764	22,490,360	3.7%

As illustrated in the above table, the City’s net position increased by \$22.5 million (3.7%) during FY 2014-15. This is primarily due to the following:

- Total assets increased approximately \$34.7 million, due primarily to increases in cash and investments, which are part of current assets. Cash and Investments in the General Fund increased approximately \$18.7 million, due to the net effect of increased revenue (by \$8.2 million) and decreased expenses (by \$7.7 million) as compared to last fiscal year. The increased revenue reflects gains in Property and Sales Taxes, development-related revenue, and recreation program revenues, all of which trend with the health of the local economy and the continued housing development in the City. Prior year General Fund expenditures were significantly higher due to spending on the Maintenance Yard and Public Safety Complex projects, which were completed early this fiscal year. The Affordable Housing Fund received a combined total of \$3.6 million in payments of notes receivable and large development in-lieu fees that also contributed to higher cash and investments. Cash and investments in the Public Facility Impact Fees increased a total of \$3.5 million, and Traffic Impact Fees increased approximately \$4.6 million, both trending with the increased level of development the City experienced during the fiscal year.

- Total liabilities also increased in FY 2014-15, with a total change of \$10.6 million from the prior year. Current liabilities primarily represent obligations outstanding for current operations (accounts payable), capital projects (such as retention payable), deferred revenue, and deposits held. The overall increase of \$3.2 million was due to two large cash bonds from developer during the year. Noncurrent liabilities increased significantly due to the booking of the City's Net Pension Liability of \$7.8 million, in accordance with implementation of the new Governmental Accounting Standard (GASB 68 & 71 - see Note 10).
- The City's \$444.8 million in capital assets represents 70.9% of the total reported net assets, staying relatively consistent with the prior year. Capital asset investments include the City's investments in land, infrastructure, buildings, and equipment. As the City uses these capital assets to provide current services to residents, the assets are not available for future spending. The change in annual capital assets reflects both the addition of capital assets (including construction in progress), less accumulated depreciation.
- Restricted assets, including impact fee funds and grant funds, are resources that have external restrictions on their use. In FY 2014-15 the City's restricted assets increased by \$13.9 million, due primarily to the collection of impact fees for specific development projects, notably in the Public Facility Fees Fund and Traffic Impact Fees Fund, as well as the Public Art Fund (Special Revenue). These funds are restricted to specific capital improvement use. Approximately \$107.2 million of the City's total assets (an increase of \$9.3 million over the prior year) are unrestricted and may be used to meet the City's ongoing obligations to the community and to creditors. The bulk of unrestricted assets are attributable to portions of the General Fund balance that are already committed and assigned for specific purposes, in accordance with the City's Fund Balance and Reserves Policy.

GOVERNMENTAL ACTIVITIES

Table 2 below provides a summary of major program expense categories, program revenues used to fund specific expenses, and general City revenues available for funding all City programs. The information presented here provides detail behind the numbers shown in the Summary of Net Position (Table 1).

TABLE 2: SUMMARY OF CHANGES IN NET POSITION
June 30, 2015 and 2014

	June 30, 2015	June 30, 2014	\$ Change	% Change
Revenues				
<u>Program Revenues</u>				
Charges For Services	21,569,439	19,581,052	1,988,387	10.2%
Operating Contributions & Grants	955,677	1,674,815	(719,138)	-42.9%
Capital Grants & Contributions	21,931,981	20,914,994	1,016,987	4.9%
Total Program Revenue	44,457,097	42,170,861	2,286,236	5.4%
<u>General Revenues</u>				
Property Taxes	29,437,951	24,099,126	5,338,825	22.2%
Special Assessments Taxes	1,264,204	1,187,182	77,022	6.5%
Sales Taxes	19,211,823	17,833,314	1,378,509	7.7%
Other Taxes	6,159,654	5,427,627	732,027	13.5%
Investment income, unrestricted	550,272	853,147	(302,875)	-35.5%
Intergovernmental, unrestricted	2,428,248	191,574	2,236,674	1167.5%
Other general revenues	735,139	125,211	609,928	487.1%
Total General Revenue	59,787,291	49,717,181	10,070,110	20.3%
Total Revenues	104,244,388	91,888,042	12,356,346	13.4%
Expenses				
Governmental activities:				
General government	10,774,480	15,169,979	(4,395,499)	-29.0%
Police	15,325,113	15,166,855	158,258	1.0%
Fire	12,198,769	11,402,920	795,849	7.0%
Public works	15,336,225	12,442,002	2,894,223	23.3%
Park and community services	12,149,716	11,011,182	1,138,534	10.3%
Economic development	679,313	982,542	(303,229)	-30.9%
Community development	5,713,196	5,810,987	(97,791)	-1.7%
Total Governmental Activities	72,176,812	71,986,467	190,345	0.3%
Increase In Net Position	32,067,576	19,901,575	12,166,001	61.1%
Net Position - Beginning of Year	594,679,548 *	584,355,189	10,324,359	1.8%
Net Position - End of Year	626,747,124	604,256,764	22,490,360	3.7%

* As a result of the implementation of GASB Statements 68 and 71, the City made an adjustment of \$9,577,216 to the beginning net position of its governmental activities.

As shown in Table 2, total revenues from all sources were \$104.2 million and total expenses for all City programs were \$72.2 million in FY 2014-15. The City's net position increased \$32.1 million, compared to \$19.9 million in the prior year: that change is due predominantly to increased revenue in Property and Sales taxes, revenues related to development projects and several one-time grants related to transportation and parks, and revenue from recreation programs.

Revenues

Overall revenues increased \$12.4 million, or 13.4%, in FY 2014-15 compared to the prior year. Changes included:

- Charges for Services increased \$2.0 million due mainly to the net change of increases in building permit activity and zoning revenue associated with the acceleration of development within the City, charges for recreation programs and residential garbage/recycling, and an increase in Santa Rita charges for emergency services.
- Capital Grants and Contributions increased \$1.0 million due to increased one-time revenues (Community Benefit Payments), public facility fees, traffic impact fees, fire impact fees and public art in-lieu fees.
- Property Taxes increased \$5.3 million, resulting from an increase to overall assessed property valuations, and the incorporation of some recapture of previous values lost during the recession.
- Sales Taxes increased \$1.4 million, due to strong growth in the auto sales, consumer spending, and building and construction sectors.
- Other Taxes increased \$0.7 million, due to increases in franchise taxes and hotel taxes.
- Intergovernmental increased by \$2.2 million due to the booking of a one-time State grant (TDA), East Bay Regional Park and reimbursements from the State for the City's compliance with mandated

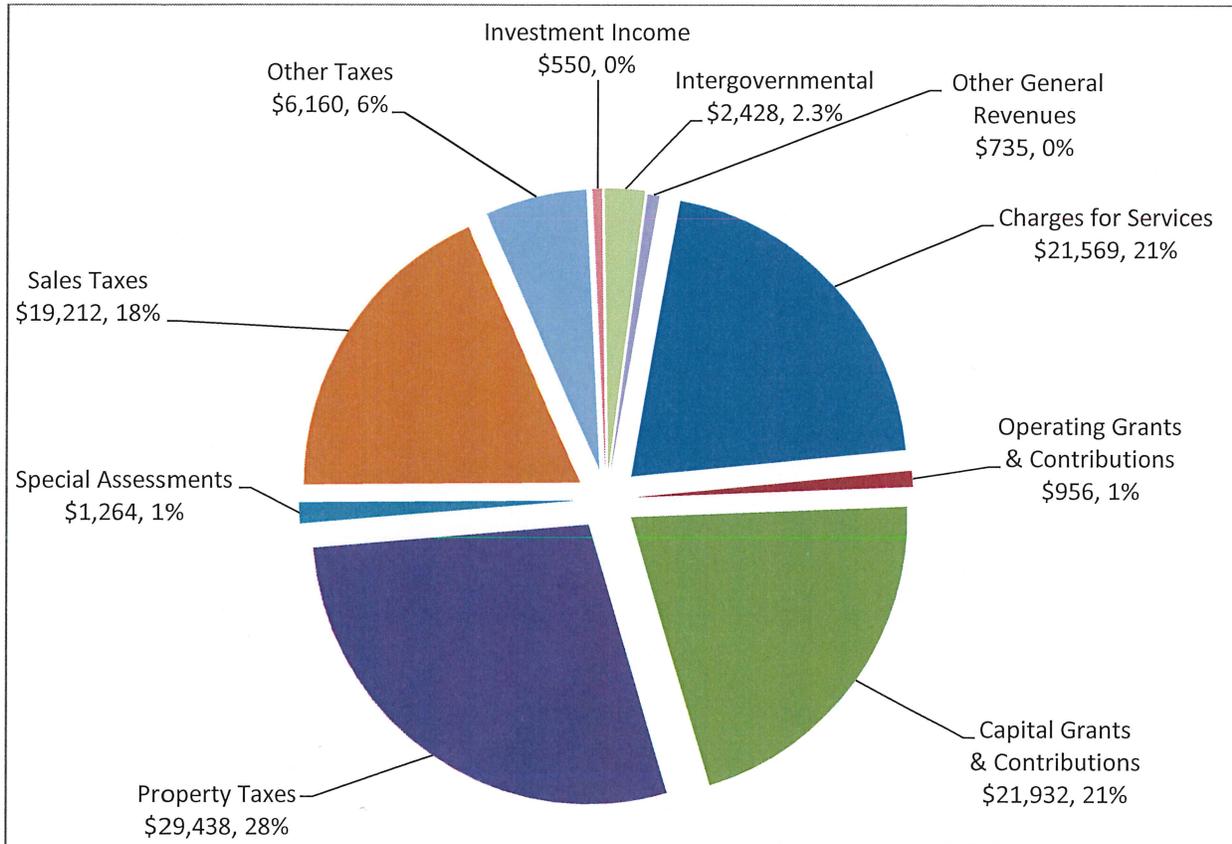
Expenses

Total expenses increased slightly, from \$72.0 million in FY 2013-14 to \$72.2 million in FY 2014-15 despite of decrease in the General Government expenses which was offset with increases in Public Works and Park and Community Services. The following factors contributed to the overall increase:

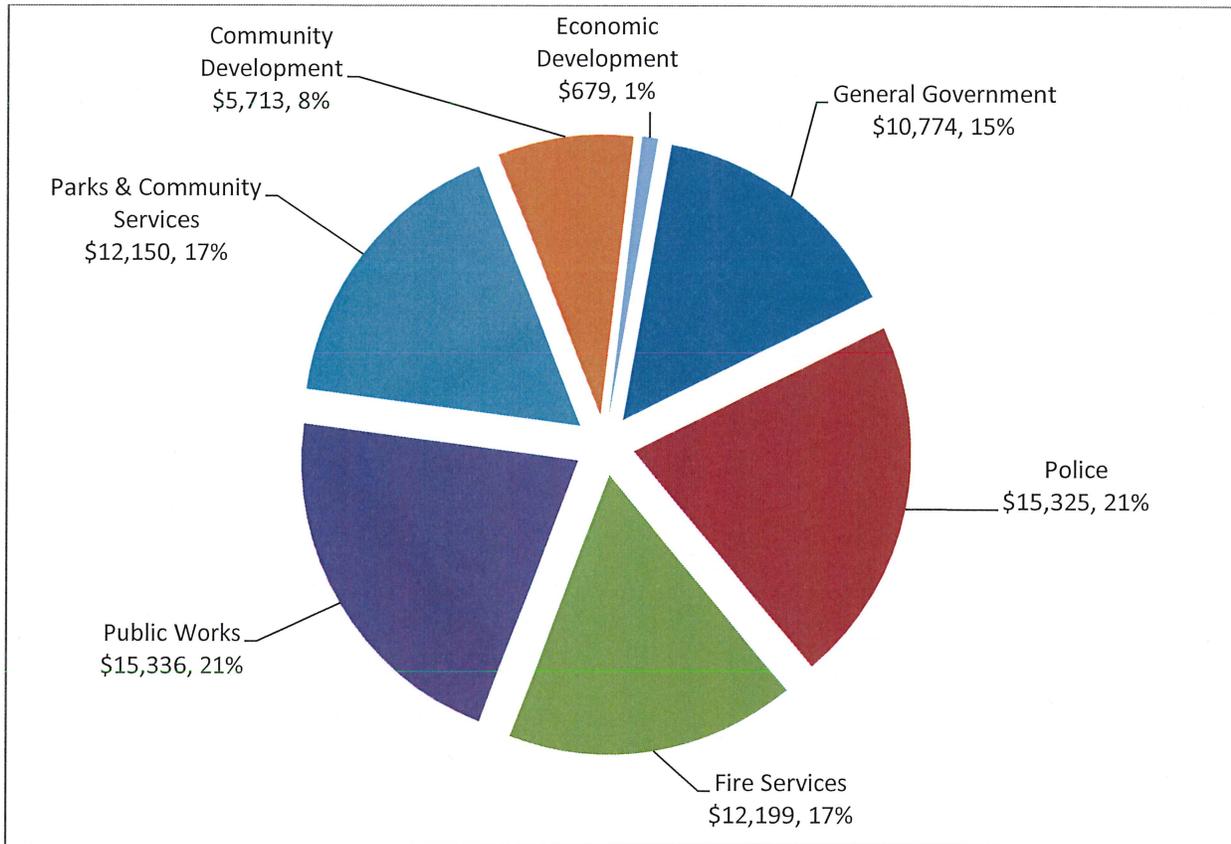
- General Government expenses decreased by \$4.4 million due to large expenses in the prior year related to development projects, including legal and consultant expenses. Insurance expenses related to Police Services were also booked under General Government in prior year but was moved to the Police program in FY 2014-15.
- Public Works expenses increased by \$2.9 million as a result of additional costs to maintain the new buildings (the Public Safety Complex and the Maintenance Yard Facility) as well as higher expenses in project engineering and inspection consultant in line with the increased level of development the City experienced during the fiscal year.
- Parks and Community Services expenses increased \$1.1 million as a result of higher costs related to the maintenance of City facilities, and to the cost of providing various recreational services such as sports and childcare programs, and City-sponsored events.

Revenues and Expenses by Category

The following chart presents the Government-Wide FY 2014-15 revenues in a pie chart format (in thousands). Approximately 88% of the total revenue is related to four sources: 1) Property taxes, 28%; 2) Capital Grants and Contributions, 21%; 3) Charges for Services, 21%; and 4) Sales tax, 18%. This is relatively consistent with the prior year.



Government-Wide expenses in FY 2014-15 are shown below in the same pie chart format (in thousands). Of the \$72.2 million in total expenses, Public Safety and Police are the largest program costs, making up a combined 42% of the total. Fire Services, Parks & Community Services and General Government follow at 17%, 17%, and 15%, respectively.



FUND FINANCIAL STATEMENTS

These statements provide more detailed information about the City's major funds. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: Governmental funds, Proprietary funds, and Fiduciary funds.

Governmental funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the Government-wide financial statements. However, unlike the Government-wide financial statements, Governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of Governmental funds is narrower than that of the Government-wide financial statements, it is useful to compare the information presented for Governmental funds with similar information presented for governmental activities in the Government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the Governmental fund balance sheet and Governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between Governmental funds and governmental activities.

The City maintains forty-seven (47) individual Governmental funds. Information is presented separately in the Governmental fund balance sheet and in the Governmental fund statement of revenues, expenditures, and changes in fund balances for the following ten funds: General Fund; Affordable Housing Fund; four Capital Project Funds (General Improvement Projects; Community Improvement Projects; Parks Projects; Streets Projects); and four Impact Fee Funds (Public Facilities Impact Fees, Fire Impact Fees, Traffic Impact Fees, and Dublin Crossings Contribution). These funds either qualify or the City requested them to be classified as major funds due to their significance in the financing of new capital assets. Data from the other thirty-seven (37) Governmental funds are combined into a single aggregated presentation, labeled as Non-Major Governmental Funds. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for each of its Governmental funds. A budgetary comparison statement has been provided for each Governmental fund to demonstrate compliance with this budget.

Proprietary funds: The City maintains one type of Proprietary fund. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions and to build up reserves for future replacement of capital assets. These funds are also used to collect funds for future retiree medical costs, which are then transferred to a trust. In FY 2006-07, the City established an internal service fund component related to the pre-payment of the Public Employees Retirement System side fund obligation. Charges are made to departments based on payroll to fully recover advanced retirement payment over time. The City uses eight internal service funds to account for its fleet of vehicles, computer systems, other furniture and equipment, certain retiree costs and contributions, and improvements to City buildings. Because these services solely benefit the governmental function, they have been included within governmental activities in the Government-wide financial statements.

Proprietary fund financial statements provide the same type of information as the Government-wide financial statements, only in more detail. All eight internal service funds are combined into a single, aggregated presentation in the Proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

Fiduciary funds: The Fiduciary fund section consists of six Agency Funds. The Dublin Boulevard Extension Agency Fund is an improvement district with outstanding bonds. The City's role is that of a trustee, or fiduciary, in collecting assessments and remitting bond payments. The City has no legal, contingent or moral obligation for the repayment of this debt and merely ensures that the assets received are used for their intended purposes. The City also provides a similar role for four Geologic Hazard Abatement Districts. California Public Resources Code section 25670 establishes that these Districts are a political subdivision of the State and not an agency or instrumentality of a local agency. The City contractually provides support to collect funds in a fiduciary capacity and may also arrange for activities funded by the Districts.

The City served as the fiscal agent for Alameda County Associated Community Action Program (ACAP) beginning in 2011. The entity is a Joint Powers agency which the members have decided to proceed with closing out all activities. The City role was limited to holding funds collected from members and issuing payments as part of the close-out process.

These fiduciary activities are excluded from the City's fund financial statements because these assets cannot be used to finance City operations. The activity for these funds, however, is provided for in a separate combining statement contained elsewhere in this report.

FINANCIAL ANALYSIS OF THE GOVERNMENTAL FUNDS

At June 30, 2015, the City's governmental funds reported combined ending fund balances of \$172.4 million, an increase of \$32.0 million from the prior year. Table 3 below illustrates the net change in fund balances over the prior year for these funds. A discussion of the changes follows the table; individual and non-major funds may be found in the Supplemental.

TABLE 3: GOVERNMENTAL FUND BALANCE CHANGES

June 30, 2015 and 2014

	June 30, 2015	June 30, 2014	\$ Change	% Change
General Fund	97,706,494	79,577,762	18,128,732	22.8%
Affordable Housing Fund	13,607,857	10,064,299	3,543,558	35.2%
Capital Improvement Funds	50,385,192	41,339,587	9,045,605	21.9%
Other Governmental Funds	10,745,411	9,404,895	1,340,516	14.3%
Total Governmental Funds	172,444,954	140,386,543	32,058,411	22.8%

GENERAL FUND

The General Fund is the chief operating fund of the City. Approximately \$1.5 million of the balance is non-spendable in the form of pre-paid expenses, advances to the Fire Impact Fee Fund and the PERS Side Fund, and an endowment fund related to a City owned historic cemetery. At the end of FY 2014-15, the unassigned fund balance of the General Fund was \$21.3 million, representing approximately four months of budgeted FY 2015-16 expenditures, with total fund balance at \$97.7 million. The unassigned amount reflects an amount calculated for the unrealized gain on investments as well as an amount related to cash flow for on-going operations. The remaining balances are committed or assigned in accordance with a policy adopted by the City Council as discussed in Note 8 to the financial statements.

During FY 2014-15, General Fund revenues exceeded its expenditures by \$19.5 million, before transfers out. Compared to the prior year, General Fund revenues came in \$8.2 million higher, from \$67.9 million in FY 2013-14 to \$76.1 million in FY 2014-15. Excluding Community Benefit Payments, which are considered one-time in nature, revenue in FY 2014-15 came in approximately \$5.3 million higher than the prior year. This is due mainly to gains in Property Taxes and Sales Taxes, which made up 28.2% and 18.4%, respectively, of all General Fund revenues in FY 2014-15.

Expenditures in General Fund departments totaled \$56.6 million in FY 2014-15, staying nearly \$8.5 million under the final budget (not including transfers out), but coming in \$1.3 million higher than actual expenditures in the prior year. This is primarily due to a \$1.4 million increase in contracted services costs over the prior year.

Also in FY 2014-15, The General Fund contributed \$1.4 million towards capital project expenditures, via transfers out to Capital Improvement Project Funds. This is a decrease of nearly \$9.0 million over the prior year, and is due primarily to transfers of \$4.9 million and \$3.2 million for the Maintenance Yard and the Public Safety Complex, respectively, in prior year – both of those projects were completed early in FY 2014-15. After transfers, total reserves increased nearly \$18.1 million as of June 30, 2015. It is important to note that, of the total transferred out for capital projects, \$1.4 million was covered by specific Committed Reserves.

AFFORDABLE HOUSING FUND

The Affordable Housing Fund is a special revenue fund which accounts for funds associated with the Affordable Housing programs. The fund balance totaled \$13.6 million at June 30, 2015, an increase of \$3.5 million over the prior year. The change reflects \$2.5 million developer fee revenue and loan principal of \$1.4 million collected that were offset with program expenditures of \$0.4 million incurred during the year.

CAPITAL IMPROVEMENTS FUNDS

As previously described the City has included seven specific capital funds in the information presented as part of the governmental funds. Four of the funds are used to capture expenditures related to active capital projects that are under way. The four funds are: General Improvement Projects; Community Improvement Projects; Parks Projects; and Streets Projects. The funding for the expenditures made in these funds is the result of transfers in from other funds. As of June 30, 2015 as in the prior year, none of these funds carried a balance. The following Capital Impact Fee Funds are also reported:

Public Facilities Fee Fund: This fund includes fees collected to develop parks and other public facilities. Total revenue collected in FY 2014-15 was \$8.8 million, an increase of \$1.2 million from the prior year. This revenue is collected when developers process Final Maps, resulting in payments of park land dedication fees. Due to variations in project construction and acquisition timelines expenditure patterns will fluctuate. Expenses in FY 2014-15 totaled \$0.08 million in this fund. The balance is restricted due to legal restrictions and it is not available for general purposes.

Fire Impact Fees: This fund accounts for fees collected from new development to pay for the capital cost associated with the provision of Fire Services. Total revenue collected in FY 2014-15 was \$0.4 million, approximately \$0.2 million more than was collected in the prior year. In FY 2011-12 the City collected an advance payment from the Jordan Ranch project, which will reduce fees collected as the property develops since the developers will have credits in-lieu of paying cash at the time of receiving a building permit. In addition, collections will fluctuate with the normal variations in development activity.

The negative fund balance associated with this fund represents the repayment of a long term advance, including interest, made from the City General Fund. In FY 2014-15 the amount owed to the General Fund decreased by \$445,179 after accounting for interest on the outstanding balance. The total balance owed to the General Fund, as of June 30, 2015 is \$0.5 million. The balance is restricted due to legal restrictions and it is not available for general purposes.

Traffic Impact Fee Funds: The funds account for fees collected to construct major traffic improvements necessary to facilitate development. Fees are levied and collected on development in proportion to its impact on the transportation needs. Revenue collected in FY 2014-15 totaled \$6.3 million (including interest earned), approximately \$1.5 million more than collected in the prior year. The City expended approximately \$0.6 million in payments to reduce outstanding obligations. In addition, approximately \$1.4 million was transferred to the Streets Capital Project Fund, primarily for future project design expenses. This resulted in a net increase of fund balance by \$4.4 million. The balance is restricted due to legal restrictions and it is not available for general purposes.

NON-MAJOR FUNDS

The City's non-major funds, which are all Special Revenue Funds, are presented in the basic financial statements in the aggregate. Total fund balance increased \$1.3 million, from \$9.4 million in the prior year to \$10.7 million in FY 2014-15. Based on the designated use of the funds they can be arranged by function as shown in Table 4 below:

**TABLE 4: ANALYSIS OF FUND BALANCES -
NON-MAJOR GOVERNMENTAL FUNDS, ARRANGED BY FUNCTION
June 30, 2015 and 2014**

<u>Function</u>	<u>June 30, 2015</u>	<u>June 30, 2014</u>	<u>\$ Change</u>	<u>% Change</u>
Public Safety	937,415	902,161	35,254	3.9%
Transportation	4,134,387	4,197,427	(63,040)	-1.5%
Environmental	1,041,709	960,102	81,607	8.5%
Parks, Culture, Arts	3,338,687	2,314,755	1,023,932	44.2%
Health & Welfare	88,326	82,383	5,943	7.2%
Maintenance Districts	1,204,887	948,066	256,821	27.1%
TOTAL FUND BALANCE	10,745,411	9,404,895	1,340,516	14.3%

The full fund balances of these Special Revenue Funds are legally restricted to use under the programs indicated in the Table above, are not available for general purposes. The Parks, Culture and Arts category shows an increase in fund balance due to the collection of some large Public Arts In-Lieu fees, totaling \$0.9 million, from various developers. The increase in Maintenance District balances is largely due to capital expenditures for the Energy Efficiency Upgrade project. More information about these aggregated non-major funds can be found in the combining statements following the required supplementary information.

GENERAL FUND BUDGETARY HIGHLIGHTS

A summary of the budgetary comparison schedule for the General Fund is shown in Table 5 below. The complete schedule, as required, is included in the supplementary information following the notes to the financial statements.

**TABLE 5: SUMMARY OF GENERAL FUND ORIGINAL AND FINAL BUDGET AND ACTUAL
Period Ending June 30, 2015**

	Budget Amounts		Actual Amount	Variance from Final Budget
	Original	Final		
REVENUE				
Taxes	48,398,777	52,705,527	54,168,662	1,463,135
Intergovernmental	193,620	193,620	483,300	289,680
Licenses and permits	3,864,977	5,225,552	6,025,685	800,133
Charges for services	7,139,807	8,437,904	10,338,553	1,900,649
Use of money & property	1,384,618	1,384,618	1,551,845	167,227
Fines and forfeitures	138,260	138,260	124,529	(13,731)
Other revenue	2,784,178	3,143,878	3,406,685	262,807
Total Revenue	63,904,237	71,229,359	76,099,259	4,869,900
EXPENDITURE				
General government	7,687,814	11,488,993	6,673,470	4,815,523
Police	16,299,006	16,309,297	15,425,566	883,731
Fire	11,928,157	11,928,157	11,599,771	328,386
Public Works	6,263,377	7,050,935	6,802,671	248,264
Parks and Community Services	10,566,724	10,956,654	9,621,233	1,335,421
Economic Development	1,027,724	1,165,676	808,272	357,404
Community development	5,424,980	6,196,666	5,646,266	550,400
Total Expenditure	59,197,782	65,096,378	56,577,249	8,519,129
OTHER FINANCING SOURCES (USES)				
Transfer out	(1,353,216)	(6,374,182)	(1,393,278)	4,980,904
Total other financing sources (uses)	(1,353,216)	(6,374,182)	(1,393,278)	4,980,904
NET CHANGE IN FUND BALANCE	3,353,239	(241,201)	18,128,732	18,369,933

Over the course of the year, revisions were made to the City budget with adjustments that generally fall into one of the following three categories:

- Adjustments to carry over operating budgets from the prior year.
- Adjustments to carry over capital expenditure budgets, typically in the form of transfers out to capital improvement funds, from the prior year.
- Adjustments to revenue and expenditure budgets based on current economic conditions, new revenue sources, and/or operational spending needs after the original budget was adopted.

In the General Fund total actual revenues exceeded the final budget by \$4.8 million as of June 30, 2015, due mainly to the following factors:

- Taxes: \$1,463,135 higher than budget. Sales Tax came in \$226,591 higher than budget, as a result of overall growth across nearly all sectors. The Business and Industry sector (which typically trends with development activity) showed the higher gain as projected by the City. Property Transfer Tax came in \$389,428 higher, linked to increased assessed valuations; high hotel occupancy and room rates brought Transient Occupancy Tax revenue in \$369,409 over budget; Garbage and Cable franchise fee revenue came in \$347,017 above budget, due both to rate increases and expanded services.
- Licenses and Permits: \$800,133 higher than budget. Building Permits came in \$708,400 higher as a result of the acceleration of development activity during FY 2014-15. It is important to note that these revenues are not long-term in nature, and that long-term forecasts incorporate a significant reduction in such development-related income. Because there is a lag between the receipt of revenue and the expense of related funds to provide the services, the City continues to maintain a Service Continuity Reserve (currently at \$2,771,500) to ensure that there are future funds to cover expenditures when development activity slows.
- Intergovernmental: \$289,680 higher than budget. This is due to a series of payments from the State, totaling \$254,961, in reimbursement for past compliance with State mandates, via the Senate Bill 90 claiming process,
- Charges for Service: \$1,900,649 higher than budget. The increase is related to the different method of booking the Fire Services from Santa Rita jail. In the past, the City recorded the revenue in arrears. However, the revenue recognition methodology has been altered to reflect the timely revenue balance causing the revenue to double up in FY 2014-15. The increase was also contributed by higher Zoning fee revenue tied to the overall increase in development activity as well as increase in revenue from Family and Sports Programs.
- Other Revenue: \$262,807 higher than budget. This is primarily due to Community Benefit Payments coming in \$188,725 higher than budget. The City does not typically budget for these on an ongoing basis, unless there are some large, known payments at the beginning of the year. With the accelerated development in FY 2014-145 the City also received a number of smaller payments that were related to existing development agreements.

General Fund expenditures came in \$8.5 million lower than the final budget, reflecting overall savings across departments. The following is a discussion of the changes:

- General Government: \$4,815,523 lower than budget. The bulk of the budget savings is related to the budgeted transfer of \$3.5 million to the Public Facilities Fees Funds that did not occur during the year. Instead, A reserve was set up for the possible future transfer of funds, which would be considered an interfund loan to be repaid over time. Additionally, there were several vacancies throughout the year in administrative departments, and some unused salary contingencies (typically used for merit increases), accounting for \$322,102 in budget savings. Services and supplies also came in lower (by \$177,318), primarily due to lower insurance premiums, according to the City's plan of coverage and claim history. Contracted services reflects the largest operating savings for the administrative group, at \$795,378 lower than budget, for a variety of contracts that were opened via the purchase order process, with the work extending and/or being carried over to the current fiscal year.
- Public Safety: Police came in \$883,731 lower than budget due primarily to the unanticipated decrease in insurance premiums, that was not accounted for in the contract at the beginning of the year, as well as due to a Neighborhood Resources Officer moving from the City books to the contract with the County. Costs for Fire Services also came in lower than budget (\$328,386) due

to overall contract savings in nearly every category (personnel, vehicle, services and supplies, etc.).

- Public Works: \$248,264 lower than budget, due primarily to savings in potable water, with an increased reliance on recycled water at City facilities.
- Parks and Community Services: \$1,335,421 lower than budget. Some of the budget savings (\$296,659) was a result of staff vacancies throughout part of the year, and services and supplies also came in lower than budget. Savings of \$117,282 in Utilities reflects the savings the City is experiencing as it moves more facilities to recycled water for parks maintenance. In addition, some budgets for small-scale maintenance projects and routine upgrades were not utilized until the beginning of the current fiscal year (e.g. park drainage and maintenance, community center enhancements, Senior Center marquee upgrade).
- Economic Development: \$357,404 lower than budget. This is a result of the carryover budgets from the prior year for the Commercial Façade Improvement Program, which the City is continuing into FY 2015-16, as well as to remaining budget for the Marketing and Branding Campaign which is also continued in to the current fiscal year.
- Community Development: \$550,400 lower than budget. The primary driver of budget savings in this department is the remaining budgets for specific contracted services related to development. These fluctuate with the City’s activities and with the timelines for projects, and are typically carried over to the next budget year until the projects are closed.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The City’s investment in capital assets for its governmental activities, as of June 30, 2015, amount to \$451.0 million (net of accumulated depreciation). These capital assets includes land and streets right of way, buildings, park and roadway improvements, vehicles and other equipment and construction in progress, as summarized in Table 6 below. During FY 2014-15, the City’s investment in capital assets increased by approximately \$6.8 million (1.0%), due to primarily to additions to infrastructure and to project construction in progress.

**TABLE 6: SUMMARY OF INVESTMENT IN CAPITAL ASSETS
June 30, 2015 and 2014**

	Governmental Activities			
	June 30, 2015	June 30, 2014	\$ Change	% Change
Land	171,301,925	171,301,925	(0)	0.0%
Streets Right of Way	35,425,288	35,425,288	(0)	0.0%
Construction in Progress	24,698,855	32,519,388	(7,820,533)	-24.0%
Infrastructure	386,792,064	383,700,250	3,091,814	0.8%
Buildings and Improvements	75,790,207	70,721,237	5,068,970	7.2%
Machinery and Equipment	14,835,775	8,354,971	6,480,804	77.6%
Subtotal	708,844,113	702,023,059	6,821,054	1.0%
Less: Accumulated Depreciation	(258,261,756)	(250,364,887)	(7,896,869)	3.2%
Total Net of Depreciation	450,582,357	451,658,172	(1,075,815)	-0.2%

The City continued its active Capital Improvement Program with significant progress made on a variety of community assets. A comprehensive list of all CIP expenditures during FY 2014-15 is presented in Table 7 below (this includes project costs that may not have any impact on changes to capital assets, such as repairs or planning costs). For more detailed information of capital assets balances, see Note 6 to the financial statements.

TABLE 7: SUMMARY OF CAPITAL IMPROVEMENT PROJECT ACTIVITY
As of June 30, 2015

PROJECT NAME	FINAL BUDGET	ACTUAL	STATUS
GENERAL IMPROVEMENTS	62,177	1,241,494	
Police Building Renovation	-	31,857	In Progress
Maintenance Yard Facility Improvements	-	883,578	In Progress
Electronic Agenda System	-	27,902	In Progress
Public Safety Complex	-	7,022	Complete
Energy Efficiency Upgrade	-	13,361	Complete
Network System Upgrade	22,000	89,790	In Progress
Geographic Information System	19,000	43,247	In Progress
Civic Center Modification Design & Construction	-	122,339	In Progress
ADA Transition Plan	21,177	22,400	Annual
COMMUNITY IMPROVEMENTS	326,037	68,190	
San Ramon Road Landscape Renovation	239,065	405	In Progress
Sidewalk Safety Repair	86,972	67,785	Annual
PARKS	25,657,572	4,742,329	
Emerald Glen Park Recreation & Aquatic Complex	14,931,256	3,315,812	In Progress
Dublin Crossing Community Park	167,448	97,220	In Progress
Passatempo Park	-	897	Complete
Dublin Heritage Park Cemetery Phase	816,960	6,928	In Progress
Positano Hills Neighborhood Park	-	181,637	Complete
Library Expansion - Center for 21st Cnty	129,756	26,447	In Progress
Fallon Sports Park Ph II	7,530,599	656,963	In Progress
Public Art - Emerald Glen Recreation	154,904	91,977	In Progress
Jordan Ranch Neighborhood Park	1,802,899	39,509	In Progress
Fallon Sports Park	113,750	13,500	In Progress
Shannon Park Water Play Area	-	56,266	In Progress
Tennis Court Resurfacing Project	10,000	255,175	Complete
STREETS	7,273,436	3,568,143	
St. Patrick Way-Regional Street to Golden Gate Dr	-	52,089	In Progress
Citywide St Storm Drain Condition	160,042	184	In Progress
Traffic Sign Inventory and Safety Review	65,434	-	In Progress
Citywide Signal Communication Upgrade	33,623	3,670	In Progress
City Irrigation Improvements	-	113,288	In Progress
Amador Plaza Road Bicycle and Pedestrian	-	14,330	In Progress
Dougherty Rd. Improve - Sierra Ln	5,964,802	1,204,549	In Progress
Dublin Blvd - Sierra Ct to Dublin	38,840	93,447	In Progress
Storm Drain Bypass San Ramon Rd	-	30,176	In Progress
AVB Crosswalk Improvements	-	164,182	Complete
Accessible Pedestrian Signal Retr	-	5,502	Complete
Street Overlay Program	321,507	1,082,862	Annual
Slurry Seal Program	654,954	772,184	Annual
Dublin Ranch Street Light Pole Painting	34,234	31,680	Annual
TOTAL	33,319,222	9,620,157	

Debt

In FY 2012-13, the City entered into a lease financing arrangement to fund planned energy-efficient improvements through an Energy Services Performance Contract with Chevron Solutions. The total amount financed was \$6.8 million, which was added to the City's long-term debt category, with an average repayment of \$0.6 million annually for fourteen years. FY 2013-14 was the first year the City began to repay this debt. For more detailed information of debt balances and repayment schedules, see Note 7 to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The City is currently preparing its budget for FY 2016-17, which is the first year in a two-year budget cycle. Although Property Tax and Sales Tax have shown significant gains in the last two years, contract costs and ongoing maintenance of new facilities remains a concern in the long-term perspective.

As discussed in the Transmittal Letter, the current level of development revenue is not expected to continue as the City nears build-out. While that is not likely to occur in the next five years, the City is planning for that eventuality by shoring up funding now to fund future capital projects and bridge the eventual gaps related to declines in revenue. The FY 2016-17 operational budget will likely remain largely unchanged from what was adopted in June 2015; however, increased property and sales taxes will allow the City to consider one-time contributions to capital projects, contingency reserves, or to other long-term liabilities.

With these things in mind, the City will continue to focus on the following primary goals: 1) Fully fund current City operations; 2) Continue funding future capital endeavors now, through the setting aside of specific reserves; and 3) Maintain adequate operating reserves over the long term.

Copies of the adopted Budget and Financial Plan are available online at www.dublin.ca.gov.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the financial position of the City for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the following address: City of Dublin, Finance Department, 100 Civic Plaza, Dublin, CA 94568. A copy of this financial report is also located at the City's website – www.dublin.ca.gov.

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CITY OF DUBLIN
Comprehensive Annual Financial Report
For the Year Ended June 30, 2015

GOVERNMENT-WIDE FINANCIAL STATEMENTS

STATEMENT OF NET POSITION
AND STATEMENT OF ACTIVITIES

CITY OF DUBLIN
STATEMENT OF NET POSITION
JUNE 30, 2015

	Governmental Activities
ASSETS	
Current assets:	
Cash and investments (Note 3)	\$197,010,818
Accounts receivable	5,728,428
Accrued interest receivable	400,087
Prepays	90,401
Total current assets	203,229,734
Noncurrent assets:	
Notes receivable (Note 5)	9,632,631
Capital assets (non-depreciable) (Note 6):	
Land	171,301,925
Streets right of way	35,425,288
Construction in progress	24,698,855
Capital assets (depreciable) (Note 6):	
Infrastructure	386,792,065
Building and improvements	75,790,206
Vehicles and equipment	14,835,774
Less accumulated depreciation	(258,261,756)
Total capital assets	450,582,357
Total noncurrent assets	460,214,988
Total Assets	663,444,722
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows of resources related to pension (Note 10)	1,067,859
LIABILITIES	
Current liabilities:	
Accounts payable	13,786,799
Accrued wages and other payroll liabilities	549,073
Deposits payable	5,279,199
Contract retention payable	55,434
Other payables	131,657
Unearned revenue	302,888
Compensated absences - Due within one year (Note 1G)	667,276
Long-term debt (Note 7):	
Due in one year	403,459
Total current liabilities	21,175,785
Noncurrent liabilities:	
Net OPEB obligation - City of Dublin (Note 11A)	4,647
Net OPEB obligation - Dublin Regional Fire Authority (Note 11B)	315,269
Net pension liability (Note 10)	7,837,436
Claims payables (Note 12)	154,500
Compensated absence (Note 1G)	285,976
Long-term debt (Note 7):	
Due in more than one year	5,346,352
Total noncurrent liabilities	13,944,180
Total Liabilities	35,119,965

CITY OF DUBLIN
STATEMENT OF NET POSITION (Continued)
JUNE 30, 2015

DEFERRED INFLOWS OF RESOURCES

Deferred inflows of resources related to pension (Note 10)	2,645,492
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NET POSITION (Note 8)

Net Investment in capital assets	444,832,546
Restricted for:	
Public safety	937,415
Impact fee projects	53,376,143
Highways and streets	5,899,512
Health and welfare	14,177,662
Culture and leisure	347,485
Total restricted	74,738,217
Unrestricted	107,176,361
Total Net Position	\$626,747,124

See accompanying notes to financial statements

CITY OF DUBLIN
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2015

	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Contributions and Grants
Governmental Activities:				
General government	\$10,774,480	\$5,777,971	\$764,655	\$21,931,556
Police	15,325,113	399,802	5,000	
Fire	12,198,769	1,746,581		
Public works	15,336,225	2,978,235		425
Park and community services	12,149,716	3,009,383	97,320	
Economic development	679,313		12,000	
Community development	5,713,196	7,657,467	76,702	
Total Governmental Activities	<u>\$72,176,812</u>	<u>\$21,569,439</u>	<u>\$955,677</u>	<u>\$21,931,981</u>

General revenues:

Taxes

 Property taxes
 Special assessment taxes
 Sales tax
 Other taxes

 Total Taxes

Intergovernmental (unrestricted)

Miscellaneous

Unrestricted investment earnings (loss)

 Total general revenues

Change in Net Position

Net position:

 Beginning of year, as adjusted (1M)

 End of year

See accompanying notes to financial statements

Total Program Revenues	Net (Expense) Revenue and Changes in Net Position Governmental Activities
\$28,474,182	\$17,699,702
404,802	(14,920,311)
1,746,581	(10,452,188)
2,978,660	(12,357,565)
3,106,703	(9,043,013)
12,000	(667,313)
7,734,169	2,020,973
<u>\$44,457,097</u>	<u>(27,719,715)</u>

29,437,951
1,264,204
19,211,823
<u>6,159,654</u>
56,073,632
2,428,248
735,139
<u>550,272</u>
59,787,291
32,067,576
<u>594,679,548</u>
<u>\$626,747,124</u>

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FUND FINANCIAL STATEMENTS

The funds described below were determined to be Major Funds by the City in Fiscal Year 2014-2015. Individual non-major funds may be found in the Supplemental.

The General Fund - is the governments primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

The Affordable Housing Special Revenue Fund - is used to account for in-lieu fees received from developers of properties, which can only be used for the design, development, and construction of citywide affordable housing projects and/or support of affordable housing programs.

The General Improvements Projects Capital Projects Fund - is used to manage the programming of funds and activities associated with major Capital Improvements Projects. The Fund accumulates resources for capital expenditures and utilizes those resources to support projects that are general in nature and are not Streets, Parks, or Community Improvements projects.

The Community Improvements Projects Capital Projects Fund - is used to manage the programming of funds and activities associated with major Capital Improvements Projects. The Fund accumulates resources for capital expenditures and utilizes those resources to support projects that would promote or enhance redevelopment, revitalization, beautification of the City's infrastructure and are not General Improvements, Streets or Parks related projects.

The Parks Projects Capital Projects Fund - is used to manage the programming of funds and activities associated with major Capital Improvements Projects. The Fund accumulates resources for capital expenditures and utilizes those resources to support projects that would construct, improve, or enhance the City's parks and facilities.

The Streets Projects Capital Projects Fund - is used to manage the programming of funds and activities associated with major Capital Improvements Projects. The Fund accumulates resources for capital expenditures and utilizes those resources to support projects that would construct, improve, or enhance the City's trails, highways, streets, roads, bridges, as well as street lighting, and storm drain systems.

The Public Facilities Impact Fees Capital Projects Fund - is used to account for impact fees received from developers of properties, which can only be used for the design, development, and construction of new public facilities within the City.

The Fire Impact Fees Capital Projects Fund - is used to account for impact fees received from developers of properties, which can only be used for the design, development, and construction of fire capital expansion projects within the City.

The Traffic Impact Fees Capital Projects Fund - is used to account for impact fees received from developers of properties, which can only be used for the design, development and construction of street and highway projects which serve as part of the City's transportation network.

The Dublin Crossing Contribution Capital Projects Fund – accounts for community benefit payments specific to the Dublin Crossings Project, separate from any developer impact fees generated by the project.

CITY OF DUBLIN
GOVERNMENTAL FUNDS
BALANCE SHEET
JUNE 30, 2015

	General	Special Revenue Fund Affordable Housing	Capital Projects Funds		
			General Improvements Projects	Community Improvements Projects	Parks Projects
ASSETS					
Cash and investments (Note 3)	\$104,602,678	\$13,668,824	\$28,420	\$4,281	\$1,121,988
Accounts receivable	4,378,067	500	51,259		
Accrued interest receivable	400,087				
Due from other funds (Note 4B)	3,357,283				
Notes receivable (Note 5)		9,632,631			
Advances to ISF PERS Side Fund (Note 4C)	918,005				
Advances to other funds (Note 4C)	456,729				
Prepays	50,898				
Total Assets	\$114,163,747	\$23,301,955	\$79,679	\$4,281	\$1,121,988
LIABILITIES					
Accounts payable	\$10,233,092	\$49,660	\$63,757	\$110	\$1,117,021
Accrued wages and other payroll liabilities	549,073				
Deposits payable	5,217,381	11,807			
Contract retention payable				3,317	
Other payables	131,657				
Unearned revenue	302,888				
Due to other funds (Note 4B)					
Advances from other funds (Note 4C)					
Total Liabilities	16,434,091	61,467	63,757	3,427	1,117,021
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - accounts receivable	23,162				
Unavailable revenue - loans receivable		9,632,631			
Total Deferred Inflows of Resources	23,162	9,632,631			
FUND BALANCES (DEFICITS) (Note 8)					
Non-spendable	1,475,691				
Restricted	500,000	13,607,857			
Committed	38,531,179		15,922	854	4,967
Assigned	35,875,264				
Unassigned	21,324,360				
Total Fund Balances (Deficits)	97,706,494	13,607,857	15,922	854	4,967
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$114,163,747	\$23,301,955	\$79,679	\$4,281	\$1,121,988

See accompanying notes to financial statements

Capital Projects Funds

Streets Projects	Public Facilities Impact Fees	Fire Impact Fees	Traffic Impact Fees	Dublin Crossing Contribution	Other Governmental Funds	Total Governmental Funds
\$719,140	\$36,113,026		\$18,079,311 194,358		\$10,966,597 936,717	\$185,304,265 5,560,901 400,087 3,357,283 9,632,631 918,005 456,729 50,898
<u>\$719,140</u>	<u>\$36,113,026</u>		<u>\$18,273,669</u>		<u>\$11,903,314</u>	<u>\$205,680,799</u>
\$688,523	\$9,275		\$1,013,014	\$290	\$273,047	\$13,447,789 549,073
52,117			488	25,757	23,766	5,279,199 55,434 131,657 302,888
	2,439,428	\$13,878 456,729		42,887	861,090	3,357,283 456,729
<u>740,640</u>	<u>2,448,703</u>	<u>470,607</u>	<u>1,013,502</u>	<u>68,934</u>	<u>1,157,903</u>	<u>23,580,052</u>
						23,162 9,632,631
						9,655,793
	33,664,323		17,260,167		11,114,501	1,475,691 76,146,848 38,552,922 35,875,264 20,394,229
(21,500)		(470,607)		(68,934)	(369,090)	
(21,500)	33,664,323	(470,607)	17,260,167	(68,934)	10,745,411	172,444,954
<u>\$719,140</u>	<u>\$36,113,026</u>		<u>\$18,273,669</u>		<u>\$11,903,314</u>	<u>\$205,680,799</u>

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CITY OF DUBLIN
Reconciliation of the
GOVERNMENTAL FUNDS -- BALANCE SHEET
with the
STATEMENT OF NET POSITION
JUNE 30, 2015

Total fund balances reported on the governmental funds balance sheet \$172,444,954

Amounts reported for Governmental Activities in the Statement of Net Position are different from those reported in the Governmental Funds above because of the following:

CAPITAL ASSETS

Capital assets used in Governmental Activities are not current assets or financial resources and therefore are not reported in the Governmental Funds. 400,336,744

ALLOCATION OF INTERNAL SERVICE FUND NET POSITION

Internal service funds are not governmental funds. However, they are used by management to charge the costs of certain activities, such as insurance and central services and maintenance to individual governmental funds. The net current assets of the Internal Service Funds are therefore included in Governmental Activities in the following line items in the Statement of Net Position

Cash and investments	\$11,706,553	
Prepaid items	39,503	
Accounts receivable	167,527	
Capital assets	50,245,613	
Accounts payable and accruals	(339,010)	
Interfund balance	(918,005)	
Capital lease	<u>(5,749,811)</u>	
		55,152,370

ACCRUAL OF NON-CURRENT REVENUES AND EXPENSES

Revenues which are deferred on the Fund Balance Sheets because they are not available currently are taken into revenue in the Statement of Activities. 9,655,793

LONG-TERM ASSETS AND LIABILITIES

The assets and liabilities below are not due and payable in the current period and therefore are not reported in the Funds:

Collective net pension liability, and related deferred outflows and inflows of resources		(9,415,069)
Net OPEB obligation - City of Dublin	(315,269)	
Net OPEB obligation - Dublin Regional Fire Authority	(4,647)	
Compensated absences	(953,252)	
Non-current portion of general liability claims	<u>(154,500)</u>	
		<u>(1,427,668)</u>

NET POSITION OF GOVERNMENTAL ACTIVITIES

\$626,747,124

See accompanying notes to financial statements

CITY OF DUBLIN
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2015

	General	Special	Capital Projects Funds		
		Revenue Fund	General	Community	
		Affordable	Improvements	Improvements	Parks
		Housing	Projects	Projects	Projects
REVENUES					
Property taxes	\$29,437,951				
Sales tax	18,571,056				
Other taxes	6,159,654				
Intergovernmental	483,300				
Licenses and permits	6,025,685				
Charges for service	10,338,553	\$26,468			
Interest	550,264	118,833			
Use of property	1,001,582	1,351,228			
Fines and forfeitures	124,529				
Developer fees		2,479,989			
Other revenue	3,406,685				
Special assessments					
Total Revenues	76,099,259	3,976,518			
EXPENDITURES					
Current:					
General Government	6,673,470	96,748			
Police	15,425,566				
Fire	11,599,771				
Public works	6,802,671				
Park and community services	9,621,233				
Economic development	808,272				
Community development	5,646,266	341,512			
Capital outlay:					
General improvements			\$1,241,494		
Community improvements				\$68,190	
Parks					\$4,742,328
Streets					
Total Expenditures	56,577,249	438,260	1,241,494	68,190	4,742,328
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	19,522,010	3,538,258	(1,241,494)	(68,190)	(4,742,328)
OTHER FINANCING SOURCES (USES)					
Transfers in (Note 4A)		5,300	1,241,494	68,190	4,742,329
Transfers (out) (Note 4A)	(1,393,278)				
Total Other Financing Sources (Uses)	(1,393,278)	5,300	1,241,494	68,190	4,742,329
NET CHANGE IN FUND BALANCES	18,128,732	3,543,558			1
BEGINNING FUND BALANCES (DEFICIT)	79,577,762	10,064,299	15,922	854	4,966
ENDING FUND BALANCES (DEFICIT)	\$97,706,494	\$13,607,857	\$15,922	\$854	\$4,967

See accompanying notes to financial statements

Capital Projects Funds						
Streets Projects	Public Facilities Impact Fees	Fire Impact Fees	Traffic Impact Fees	Dublin Crossing Contribution	Other Governmental Funds	Total Governmental Funds
						\$29,437,951
					\$640,766	19,211,822
						6,159,654
					2,762,522	3,245,822
						6,025,685
					3,372,913	13,737,934
	\$229,303		\$103,738	\$17	69,781	1,071,936
						2,352,810
					196,100	320,629
	8,534,908	\$434,307	6,154,171		974,797	18,578,172
			13,248		53,079	3,473,012
					1,264,201	1,264,201
	<u>8,764,211</u>	<u>434,307</u>	<u>6,271,157</u>	<u>17</u>	<u>9,334,159</u>	<u>104,879,628</u>
		3,006	551,338	50,000	3,288,578	10,663,140
					271,866	15,697,432
					330,474	11,930,245
			869		1,678,146	8,481,686
	79,711				30,059	9,731,003
						808,272
					71,402	6,059,180
						1,241,494
						68,190
						4,742,328
\$3,568,142						3,568,142
<u>3,568,142</u>	<u>79,711</u>	<u>3,006</u>	<u>552,207</u>	<u>50,000</u>	<u>5,670,525</u>	<u>72,991,112</u>
(3,568,142)	8,684,500	431,301	5,718,950	(49,983)	3,663,634	31,888,516
3,568,143						9,625,456
	(4,305,724)		(1,364,415)	(69,026)	(2,323,118)	(9,455,561)
<u>3,568,143</u>	<u>(4,305,724)</u>		<u>(1,364,415)</u>	<u>(69,026)</u>	<u>(2,323,118)</u>	<u>169,895</u>
1	4,378,776	431,301	4,354,535	(119,009)	1,340,516	32,058,411
(21,501)	29,285,547	(901,908)	12,905,632	50,075	9,404,895	140,386,543
<u>(\$21,500)</u>	<u>\$33,664,323</u>	<u>(\$470,607)</u>	<u>\$17,260,167</u>	<u>(\$68,934)</u>	<u>\$10,745,411</u>	<u>\$172,444,954</u>

CITY OF DUBLIN
 Reconciliation of the
 NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS
 with the
 STATEMENT OF ACTIVITIES
 FOR THE YEAR ENDED JUNE 30, 2015

The schedule below reconciles the Net Changes in Fund Balances reported on the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance, which measures only changes in current assets and current liabilities on the modified accrual basis, with the Change in Net Position of Governmental Activities reported in the Statement of Activities, which is prepared on the full accrual basis.

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS \$32,058,411

Amounts reported for governmental activities in the Statement of Activities are different because of the following:

CAPITAL ASSET TRANSACTIONS

Governmental Funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is capitalized and allocated over their estimated useful lives and reported as depreciation expense.

Capitalized expenditures are therefore added back to fund balance	8,527,662
Depreciation expense is deducted from the fund balance. The amount excludes the depreciation of \$1,877,903 for Internal Service Funds	(8,189,857)

ACCRUAL OF NON-CURRENT ITEMS

The amounts below included in the Statement of Activities do not provide or (require) the use of current financial resources and therefore are not reported as revenue or expenditures in governmental funds (net change):

Unearned revenue	(664,338)
Compensated absences	25,996
Claims liability	40,557
Collective net pension liability	162,147
OPEB asset - City of Dublin	(40,536)
OPEB obligation - Dublin Regional Fire Authority	(11,903)

ALLOCATION OF INTERNAL SERVICE FUND ACTIVITY

Internal Service Funds are used by management to charge the costs of certain activities, such as equipment acquisition, maintenance, and insurance to individual funds. The portion of the net revenue (expense) of these Internal Service Funds arising out of their transactions with governmental funds is reported with governmental activities, because they service those activities.

Change in Net Assets - All Internal Service Funds	159,437
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CHANGE IN NET POSITIONS OF GOVERNMENTAL ACTIVITIES	\$32,067,576
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See accompanying notes to financial statements

CITY OF DUBLIN
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2015

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property taxes	\$25,898,281	\$29,290,511	\$29,437,951	\$147,440
Sales tax	17,686,696	18,361,216	18,571,056	209,840
Other taxes	4,813,800	5,053,800	6,159,654	1,105,854
Intergovernmental	193,620	193,620	483,300	289,680
Licenses and permits	3,864,977	5,225,552	6,025,685	800,133
Charges for services	7,139,807	8,437,904	10,338,553	1,900,649
Interest	368,581	368,581	550,264	181,683
Use of property	1,016,037	1,016,037	1,001,582	(14,455)
Fines and forfeitures	138,260	138,260	124,529	(13,731)
Other revenue	2,784,178	3,143,878	3,406,685	262,807
Total Revenues	63,904,237	71,229,359	76,099,259	4,869,900
EXPENDITURES				
Current:				
General government	7,687,814	11,488,993	6,673,470	4,815,523
Police	16,299,006	16,309,297	15,425,566	883,731
Fire	11,928,157	11,928,157	11,599,771	328,386
Public works	6,263,377	7,050,935	6,802,671	248,264
Park and community services	10,566,724	10,956,654	9,621,233	1,335,421
Economic development	1,027,724	1,165,676	808,272	357,404
Community development	5,424,980	6,196,666	5,646,266	550,400
Total Expenditures	59,197,782	65,096,378	56,577,249	8,519,129
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	4,706,455	6,132,981	19,522,010	13,389,029
OTHER FINANCING SOURCES (USES)				
Transfers (out) (Note 4A)	(1,353,216)	(6,374,182)	(1,393,278)	4,980,904
Total Other Financing Sources (Uses)	(1,353,216)	(6,374,182)	(1,393,278)	4,980,904
NET CHANGE IN FUND BALANCE	\$3,353,239	(\$241,201)	18,128,732	\$18,369,933
BEGINNING FUND BALANCE			79,577,762	
ENDING FUND BALANCE			\$97,706,494	

See accompanying notes to financial statements

CITY OF DUBLIN
 AFFORDABLE HOUSING SPECIAL REVENUE FUND
 STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES:				
Interest	\$46,737	\$46,737	\$118,833	\$72,096
Loan repayment			1,351,228	1,351,228
Charges for services	43,360	43,360	26,468	(16,892)
Developer fees	1,234,416	2,434,416	2,479,989	45,573
Total Revenues	1,324,513	2,524,513	3,976,518	1,452,005
EXPENDITURES:				
Current:				
General government	29,550	104,550	96,748	7,802
Community development	650,121	7,215,358	341,512	6,873,846
Total Expenditures	679,671	7,319,908	438,260	6,881,648
REVENUES OVER (UNDER) EXPENDITURES	644,842	(4,795,395)	3,538,258	8,333,653
OTHER FINANCING SOURCES (USES)				
Transfers in (Note 4A)	6,600	6,600	5,300	(1,300)
Total Other Financing Sources (Uses)	6,600	6,600	5,300	(1,300)
NET CHANGE IN FUND BALANCE	<u>\$651,442</u>	<u>(\$4,788,795)</u>	3,543,558	<u>\$8,332,353</u>
BEGINNING FUND BALANCE			10,064,299	
ENDING FUND BALANCE			<u>\$13,607,857</u>	

See accompanying notes to financial statements

PROPRIETARY FUNDS

Proprietary funds account for City operations financed and operated in a manner similar to a private business enterprise. The intent of the City is that the cost of providing goods and services be financed primarily through user charges.

CITY OF DUBLIN
 PROPRIETARY FUNDS
 STATEMENT OF NET POSITION
 JUNE 30, 2015

	Governmental Activities- Internal Service Funds
ASSETS	
Current Assets:	
Cash and investments (Note 3)	\$11,706,553
Accounts receivable	167,527
Prepaid items	39,503
Total current assets	11,913,583
Noncurrent Assets:	
Capital assets (Note 6):	
Land	10,774,792
Construction in progress	3,403,773
Building and improvements	63,094,195
Vehicles and equipment	6,756,164
Less: accumulated depreciation	(33,783,311)
Total noncurrent assets	50,245,613
Total Assets	62,159,196
LIABILITIES	
Current Liabilities:	
Accounts payable and accruals	339,010
Capital lease (Note 7)	403,459
Total current liabilities	742,469
Non-Current Liabilities:	
Capital lease (Note 7)	5,346,352
Advances from other funds (Note 4C)	918,005
Total Liabilities	7,006,826
NET POSITION (Note 8)	
Net investment in capital assets	44,495,802
Unrestricted	10,656,568
Total Net Position	\$55,152,370

See accompanying notes to financial statements

CITY OF DUBLIN
 PROPRIETARY FUNDS
 STATEMENT OF REVENUE, EXPENSES
 AND CHANGES IN FUND NET POSITION
 FOR THE YEAR ENDED JUNE 30, 2015

	Governmental Activities- Internal Service Funds
OPERATING REVENUES	
Charges for services	\$3,991,331
Other revenue	1,152,515
Total Operating Revenues	5,143,846
OPERATING EXPENSES	
Supplies and services	344,237
OPEB expenses	1,842,228
Depreciation	2,594,736
Interest and fiscal charges	156,897
Total Operating Expenses	4,938,098
Operating Loss	205,748
NONOPERATING REVENUES (EXPENSES)	
Interest income	72,904
Gain from sales of property	50,680
Total Nonoperating Revenues	123,584
Loss Before Transfers	329,332
Transfer out (Note 4A)	(169,895)
Change in net position	159,437
Net Position-Beginning of year	54,992,933
Net Position-Ending of year	\$55,152,370

See accompanying notes to financial statements

CITY OF DUBLIN
 PROPRIETARY FUNDS
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED JUNE 30, 2015

	Governmental Activities- Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from other funds	\$3,933,455
Payments to suppliers and service providers	(2,538,738)
Other revenues	<u>1,152,515</u>
Net cash flows from operating activities	<u>2,547,232</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Payments to other funds	<u>(532,925)</u>
Cash Flows from Noncapital Financing Activities	<u>(532,925)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Interest paid on capital lease	(156,897)
Capital lease repayment	(378,995)
Purchase of capital assets	(1,407,412)
Proceeds from sales of capital assets	<u>276,976</u>
Cash Flows from Capital and Related Financing Activities	<u>(1,666,328)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	<u>72,904</u>
Cash Flows from Investing Activities	<u>72,904</u>
Net Cash Flows	420,883
Cash and investments at beginning of year	<u>11,285,670</u>
Cash and investments at end of year	<u><u>\$11,706,553</u></u>
Reconciliation of operating loss to net cash provided by operating activities:	
Operating loss	\$205,748
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation	2,594,736
Interest and fiscal charges	156,897
Change in assets and liabilities:	
Accounts receivable	(57,876)
Prepaid items	(2,039)
Accounts payable and accruals	<u>(350,234)</u>
Net cash flows from operating activities	<u><u>\$2,547,232</u></u>

See accompanying notes to financial statements

FIDUCIARY FUNDS

Agency funds are used to account for assets held by the City as an agent for individuals, private organizations, and other governments. The financial activities of these funds are excluded from the Entity-wide financial statements, but are presented in separate Fiduciary Fund financial statements.

CITY OF DUBLIN
 FIDUCIARY FUNDS
 STATEMENT OF FIDUCIARY NET POSITION
 JUNE 30, 2015

	<u>Agency Fund</u>
ASSETS	
Cash and investments (Note 3)	\$3,851,091
Accounts receivable	8,352
Due from trustee	<u>433</u>
Total Assets	<u><u>\$3,859,876</u></u>
LIABILITIES	
Accounts payable	\$1,023
Due to trustee	3,850,350
Due to bondholders	<u>8,503</u>
Total Liabilities	<u><u>\$3,859,876</u></u>

See accompanying notes to financial statements

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements and accounting policies of the City conform with generally accepted accounting principles applicable to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Significant accounting policies are summarized below:

A. Reporting Entity

The City is a residential community with a significant regional commercial base, located in the TriValley area of Alameda County, California at the crossroads of Interstate Freeways 580 and 680. The City was incorporated as a municipal corporation on February 1, 1982. The total population estimate published by the California Department of Finance for January 1, 2015 was 55,844. This figure includes prisoners housed at the Alameda County Sheriff's Department Santa Rita Jail and at the Federal Correctional Institute. The City of Dublin was ranked based on total population at #159 out of 482 cities within California.

The City operates under the Council-Manager form of government, with five elected Council members served by a full-time City Manager and staff. At June 30, 2015, the City's staff was comprised of 87 authorized permanent employees who were responsible for City-provided services. The City provides many traditional municipal services through contracts with both public and private agencies. Approximately 127.18 contract employees provide a variety of municipal services from City facilities. As of June 30, 2015, the City had approximately 108 temporary and seasonal personnel that were on active payroll status.

B. Basis of Presentation

The City's Basic Financial Statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Government Accounting Standards Board is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the U.S.A.

These Standards require that the financial statements described below be presented.

Government-wide Statements: The Statement of Net Position and the Statement of Activities display information about the primary government (the City). These statements include the financial activities of the overall City government, except for fiduciary activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange transactions.

The Statement of Activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs, (b) grants and contributions that are restricted to meeting the operational needs of a particular program and (c) fees, grants and contributions that are restricted to financing the acquisition or construction of capital assets. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Financial Statements: The fund financial statements provide information about the City's funds, including fiduciary funds. Separate statements for each fund category — *governmental*, *proprietary*, and *fiduciary* — are presented. The emphasis of fund financial statements is on major individual governmental and enterprise funds, each of which is displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

Proprietary fund *operating* revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. *Nonoperating* revenues, such as subsidies and investment earnings, result from nonexchange transactions or ancillary activities.

C. Major Funds

Major funds are defined as funds that have either assets, liabilities, revenues or expenditures/expenses equal to ten percent of their fund-type total and five percent of the grand total. The General Fund is always a major fund. The City may also select other funds it believes should be presented as major funds.

The City reported the following major governmental funds in the accompanying financial statements:

The General Fund - is the governments primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

The Affordable Housing Special Revenue Fund - is used to account for in-lieu fees received from developers of properties, which can only be used for the design, development, and construction of citywide affordable housing projects and/or support of affordable housing programs.

The General Improvements Projects Capital Projects Fund - is used to manage the programming of funds and activities associated with major Capital Improvements Projects. The Fund accumulates resources for capital expenditures and utilizes those resources to support projects that are general in nature and are not Streets, Parks, or Community Improvements projects.

The Community Improvements Projects Capital Projects Fund - is used to manage the programming of funds and activities associated with major Capital Improvements Projects. The Fund accumulates resources for capital expenditures and utilizes those resources to support projects that would promote or enhance redevelopment, revitalization, beautification of the City's infrastructure and are not General Improvements, Streets or Parks related projects.

The Parks Projects Capital Projects Fund - is used to manage the programming of funds and activities associated with major Capital Improvements Projects. The Fund accumulates resources for capital expenditures and utilizes those resources to support projects that would construct, improve, or enhance the City's parks and facilities.

The Streets Projects Capital Projects Fund - is used to manage the programming of funds and activities associated with major Capital Improvements Projects. The Fund accumulates resources for capital expenditures and utilizes those resources to support projects that would construct, improve, or enhance the City's trails, highways, streets, roads, bridges, as well as street lighting, and storm drain systems.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The Public Facilities Impact Fees Capital Projects Fund - is used to account for impact fees received from developers of properties, which can only be used for the design, development, and construction of new public facilities within the City.

The Fire Impact Fees Capital Projects Fund - is used to account for impact fees received from developers of properties, which can only be used for the design, development, and construction of fire capital expansion projects within the City.

The Traffic Impact Fees Capital Projects Fund - is used to account for impact fees received from developers of properties, which can only be used for the design, development and construction of street and highway projects which serve as part of the City's transportation network.

The Dublin Crossing Contribution Capital Projects Fund – accounts for community benefit payments specific to the Dublin Crossings Project, separate from any developer impact fees generated by the project.

The City also reports the following fund types:

Internal Service Funds – Account for replacement of assets and internal charges collected for the purpose of funding retirement plan side-fund obligations, post-retirement healthcare activities, and the financing and funding for the energy efficiency capital lease project. These activities are provided to City departments on a cost-reimbursement basis.

Fiduciary Funds – The City maintains one type of Fiduciary Funds - Agency Funds. The financial activities of these funds are excluded from the Government-wide financial statement, but are presented in separate Fiduciary Fund financial statements. Agency Funds are used to account for assets held by the City as an agent for the following purposes:

The Dublin Boulevard Extension Assessment District is an Agency Fund, which is used to account for amounts held for debt service on the Dublin Boulevard Extension Project. The Agency Fund is custodial in nature (assets equal liabilities) and therefore does not involve measurement of results of operations. The City is not responsible for payment of the bonds and acts only as an agent to collect assessments, pay bondholders, and initiate foreclosure proceedings.

The Associated Community Action Program (ACAP) is an Agency Fund. The City acts as the fiscal agent to collect and account for the contributions received and to coordinate administrative services leading to the agency ceasing its operation. ACAP is a Joint Powers Authority (JPA), whose members include the Alameda County and eleven of the thirteen incorporated cities in the County. (The cities of Berkeley and Oakland are not members). The JPA was formed to provide and administer social service related programs. The Agency fund is custodial in nature (assets equal liabilities) and therefore does not involve measurement of results of operations.

The Fallon Village, Schaefer Ranch, Fallon Village Annex/Jordan Ranch, and Fallon Crossing Geological Hazard Abatement Districts (GHAD) are Agency Funds. Each fiscal year, the District Engineer prepares an Engineer's Report which includes the budget for the GHADs for that year. The annual budget consists of regular site monitoring, annual inspections, contract services for annual mitigation and repairs, and administrative costs. The funds collected through special assessment are placed into a dedicated reserve fund. The reserve fund is set aside to be used to mitigate and repair large, geologic hazards, such as landslides in the respective Subdivisions.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Basis of Accounting

The government-wide and proprietary financial statements are reported using the *economic resources measurement focus* and the full *accrual basis* of accounting. Revenues are recorded when *earned* and expenses are recorded at the time liabilities are *incurred*, regardless of when the related cash flows take place.

Governmental funds are reported using the *current financial resources* measurement focus and the *modified accrual* basis of accounting. Under this method, revenues are recognized when *measurable* and *available*. The City considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. Governmental capital asset acquisitions are reported as *expenditures* in governmental funds. Proceeds of governmental long-term debt and acquisitions under capital leases are reported as *other financing sources*.

Those revenues susceptible to accrual at both the City-wide and Fund level are property, sales and franchise taxes, current service charges, and interest revenue. Fines and licenses and permits are not susceptible to accrual because they are not measurable until received in cash.

Non-exchange transactions, in which the City gives or receives value without directly receiving or giving equal value in exchange, include taxes, grants, entitlements, and donations. On the accrual basis, revenue from taxes is recognized in the fiscal year for which the taxes are levied or assessed. Revenues from grants, entitlements, and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied.

Grant revenues are recognized in the fiscal year in which all eligibility requirements are met. Under the terms of grant agreements, the City may fund certain programs with a combination of cost-reimbursement grants, categorical block grants, and general revenues.

Certain indirect costs are included in program expenses reported for individual functions and activities.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's business-type activities and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's internal service funds are charges to customers for sales and services. Operating expenses for internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

E. Property Tax Revenues

Alameda County assesses properties and bills, collects, and distributes property taxes to the City. The County remits the entire amount paid and handles the collection of all delinquencies. The City receives proportionate shares of prior year collections including interest and penalties. Secured and unsecured property taxes are levied on January 1 of the preceding fiscal year. The property tax assessments are formally due on November 1 and February 1, and become delinquent after December 10 and April 10, respectively. Taxes become a lien on the property effective January 1 of the preceding year.

F. Use of Restricted Resources

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, and then unrestricted resources as needed.

G. Compensated Absences

The City records a long-term compensated absences liability to recognize the financial effect of unused general leave and other accrued compensated leave. The liability will be paid from future resources primarily from the general fund.

Compensated absences activities were as follows for the year ended June 30, 2015:

	General Leave	Compensated Leave	Total
Beginning Balance	\$945,174	\$34,074	\$979,248
Additions	828,558	5,144	833,702
Payments	<u>(834,936)</u>	<u>(24,762)</u>	<u>(859,698)</u>
Ending Balance	<u>\$938,796</u>	<u>\$14,456</u>	<u>\$953,252</u>
Current Portion	<u>\$657,157</u>	<u>\$10,119</u>	<u>\$667,276</u>

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. *Prepaid Items*

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid costs in both government-wide and fund financial statements, using the consumption method. Prepaid costs in governmental funds are equally offset with nonspendable fund balance to indicate they do not constitute resources available for appropriation. Prepaids in governmental funds are treated using the consumption method, where the prepaid expenditure is recognized in the period in which the service is provided or the item is put into use.

I. *Use of Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

J. *New Funds*

In fiscal year 2014-2015, the City created the following new funds:

The Measure BB Sales Tax Streets and Roads Fund – to account for an Alameda County voter approved increase in sales tax used for improvements on streets and roads.

The Measure BB Sales Tax Bike/Pedestrian Fund – to account for an Alameda County voter approved increase in sales tax used for improvements on bike and pedestrian projects.

K. *Deferred Outflows/Inflows of Resources*

In addition to assets, the statement of financial position or balance sheet report is a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position or fund balance that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position or balance sheet report is a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position or fund balance that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

L. Implementation of Governmental Accounting Standards Board (GASB) Pronouncements

Management adopted the provisions of the following Governmental Accounting Standards Board (GASB) Statements, which became effective during the year ended June 30, 2015.

GASB Statement No. 68 – In June 2012, GASB issued Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27*. The primary objective of this Statement is to improve accounting and financial reporting by state and local governments for pensions. This Statement establishes standards for measuring and recognizing liabilities, deferred outflows of resources, and deferred inflows of resources, and expense/expenditures. For defined benefit pensions, this Statement identifies the methods and assumptions that should be used to project benefit payments, discount projected benefit payments to their actuarial present value, and attribute that present value to periods of employee service. This Statement had a material impact on the City’s financial statements. See Note 1M below.

GASB Statement No. 69 – In 2014, the GASB issued Statement No. 69, *Government Combinations and Disposals of Government Operation*. This Statement requires disclosures to be made about government combinations and disposals of government operations to enable financial statement users to evaluate the nature and financial effects of those transactions. This Statement did not have a material impact on the financial statements for the fiscal year 2015.

GASB Statement No. 71 – In 2014, GASB issued Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – an amendment of GASB Statement No. 68*. The objective of this Statement is to address an issue regarding application of the transition provisions of Statement No. 68, *Accounting and Financial Reporting for Pensions*. The issue relates to amounts associated with contributions, if any, made by a state or local government employer or non-employer contributing entity to a defined benefit pension plan after the measurement date of the government’s beginning net pension liability. This Statement had a material impact on the City’s financial statements. See Note 1M below.

M. Prior Period Adjustment

As a result of the implementation of GASB Statements 68 and 71, the City made an adjustment of \$9,577,216 to the beginning net position of its governmental activities.

NOTE 2 – BUDGETS AND BUDGETARY ACCOUNTING

The City follows these procedures in establishing the budgetary data reflected in the basic financial statements:

- Prior to June 30 the City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the means of financing them.
- The public is given an opportunity to comment on the budget at a noticed City Council meeting. Prior to July 1, the budget is legally enacted through passage of a resolution.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 2 – BUDGETS AND BUDGETARY ACCOUNTING (Continued)

- The City Manager is authorized to transfer budgeted amounts between line items, provided that the transfer is within the same fund, regardless of the specific department activity. This include the authority to transfer from the General Fund budgeted contingency amounts that are approved by the City Council during the budget adoption. The City Manager is authorized to increase revenue and expenditure budget for various departmental functions, when the net budget impact is zero.
- Formal budgetary integration is employed as a management control device during the year for the general fund, special revenue funds and capital projects funds.
- Budgets for the general, special revenue and capital projects funds are adopted on a basis consistent with generally accepted accounting principles in the United States.
- The City Manager is authorized to increase the appropriations for the following fiscal year in an amount not to exceed the amount of funds encumbered or designated by the City Manager as needed for expenses that did not occur prior to the year-end, but are expected to be expended in the next year consistent with the original purpose.
- As part of the annual Budget adoption the City Council authorizes Staff to carry-over unexpended capital project appropriations, for those projects where work and expenditures will continue in the subsequent year.

NOTE 3 – CASH AND INVESTMENTS

The City's dependence on property tax receipts, which are received semi-annually, requires it to maintain significant cash reserves to finance operations during the remainder of the year. The City pools cash as described under the policy section below.

A. Policies

California Law requires banks and savings and loan institutions to pledge government securities with a market value of 110% of the City's cash on deposit, or first trust deed mortgage notes with a market value of 150% of the deposit, as collateral for these deposits. Under California law, this collateral is held in a separate investment pool by another institution in the City's name and places the City ahead of general creditors of the institution.

The City pools cash from all sources and all funds, except certain specific investments within funds and cash with fiscal agents, so that it can be invested at the maximum yield, consistent with safety and liquidity, while individual funds can make expenditures at any time.

The City and its fiscal agents invest in individual investments and in investment pools. Individual investments are evidenced by specific identifiable pieces of paper called *security instruments*, or by an electronic entry registering the owner in the records of the institution issuing the security, called the *book entry* system. Individual investments are generally made by the City's fiscal agents as required under its debt issues. In order to maximize security, the City employs the Trust Department of a bank as the custodian of all City managed investments, regardless of their form.

The City's investments are carried at fair value, as required by generally accepted accounting principles. The City adjusts the carrying value of its investments to reflect their fair value at each fiscal year end, and it includes the effects of these adjustments in income for that fiscal year.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 3 - CASH AND INVESTMENTS (Continued)

B. Classification

Cash and investments are classified in the financial statements as shown below, based on whether or not their use is restricted under the terms of City agreements.

<i>City:</i>	
Cash and investments	\$197,010,818
<i>Fiduciary Funds (separate statement):</i>	
Cash and investments	<u>3,851,091</u>
Total cash and investments	<u><u>\$200,861,909</u></u>

Cash and investments as of June 30, 2015, consist of the following:

Cash on hand	\$5,325
Deposits with financial institutions	1,158,398
Investments	<u>199,698,186</u>
Total cash and investments	<u><u>\$200,861,909</u></u>

Proprietary fund type cash and investments are used in the preparation of the statement of cash flows as investments are not allocated to specific funds. Each of these funds' allocation of pooled cash and investments is considered cash and cash equivalents.

C. Investments Authorized by the California Government Code and the City's Investment Policy

The City's Investment Policy and the California Government Code allow the City to invest in the following, provided the credit ratings of the issuers are acceptable to the City; and approved percentages and maturities are not exceeded. The table below also identifies certain provisions of the California Government Code, or the City's Investment Policy where the City's Investment Policy is more restrictive.

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality	Maximum Percentage of Portfolio	Maximum Investment In One Issuer
Negotiable Certificates of Deposit	5 years	A-1	30%	20%
Bankers' Acceptances	180 days	A-1	40%	20% of Portfolio
U.S. Treasury Bills and Notes	5 years	N/A	No Limit	No Limit
U.S. Government Agency Securities	5 years	N/A	25% for callable	35%
California Asset Management Program	N/A	N/A	No Limit	No Limit
Commercial Paper	270 days	A-1	25%	20% of Portfolio
Time Certificates of Deposit	1 year	N/A	10%	No Limit
State Local Agency Investment Fund	N/A	N/A	75%	No Limit
Asset-Backed Securities	N/A	AA	20%	5%
Medium Term Notes	5 years	A	30%	5%
Money Market Funds	N/A	AAA	20%	No Limit
Municipal Securities	5 years	A	No Limit	0

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 3 - CASH AND INVESTMENTS (Continued)

D. Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Normally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The City generally manages its interest rate risk by holding investments to maturity.

Information about the sensitivity of the fair values of the City's investments (including investments held by bond trustees) to market interest rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity or earliest call date:

Investment Type	12 Months or less	13 to 24 Months	25 to 60 Months	Total
Asset-Backed Securities		\$472,380	\$7,043,089	\$7,515,469
U.S. Treasury Notes	\$4,504,102	6,013,124	25,721,679	36,238,905
Medium-Term Notes	2,682,360	4,402,056	22,495,134	29,579,550
U.S. Government Agency Securities	14,043,368	16,999,892	27,369,221	58,412,481
Local Agency Investment Fund	46,014,928			46,014,928
California Asset Management Program	19,647,451			19,647,451
Money Market Funds	2,289,402			2,289,402
Total Investments	<u>\$89,181,611</u>	<u>\$27,887,452</u>	<u>\$82,629,123</u>	<u>\$199,698,186</u>

The City is a participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The City reports its investment in LAIF at the fair value amount provided by LAIF, which is the same as the value of the pool share. The balance is available for withdrawal on demand, and is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. Included in LAIF's investment portfolio are collateralized mortgage obligations, mortgage-backed securities, other asset-backed securities, loans to certain state funds, United States Treasury Notes and Bills, and floating rate securities issued by federal agencies, government-sponsored enterprises, and corporations. At June 30, 2015, these investments matured in an average of 239 days.

The City is a participant in the California Asset Management Program (CAMP). CAMP is an investment pool offered by the California Asset Management Trust (the Trust). The Trust is a joint powers authority and public agency created by the Declaration of Trust and established under the provisions of the California Joint Exercise of Powers Act (California Government Code Sections 6500 et seq., or the "Act") for the purpose of exercising the common power of its Participants to invest certain proceeds of debt issues and surplus funds. The Pool's investments are limited to investments permitted by subdivisions (a) to (n), inclusive, of Section 53601 of the California Government Code. The City reports its investments in CAMP at the fair value amounts provided by CAMP, which is the same as the value of the pool share. At June 30, 2015, the fair value approximated is the City's cost. At June 30, 2015, these investments have an average maturity of 32 days.

The City's investments include Asset-Backed Securities in the amount of \$6,167,676 that are highly sensitive to interest rate fluctuations to a greater degree than already indicated above.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 3 - CASH AND INVESTMENTS (Continued)

E. Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The actual ratings as of June 30, 2015 were provided by Standard and Poor's investment rating system except as noted. The Local Agency Investment Fund was not rated as of June 30, 2015.

Investment Type	AAA/AAAm	AA+	AA	AA-	A+	A	Total
Asset-Backed Securities	\$6,167,676						\$6,167,676
U.S. Treasury Notes		\$36,238,905					36,238,905
Medium-Term Notes	2,682,360	3,242,558	\$2,774,769	\$4,690,022	\$6,735,651	\$9,454,190	29,579,550
U.S. Government Agency Securities		58,412,481					58,412,481
California Asset Management Program	19,647,451						19,647,451
Money Market Funds	2,289,402						2,289,402
Totals	<u>\$30,786,889</u>	<u>\$97,893,944</u>	<u>\$2,774,769</u>	<u>\$4,690,022</u>	<u>\$6,735,651</u>	<u>\$9,454,190</u>	152,335,465
<i>Not rated:</i>							
Asset-Backed Securities							1,347,793
State Local Agency Investment Fund							46,014,928
Total Investments							<u>\$199,698,186</u>

F. Concentration of Credit Risk

Included in the table at Note D above are the following significant investments in any one issuer other than U.S. Treasury securities, mutual funds, and external investment pools.

Reporting Unit	Issuer	Investment Type	Reported Amount
Entity-wide			
	Federal Farm Credit Bank	US Government Agency Securities	\$17,991,427
	Federal Home Loan Bank	US Government Agency Securities	12,797,563
	Federal Home Loan Mortgage Corporation	US Government Agency Securities	16,003,871
	Federal National Mortgage Association	US Government Agency Securities	11,602,319

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 4 - INTERFUND TRANSACTIONS

A. Transfers Between Funds

Transfers between funds during the fiscal year ended June 30, 2015 were as follows:

<u>Fund Making Transfer</u>	<u>Fund Receiving Transfers</u>	<u>Amount Transferred</u>
General Fund	General Improvements Projects Capital Projects Fund	\$1,184,887
	Community Improvements Projects Capital Projects Fund	68,190
	Parks Projects Capital Projects Fund	140,017
	Streets Projects Capital Projects Fund	184
		<u>1,393,278</u>
Capital Projects Funds:		
Public Facilities Impact Fees Fund	Parks Projects Capital Projects Fund	4,305,724
Traffic Impact Fees Fund	Streets Projects Capital Projects Fund	1,364,415
Dublin Crossing Contributions Fund	Parks Projects Capital Projects Fund	69,026
		<u>5,739,165</u>
Special Revenue Funds:		
Non-Major Funds	Streets Projects Capital Projects Fund	2,090,256
	Parks Projects Capital Projects Fund	227,562
	Affordable Housing Special Revenue Fund	5,300
		<u>2,323,118</u>
Internal Service Funds:		
Building Replacement Internal Service Fund	General Improvements Projects Capital Projects Fund	361
Equipment Replacement Internal Service Fund	General Improvements Projects Capital Projects Fund	43,247
Energy Efficiency Internal Service Fund	General Improvements Projects Capital Projects Fund	12,999
	Streets Projects Capital Projects Fund	113,288
		<u>169,895</u>
		<u>\$9,625,456</u>

- (A) To fund capital project expenditures
- (B) To fund General Fund staffing/administrative costs for the project
- (C) To fund Affordable Housing Fund staffing/administrative costs for the project

B. Current Interfund Balances

Current interfund balances arise in the normal course of business and are expected to be repaid shortly after the end of the fiscal year. At June 30, 2015, the following funds have balances due to the General Fund:

<u>Due to other funds</u>	
Public Facilities Impact Fees Capital Project Fund	\$2,439,428
Fire Impact Fees Capital Project Fund	13,878
Dublin Crossing Contribution Capital Project Fund	42,887
Non-Major Funds	861,090
Total	<u>\$3,357,283</u>

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 4 - INTERFUND TRANSACTIONS (Continued)

C. Advances Between Funds

During the 2004-2005 and 2005-2006 fiscal years, the General Fund advanced funds to the Fire Impact Fees Capital Projects Fund to aid in the financing of fire station construction projects. The advance will be repaid through future revenues of the Fire Impact Fees Fund. Interest accrues on the advance at a rate equal to the City's return on its investment portfolio.

During the fiscal year 2007-2008, the General Fund made a long-term advance to the Internal Service Fund PERS Side Fund to prepay CalPERS for the City's Side Fund Obligation. The Side Fund was created in 2005 when CalPERS assigned agencies with less than 100 participants to a risk sharing pool. The City had an unfunded liability at the time the City was assigned to the pool. As part of CalPERS Employer Contribution Rate, the City was scheduled to pay 4.319% of payroll for the next 17 years to eliminate the current side fund obligation. The benefit of prepayment resulted in reduction of the Employer Contribution rate in fiscal year 2007-2008 from 15.894% to 11.575%. The advance from General Fund is repaid annually, calculated at the rate of 4.319% of the total salary and be recorded as an Internal Service Fund retirement benefit expenditure with an offset to reduce the General Fund long-term advance.

The following interfund balances existed at June 30, 2015:

Advances from other funds	General Fund
Fire Impact Fees Capital Projects Fund	\$456,729
PERS Side Fund Internal Service Fund	918,005
Total	\$1,374,734

NOTE 5 – NOTES RECEIVABLE

The following table summarizes the notes receivable outstanding as of June 30, 2015:

First Time Homebuyer Loan Program	\$1,798,384
Eden (Wicklow) Square Senior Affordable Housing	2,786,177
Eden (Emerald Vista) Construction Loan - Family Housing	3,351,901
Eden (Emerald Vista) Construction Loan - Senior Housing	1,696,169
Total	\$9,632,631

Revolving Home Loans - As part of the City of Dublin First Time Homebuyer Loan Program (FTHLP), the City provides financial assistance, in the form of a deferred loan. The program targets first time homebuyers within a certain income range purchasing their first home in Dublin. Monthly payments of principal and interest are generally deferred until the homes are sold, or are in default. In certain situations the loan may also be due when the homeowners refinance their primary mortgage. The total outstanding amount due, including accrued simple interest at 3.5% per annum, as of June 30, 2015 was \$1,798,384. As of June 30, 2015, there were no loans in default.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 5 – NOTES RECEIVABLE (Continued)

Details of the Revolving Home Loans as of June 30, 2015 were as follows:

<u>LOAN #</u>	<u>LOAN DATE</u>	<u>ORIGINAL LOAN AMOUNT</u>	<u>ACCRUED INTEREST</u>	<u>REPAYMENT OF PRINCIPAL AND INTEREST</u>	<u>LOAN BALANCE</u>
#07-01	2/16/2007	\$39,915	\$11,693		\$51,608
#07-03	3/30/2007	60,039	17,346		77,385
#07-04	10/31/2007	50,000	13,420		63,420
#07-09	9/21/2007	26,036	7,145		33,181
#07-10	9/7/2007	49,536	13,595		63,131
#07-11	10/12/2007	38,141	10,310		48,451
#07-12	10/8/2007	33,051	9,682		42,733
#07-14	10/2/2007	19,610	5,318		24,928
#07-15	12/4/2007	24,536	6,505		31,041
#07-16	12/28/2007	8,000	2,102		10,102
#07-18	2/29/2008	24,170	6,204		30,374
#07-20	5/30/2008	19,175	4,755		23,930
#08-01	8/19/2008	25,377	6,105		31,482
#08-03	10/20/2008	33,750	7,916		41,666
#08-05	2/3/2009	22,619	5,080		27,699
#08-06	2/11/2009	55,404	12,373		67,777
#08-07	4/10/2009	27,425	5,975		33,400
#08-08	6/30/2009	39,576	8,315		47,891
#09-02	9/29/2009	36,595	7,369		43,964
#10-02	1/26/2011	40,000	6,202		46,202
#10-03	5/6/2011	26,700	3,881		30,581
#10-04	7/7/2011	30,000	3,130	(\$33,130)	
#11-01	12/9/2011	26,025	3,257		29,282
#11-02	10/14/2011	29,999	3,895		33,894
#11-03	11/22/2011	30,839	3,892		34,731
#11-04	12/28/2011	35,249	4,327		39,576
#11-05	1/13/2012	29,999	3,636		33,635
#11-06	1/13/2012	36,415	4,414		40,829
#11-07	1/19/2012	36,682	4,425		41,107
#11-08	1/31/2012	35,249	4,212		39,461
#11-09	2/15/2012	36,671	4,329		41,000
#11-10	4/3/2012	38,586	4,381		42,967
#11-11	6/29/2012	29,999	2,730	(32,729)	
#12-01	10/30/2012	29,999	2,802		32,801
#12-02	1/31/2013	40,000	3,379		43,379
#12-03	3/22/2013	36,749	2,928		39,677
#12-04	4/12/2013	36,749	2,854		39,603
#12-09	4/25/2013	36,749	2,809		39,558
#12-05	4/26/2013	35,249	2,691		37,940
#12-07	5/15/2013	35,249	2,626		37,875
#12-08	5/10/2013	35,249	2,643		37,892
#12-06	6/12/2013	31,499	2,262		33,761
#13-01	7/31/2013	40,000	2,685		42,685
#13-02	8/30/2013	40,000	2,570		42,570
#13-03	10/2/2013	40,000	2,443		42,443
#13-04	12/9/2013	40,000	2,183		42,183
#13-05	3/7/2014	36,888	1,701		38,589
TOTAL		\$1,609,748	\$254,495	(\$65,859)	\$1,798,384

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 5 – NOTES RECEIVABLE (Continued)

Eden Senior Affordable Housing Loan - (Wicklow Square) – On September 23, 2002, the City selected Eden Housing, Inc. as the developer for the affordable senior housing at the site of the former library located at 7606 Amador Valley Boulevard. This site also houses a senior center that the City constructed during fiscal year 2003-2004. On February 1, 2004, the City entered into an agreement and provided a loan in the amount of \$2,248,248 to the Dublin Senior Limited Partnership to support the senior housing project. The interest on the outstanding principal balance of the loan is accrued at the rate of 3% simple interest per annum. The entire outstanding principal balance of the loan, together with the interest accrued, shall be payable in full on February 8, 2059, the 55th anniversary of the Initial Disbursement Date of February 18, 2004. Repayments commenced on June 1, 2006, and on the first day of each June, 60% of the Surplus Cash generated by the project during the previous calendar year are remitted to reduce the outstanding indebtedness. Any payment not paid when due shall bear interest at a rate equal to 10% annum from the due date until it is paid in full. The outstanding amount as of June 30, 2015 was \$2,786,177.

Arroyo Vista Predevelopment/Construction Loan – Family and Senior Projects – (Emerald Vista) - On June 1, 2011, the City entered into an agreement to provide a loan to Eden Dougherty, L.P., a California nonprofit public benefit corporation, with a not-to-exceed \$7,600,000 principal amount in accordance to the Arroyo Vista Disposition and Development Agreement dated July 25, 2007 concerning the redevelopment of the real property located at 6700 Dougherty Road in the City of Dublin. The City agreed to provide a loan to Eden to assist in financing the development of the Family Project and Senior Project. The City determined that the development of the project is in the interests of health, safety and welfare of the residents of the City, and that the City financing is necessary to make the project affordable to low and very low income households for a term of not less than fifty-five years. The note will not bear interest until the earlier of (i) the date that the project's construction financing is either converted to a permanent loan or repaid in full, or (ii) twelve months following the date of issuance of the final certificate of occupancy or equivalent for the project; thereafter, the outstanding principal balance of the loan shall bear interest at a rate equal to three percent simple annual interest. Annual payments shall be due and payable on a residual receipts basis in accordance with the formula set forth in the note. The entire outstanding principal balance and accrued interest shall be paid in full on the earlier of (i) the fifty fifth anniversary of the date of issuance of the final certificate of occupancy or (ii) the fifty-seventh anniversary of the loan origination date. The City has the right to accelerate maturity date and declare all sums immediately due and payable to the City upon the occurrence of an event of developer default, including developer's failure to commence or complete construction of the project within times period specified in the note. At June 30, 2015, the outstanding amounts are \$3,351,901 for the Family Project and \$1,696,169 for the Senior Project.

NOTE 6 – CAPITAL ASSETS

Capital assets, which include buildings, machinery and equipment, and infrastructure assets (roads, bridges, curbs and gutters, streets and sidewalks, drainage systems, lighting systems, and park improvements), are reported in the Governmental Activities columns of the Government-Wide Financial Statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 for general capital assets and \$100,000 for infrastructure capital assets. Such assets are recorded at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are valued at their estimated fair market value on the date donated.

Capital assets are depreciated over their estimated useful lives using the straight-line method. This means the cost of the asset is divided by its expected useful life in years and the result is charged to expense each year until the asset is fully depreciated. The purpose of depreciation is to spread the cost of capital assets over the useful life of these assets. The amount charged to depreciation expense each year represents that year's pro rata share of the cost of capital assets.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 6 – CAPITAL ASSETS (Continued)

Depreciation of capital assets is charged as an expense against operations each year and the total amount of depreciation taken over the years, called accumulated depreciation, and is reported on the Statement of Net Assets of the government-wide financial statements as a reduction in the book value of the capital assets.

The City has assigned the useful lives listed below to capital assets.

Infrastructure	20-75 Years
Building and Improvements	20-38 Years
Vehicles and Equipment	3-15 Years

Capital assets include land, buildings, and equipment used in City operations. Infrastructure includes roads, bridges, curbs, sidewalks, drainage systems, street and traffic lights, park improvements and other improvements used by all citizens.

A. Current Year Activities

Capital asset activity during the fiscal year were as follows:

	Balance at June 30, 2014	Additions	Retirements	Transfers	Balance at June 30, 2015
Governmental activities					
Capital assets not being depreciated:					
Land	\$171,301,925				\$171,301,925
Streets Right of Way	35,425,288				35,425,288
Construction in Progress	32,519,388	\$7,793,505		(\$15,614,038)	24,698,855
Total capital assets not being depreciated	239,246,601	7,793,505		(15,614,038)	231,426,068
Capital assets being depreciated:					
Infrastructure	383,700,250			3,091,815	386,792,065
Buildings and Improvements	70,721,237		(\$20,880)	5,089,849	75,790,206
Vehicles and Equipment	8,354,971	1,211,134	(2,162,705)	7,432,374	14,835,774
Total capital assets being depreciated	462,776,458	1,211,134	(2,183,585)	15,614,038	477,418,045
Less accumulated depreciation for:					
Infrastructure	(211,931,670)	(7,057,508)			(218,989,178)
Buildings and Improvements	(32,361,838)	(2,384,545)	20,880		(34,725,503)
Vehicles and Equipment	(6,071,379)	(625,707)	2,150,011		(4,547,075)
Total Accumulated Depreciation	(250,364,887)	(10,067,760)	2,170,891		(258,261,756)
Net governmental fund program					
Capital assets being depreciated	212,411,571	(8,856,626)	(12,694)	15,614,038	219,156,289
Governmental activity capital assets, net	\$451,658,172	(\$1,063,121)	(\$12,694)		\$450,582,357

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 6 – CAPITAL ASSETS (Continued)

B. Project Commitments

At June 30, 2015, the City had outstanding commitments with contractors for the following projects:

<u>Project</u>	<u>Commitment</u>
Facility Construction	\$38,853
Facility Modification	290,240
Park Construction	25,296,631
Park Improvements	28,568
Street Improvements	557,007
Street Repair/Maintenance	140,886
Street Signal Improvements	23,487
Technology Upgrade	48,245

C. Capital Asset Contributions

Some capital assets may be acquired using Federal and State grant funds, or they may be contributed by developers or other governments. GASB Statement 34 requires that these contributions be accounted for as revenues at the time the capital assets are contributed.

D. Depreciation Allocation

Depreciation expense is charged to functions and programs based on their usage of the related assets. The amounts allocated to each function or programs are as follows:

Governmental Activities	
General Government	\$958,451
Police	195,380
Fire	476,038
Public Works	5,543,928
Parks and Community Service	2,885,337
Community Development	<u>8,626</u>
Total depreciation expense	<u><u>\$10,067,760</u></u>

NOTE 7 – LONG TERM DEBT

A. Current Year Transactions and Balances

	<u>Balance at July 1, 2014</u>	<u>Retirements</u>	<u>Balance at June 30, 2015</u>	<u>Due Within One Year</u>
GOVERNMENTAL ACTIVITY DEBT				
2012 Chevron Energy Capital Lease	<u>\$6,128,806</u>	<u>(\$378,995)</u>	<u>\$5,749,811</u>	<u>\$403,459</u>
Total Governmental Activity Debt	<u><u>\$6,128,806</u></u>	<u><u>(\$378,995)</u></u>	<u><u>\$5,749,811</u></u>	<u><u>\$403,459</u></u>

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 7 – LONG TERM DEBT (Continued)

B. 2012 Chevron Energy Capital Lease

On June 12, 2012, City entered into an Energy Services Performance Contract with Chevron Energy Solutions to implement the recommended efficiency improvements in the City's ongoing efforts to reduce energy consumption and develop long-term cost savings through increased energy efficiency. The total project cost was estimated to be \$7,430,976. City expects the full cost of improvements including interest can be offset through estimated energy savings. The project was funded through a combination of Lease Financing and Internal Service Fund reserves.

The total amount financed by the bank was approximately \$6,755,824, with interest rate fixed at 2.56% which occurred on October 1, 2012. The first payment was made on September 28, 2013. The financing is a lease arrangement with Bank of America holding title to the improvements being installed. Once all lease payments are made, improvements are fully owned by the City.

The payments will be made over a fourteen-year period. The amount of annual lease payments is intended to produce consistent savings each year. Therefore, for payments in the initial years, when certain rebates and incentives are received, the payments will be higher. The average annual lease payment over the repayment period is estimated to be approximately \$578,704 per year. The City anticipates that energy savings and incentives are projected to fully offset these costs.

C. Debt Service Requirements

Governmental Activities: Capital Lease

Year ending June 30	Principal	Interest
2016	\$403,459	\$147,195
2017	429,110	136,867
2018	455,999	125,881
2019	396,728	114,208
2020	424,629	104,052
2021-2025	2,480,902	343,035
2026-2027	1,158,984	44,951
Total	\$5,749,811	\$1,016,189

NOTE 8 – NET POSITION AND FUND BALANCES

A. Net Position

Net Position is the excess of all the City's assets and deferred outflow of resources over all its liabilities and deferred inflow of resources, regardless of fund. Net Assets are divided into three captions. These captions apply only to Net Assets, which is determined only for proprietary funds and at the Government-wide level, and are described below:

Net Investment in Capital Assets, describes the portion of Net Position which is represented by the current net book value of the City's capital assets.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 8 – NET POSITION AND FUND BALANCES (Continued)

Restricted describes the portion of Net Position which is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws, or other restrictions which the City cannot unilaterally alter. These principally include developer fees received for use on capital projects and debt service requirements.

Unrestricted describes the portion of Net Position which is not restricted to use.

B. Fund Balances

Governmental fund balances represent the net current assets of each fund. Net current assets generally represent a fund's cash and receivables, less its liabilities.

The City's fund balances are classified based on spending constraints imposed on the use of resources. For programs with multiple funding sources, the City prioritizes and expends funds in the following order: Restricted, Committed, Assigned, and Unassigned. Each category in the following hierarchy is ranked according to the degree of spending constraint:

Nonspendable represents balances set aside to indicate items do not represent available, spendable resources even though they are a component of assets. Fund balances required to be maintained intact, such as Permanent Funds, and assets not expected to be converted to cash, such as prepaids, notes receivable, and long-term interfund loans are included. However, if proceeds realized from the sale or collection of nonspendable assets are restricted, committed or assigned, then Nonspendable amounts are required to be presented as a component of the applicable category.

Restricted fund balances have external restrictions imposed by creditors, grantors, contributors, laws, regulations, or enabling legislation which requires the resources to be used only for a specific purpose. Nonspendable amounts subject to restrictions are included along with spendable resources.

Committed fund balances have constraints imposed by resolution of the City Council which may be altered only by formal action (resolution) of the City Council to establish, modify, or rescind a fund balance commitment. The City Council commits fund balance through the adoption of a resolution prior to the end of the fiscal year. Once adopted, the limitation imposed by the resolution remains in place until similar action is taken to remove or revise the limitation. Only the highest level action (a resolution) can be considered a commitment for fund balance classification purposes.

Assigned fund balances are amounts constrained by the City's intent to be used for a specific purpose, but are neither restricted nor committed. Intent is expressed by the City Council or its designee and may be changed at the discretion of the City Council or its designee. This category includes nonspendable when it is the City's intent to use proceeds or collections for a specific purpose, and residual fund balances, if any, of Special Revenue, Capital Projects and Debt Service Funds which have not been restricted or committed. Through a council resolution, the City Council has designated the City Manager to determine the amount of assigned Fund balance.

Unassigned fund balance represents residual amounts that have not been restricted, committed, or assigned. This includes the residual general fund balance and residual fund deficits, if any, of other governmental funds. In accordance with policies adopted by the City Council, the "Unassigned" negative fund balance represents \$242,263 associated equivalent to the unrealized loss on investments and \$25,927,845 based on goals to accommodate general cash flow.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 8 – NET POSITION AND FUND BALANCES (Continued)

Detailed classifications of the City's Fund Balances, as of June 30, 2015, are stated below:

	Major Funds										Non-Major Funds	Total
	General Fund	Affordable Housing Fund	General Improvement Projects	Community Improvement Projects	Parks Projects	Streets Projects	Public Facilities Impact Fees Fund	Fire Impact Fees Fund	Traffic Impact Fees Fund	Dublin Crossing Contribution		
Non-Spendable:												
Prepaid Expenses	\$27,080											\$27,080
Cemetery Endowment	60,000											60,000
Long-Term Advance to Fire Impact Fee Fund	470,606											470,606
Long-Term Advance to PERS Side Fund	918,005											918,005
SubTotal Non-Spendable Fund Balance	1,475,691											1,475,691
Restricted for:												
Public Safety Programs											\$1,838,122	1,838,122
Street Maintenance and Construction											5,367,908	5,367,908
Health and Welfare Programs											435,844	435,844
Heritage Park Maintenance	500,000											500,000
Recycling Programs											481,433	481,433
Impact Fee Capital Projects							\$33,664,323		\$17,260,167			50,924,490
Capital Improvement Projects											2,991,194	2,991,194
Housing		\$13,607,857										13,607,857
Sub Total Restricted Fund Balance	500,000	13,607,857					33,664,323		17,260,167		11,114,501	76,146,848
Committed to:												
Economic Stability	6,000,000											6,000,000
Downtown Public Improvements	1,000,000		\$15,922	\$854	\$4,967							1,021,743
Affordable Housing	1,000,000											1,000,000
Emerald Glen Aquatic Center Additional Scope	3,000,000											3,000,000
Emergency Communications	741,000											741,000
Fire Services OPEB	9,196,000											9,196,000
Innovations and New Opportunities	1,372,785											1,372,785
Maintenance Facility	250,023											250,023
Historic Park Schaefer Ranch	5,272,210											5,272,210
Civic Center Expansion	136,737											136,737
Shannon Center Parking Lot	775,000											775,000
Advance to Public Facility Fee	6,000,000											6,000,000
Jt City/School Projects	46,015											46,015
Fallon Sports Park	2,000,000											2,000,000
Storm Drain Capture	400,000											400,000
One Time Initiative	1,341,409											1,341,409
Sub Total Committed Fund Balance	38,531,179		15,922	854	4,967							38,552,922
Assigned to:												
Employees Accrued Leave	953,251											953,251
Operating Carryovers	866,562											866,562
CIP Carryovers	1,133,753											1,133,753
Non-Streets CIP Commitments	3,132,016											3,132,016
Civic Center Renovation	1,968,143											1,968,143
Contribution to Internal Service Fund	2,000,000											2,000,000
Catastrophic Loss and Recovery	10,608,185											10,608,185
Service Continuity Obligations	2,771,500											2,771,500
Pension and Post Employment Benefits	9,866,854											9,866,854
Fiscally Responsible Adjustment	325,000											325,000
Municipal Regional Permit	2,250,000											2,250,000
Sub Total Assigned Fund Balance	35,875,264											35,875,264
Unassigned Fund Balance												
Fund Balance Deficits							(\$21,500)	(\$470,607)		(68,934)	(369,090)	(930,131)
Unrealized Gain on Investments/(loss)	(242,263)											(242,263)
Cash Flow Per City Policy	21,566,623											21,566,623
	21,324,360						(21,500)	(470,607)		(68,934)	(369,090)	20,394,229
Total Fund Balance (Deficit)	\$97,706,494	\$13,607,857	\$15,922	\$854	\$4,967	(\$21,500)	\$33,664,323	(\$470,607)	\$17,260,167	(\$68,934)	\$10,745,411	\$172,444,954

C. Minimum Fund Balance Policies

The City's Reserve Policy requires the City to maintain an Unrestricted General Funds, for cash flow purposes, of minimum equal to two months of budgeted operating expenditures with a goal to achieve a maximum of four months. As of June 30, 2015 the cash flow reserves, which are part of the Unassigned Fund Balance, were above the minimum at approximately 3.6 months, however they were below the desired target of 4 months. Funds may be appropriated as to Undesignated Capital Contribution by designation from City Council only for high priority one time capital expenditures provided the minimum fund balance would remain.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 8 – NET POSITION AND FUND BALANCES (Continued)

D. Fund Equity Deficits

The funds listed in the table below had fund balance deficits at June 30, 2015. These deficits are expected to be eliminated by future revenues.

Fund	Fund Deficit
Streets Projects Capital Projects Fund	\$21,500
Fire Impact Fees Capital Projects Fund	470,607
Dublin Crossing Contribution Capital Projects Fund	68,934
SAFETEA-LU Special Revenue Fund	368,511
Federal Transportation (TIGER) Special Revenue Fund	579
PERS Side Fund Internal Service Fund	918,005
Energy Efficiency Internal Service Fund	5,659,414

NOTE 9 – DEFERRED COMPENSATION PLAN

City employees may defer a portion of their compensation under a City sponsored deferred compensation plan created in accordance with Internal Revenue Code Section 457. Under this plan, participants are not taxed on the deferred portion of their compensation until it is distributed to them; distributions may be made only at termination of employment, retirement, death, or in an emergency as defined by the Plan. In accordance with GASB Statement No. 32, the funds have been placed in a trust administered by ICMA Retirement Corporation and are not available to the City's general creditors. Accordingly, the City does not report the assets in the financial statements.

NOTE 10 – PENSION PLANS

A. General Information about the Pension Plans

Plan Descriptions – All qualified permanent and probationary employees are eligible to participate in the City's Miscellaneous Employee Pension Plans, cost-sharing multiple employer defined benefit pension plans administered by the California Public Employees' Retirement System (CalPERS). Benefit provisions under the Plans are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided – CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 10 – PENSION PLANS (Continued)

The Plans' provisions and benefits in effect at June 30, 2015, are summarized as follows:

	<u>Miscellaneous</u>	<u>Miscellaneous PEPRA</u>
	Prior to January 1, 2013	On or after January 1, 2013
Hire date		
Benefit formula	2.0% or 2.7% @ 55	2% @ 62
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	55	62
Monthly benefits, as a % of eligible compensation	2% to 2.7%	2%
Required employee contribution rates	7.947%	6.308%
Required employer contribution rates	15.685%	6.250%

Contributions – Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for both Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

For the year ended June 30, 2015, the contributions recognized as part of pension expense for each Plan were as follows:

	<u>Miscellaneous</u>	<u>Miscellaneous PEPRA</u>
Contributions - employer	\$1,108,919	\$22,621

B. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2015, the City reported net pension liabilities for its proportionate shares of the net pension liability of each Plan as follows:

	<u>Proportionate Share of Net Pension Liability</u>
Miscellaneous	\$7,835,901
Miscellaneous PEPRA	1,535
Total Net Pension Liability	<u>\$7,837,436</u>

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 10 – PENSION PLANS (Continued)

The City's net pension liability for each Plan is measured as the proportionate share of the net pension liability. The net pension liability of each of the Plans is measured as of June 30, 2014, and the total pension liability for each Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2013 rolled forward to June 30, 2014 using standard update procedures. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. The City's proportionate share of the net pension liability for each Plan as of June 30, 2013 and 2014 was as follows:

	<u>Miscellaneous</u>	<u>Miscellaneous PEPRA</u>
Proportion - June 30, 2013	0.32675%	0.00006%
Proportion - June 30, 2014	0.31705%	0.00006%
Change - Increase (Decrease)	-0.01%	0.00%

For the year ended June 30, 2015, the City recognized a negative pension expense of \$162,147. At June 30, 2015, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Pension contributions subsequent to measurement date	\$1,063,191	
Differences between actual and expected experience		
Changes in assumptions		
Change in employer's proportion and differences between the employer's contributions and the employer's proportionate share of contributions	4,668	(\$11,750)
Net differences between projected and actual earnings on plan investments		<u>(2,633,742)</u>
Total	<u>\$1,067,859</u>	<u>(\$2,645,492)</u>

The \$1,063,191 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

<u>Year Ended June 30</u>	<u>Increase (Decrease) in Pension Expense</u>
2016	(\$660,966)
2017	(660,966)
2018	(660,458)
2019	(658,434)

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 10 – PENSION PLANS (Continued)

Actuarial Assumptions – The total pension liabilities in the June 30, 2013 actuarial valuations were determined using the following actuarial assumptions for both the Miscellaneous and Miscellaneous PEPRAs plans:

Valuation Date	June 30, 2013
Measurement Date	June 30, 2014
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.50%
Inflation	2.75%
Payroll Growth	3.0%
Projected Salary Increase	Varies by Entry Age and Service
Investment Rate of Return	7.50% (1)
Mortality	Derived using CalPERS' Membership Data for all Funds (2)

- (1) Net of pension plan investment expenses, including inflation
- (2) The mortality table used was developed based on CalPERS' specific data. The table includes 20 years of mortality improvements using Society of Actuaries Scale BB. For more details on this table, please refer to the 2014 experience study report.

The underlying mortality assumptions and all other actuarial assumptions used in the June 30, 2013 valuation were based on the results of a January 2014 actuarial experience study for the period 1997 to 2011. Further details of the Experience Study can be found on the CalPERS website.

Discount Rate – The discount rate used to measure the total pension liability was 7.50% for each Plan. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 7.50 percent discount rate is adequate and the use of the municipal bond rate calculation is not necessary. The long term expected discount rate of 7.50 percent will be applied to all plans in the Public Employees Retirement Fund (PERF). The stress test results are presented in a detailed report that can be obtained from the CalPERS website.

According to Paragraph 30 of Statement 68, the long-term discount rate should be determined without reduction for pension plan administrative expense. The 7.50 percent investment return assumption used in this accounting valuation is net of administrative expenses. Administrative expenses are assumed to be 15 basis points. An investment return excluding administrative expenses would have been 7.65 percent. Using this lower discount rate has resulted in a slightly higher Total Pension Liability and Net Pension Liability. CalPERS checked the materiality threshold for the difference in calculation and did not find it to be a material difference.

CalPERS is scheduled to review all actuarial assumptions as part of its regular Asset Liability Management (ALM) review cycle that is scheduled to be completed in February 2018. Any changes to the discount rate will require Board action and proper stakeholder outreach. For these reasons, CalPERS expects to continue using a discount rate net of administrative expenses for GASB 67 and 68 calculations through at least the 2017-18 fiscal year. CalPERS will continue to check the materiality of the difference in calculation until such time as we have changed our methodology.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 10 – PENSION PLANS (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These rates of return are net of administrative expenses.

Asset Class	New Strategic Allocation	Real Return Years 1 - 10(a)	Real Return Years 11+(b)
Global Equity	47.0%	5.25%	5.71%
Global Fixed Income	19.0%	0.99%	2.43%
Inflation Sensitive	6.0%	0.45%	3.36%
Private Equity	12.0%	6.83%	6.95%
Real Estate	11.0%	4.50%	5.13%
Infrastructure and Forestland	3.0%	4.50%	5.09%
Liquidity	2.0%	-0.55%	-1.05%
Total	<u>100%</u>		

(a) An expected inflation of 2.5% used for these periods.

(b) An expected inflation of 3.0% used for these periods.

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate –

The following presents the City's proportionate share of the net pension liability for each Plan, calculated using the discount rate for each Plan, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	Miscellaneous	Miscellaneous PEPRA
1% Decrease	6.50%	6.50%
Net Pension Liability	\$13,961,153	\$2,735
Current Discount Rate	7.50%	7.50%
Net Pension Liability	\$7,835,901	\$1,535
1% Increase	8.50%	8.50%
Net Pension Liability	\$2,752,524	\$539

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 10 – PENSION PLANS (Continued)

Pension Plan Fiduciary Net Position – Detailed information about each pension plan’s fiduciary net position is available in the separately issued CalPERS financial reports.

NOTE 11 – OTHER POST EMPLOYMENT BENEFITS

The City provides certain health care benefits for retirees, as required under a contract signed with PERS. All former employees who retire with the City under PERS are eligible for these benefits.

GASB 45 requires public agencies to estimate their Other Post Employment Benefits (OPEBs) and account for the future liability. Rather than use the “pay as you go” system and account for retiree benefits as they are due, GASB 45 requires the agencies to account for the expenses as benefits are accrued for the employees. On June 29, 2007, the City established an agreement with the California Public Employees’ Retirement System (CalPERS) to set aside funds and deposit into the California Employer’s Retiree Benefit Trust (CERBT) fund to accumulate, and distribute assets for the exclusive benefit of retirees and their beneficiaries. Plan assets are irrevocable and may not be used for any purpose other than funding post-retirement health care. The CERBT fund is an agent multiple employer plan and in order to ensure that the CERBT fund remains compliant with all reporting requirements, the CALPERS is responsible for publishing aggregate GASB 43 compliance Financial Statements, Notes, and Required Supplementary Information (RSI). The information may be found on CalPERS web site at www.calpers.ca.gov.

A. *City of Dublin Retiree Health Plan*

Plan Description - City of Dublin (City) Retiree Health Plan is a single-employer defined benefit healthcare plan administered by the California Public Employees Retirement System (CalPERS). The plan provides medical insurance benefits to eligible retirees and their eligible dependents in accordance with Public Employee Retirement Law (Article 2). The Public Employees Retirement System Board of Administration has the responsibility to approve health benefit plans and may contract with carriers offering health benefit plans. The Board of Administration is responsible for adopting all rules and regulations, including the scope and content of basic health plans. The California Government Code also defines certain rules for contract agencies, such as the City of Dublin, to purchase health insurance benefits.

Funding Policy - There is no requirement imposed by CalPERS, to contribute any amount beyond the pay-as-you-go contributions. The cost of monthly insurance premiums may be shared between the retiree and the City. The cost sharing varies depending on: date of hire (a vesting schedule is in place for employees hired after April 1, 2004); the dependent status; and plan selected. A minimum employer monthly contribution requirement is established and may be amended by the CalPERS Board of Administration and applicable laws. Within the parameters of the law, individual contracting agencies, such as the City, are allowed to establish and amend the level of contributions made by the employer towards the monthly cost of the plans. Changes to the employer contribution rate towards retiree benefits are recorded in a resolution adopted by the City Council.

The City has established a policy to make contributions to an Internal Service Fund, for the purpose of funding its calculated obligations over a period of time, with the intent the funds will be transferred to CalPERS periodically at which time the transfers will be recorded as Cash with Fiscal Agent in a Trust Fund. The amount necessary to fund future benefits is based on projections from the June 30, 2013 Actuarial Study completed by Bartel and Associates, LLC in accordance with GASB Statement 45, *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions*.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 11 – OTHER POST EMPLOYMENT BENEFITS (Continued)

During fiscal year 2006-2007, the City made arrangements with CalPERS to retain the OPEB assets to finance future Retiree Health Benefits. On June 29, 2007, the City transferred \$5,468,611 from the Internal Service Fund into the California Employers' Retiree Benefit Trust Fund (CERBT). The City has elected a one-year amortization period for the OPEB plan assets deposited into the CERBT, as permitted under GASB Statement 45, paragraph 13F, amortization periods allow for a maximum of 30 years with no minimum years.

Annual OPEB Cost and Net OPEB Obligation - The City's annual Other Post Employment Benefit (OPEB) cost (expense) is calculated based on the Annual Required Contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years. The following table shows the components of the City of Dublin annual OPEB costs for the year, the amount actually contributed to the plan, and changes in the City's net OPEB obligation to the City Retiree Health Plan:

Annual required contribution	\$1,350,000
Annual OPEB expense	1,350,000
Contributions made	(1,309,464)
Decrease (increase) in net OPEB asset	40,536
Net OPEB asset - beginning of year	35,889
Net OPEB (obligation) - end of year	(\$4,647)

The City Retiree Health annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for fiscal year 2014-15, and the preceding years were as follows:

Fiscal Year Ended	Annual OPEB Cost	Annual OPEB Cost Contributed	Net OPEB Asset (Obligation)
6/30/2013	\$1,181,000	102%	\$17,717
6/30/2014	1,306,000	101%	35,889
6/30/2015	1,350,000	97%	(4,647)

Funded Status and Funding Progress - As of June 30, 2013, the most recent actuarial valuation date, the plan was 64.6% funded. The Actuarial Accrued Liability (AAL) for benefits was \$14,823,000 and the Actuarial Value of Plan Asset was \$9,574,000 resulting in an Unfunded Actuarial Accrued Liability (UAAL) of \$5,249,000. The covered payroll (annual payroll of active employees covered by the plan) was \$8,972,000 and the ratio of UAAL to the covered payroll was 58.5 percent.

Annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for 2015 were as follows:

Actuarial Valuation Date	Actuarial Value of Assets (A)	Entry Age Actuarial Accrued Liability (B)	Underfunded (Overfunded) Actuarial Accrued Liability (B-A)	Funded Ratio (A/B)	Covered Payroll (C)	UAAL as a Percentage of Covered Payroll [(B-A)/C]
6/30/2013	\$9,574,000	\$14,823,000	\$5,249,000	64.59%	\$8,972,000	58.5%

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 11 – OTHER POST EMPLOYMENT BENEFITS (Continued)

Actuarial valuations for OPEB plans involves estimates of the value of the reported amounts and assumptions about the probability of events far into the future. These actuarially determined amounts are subject to continual revisions as actual results are compared to past expectation and new estimates are made about the future. The schedule of funding progress presented immediately following the financial statements as required supplementary information, presents multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits.

Actuarial Methods and Assumptions - Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the June 30, 2013 actuarial valuation, the actuarial cost method used is Entry Age Normal (EAN) cost method. Under the EAN cost method, the plan’s Normal Cost is developed as a level percent of payroll throughout the participants’ working lifetime. Entry age is based on current age minus years of service. Actuarial Accrued Liability (AAL) is the cumulative value on the valuation date, of prior Normal Cost. For the retirees, the AAL is the present value of all projected benefit. The Unfunded AAL is being amortized as a level dollar closed 15 year basis, as a level percent of payroll with a remaining amortization period at June 30, 2014 of 15 years.

GASB 45 requires the interest rate to represent the underlying expected return for the source of funds used to pay benefits. The actuarial methods and assumptions included 6.75 percent interest rate, representing the long term expected rate of return on the CalPERS Trust Fund including a margin for adverse earnings. Annual inflation assumed to increase at one half of the Kaiser family premium increase and Aggregate Payroll assumed to increase at 3.25 percent per annum. The study also used assumptions for the salary merit and longevity increases, and demographic assumptions such as mortality, withdrawal, and disability based on CalPERS 1997-2007 Experience Study. Retirement assumption was also based on CalPERS 1997-2007 Experience Study of the Miscellaneous Plan 2.7% at 55 years, with expected retirement age of approximate 58 for both females and males.

The health care cost trend rate is the rate of change in per capita health claims costs over time as a result of factors such as medical inflation, utilization of healthcare services, plan design, and technological developments.

The following table includes the annual healthcare cost trend rate used in the Actuarial Valuation:

Year	Non-Medicare HMO & PPO	Medicare HMO & PPO
2013	Actual Premiums	Actual Premiums
2014	Actual Premiums	Actual Premiums
2015	8.0%	8.3%
2016	8.0%	8.3%
2017	8.0%	8.3%
↓	↓	↓
2021+	5.0%	5.0%

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 11 – OTHER POST EMPLOYMENT BENEFITS (Continued)

B. *Dougherty Regional Fire Authority Health Plan*

Dougherty Regional Fire Authority Background - In 1988, the cities of Dublin and San Ramon formed Dougherty Regional Fire Authority (DRFA), a Joint Powers Agency (JPA). The JPA provided fire services to all of Dublin and the southern portion of San Ramon. In 1997, the two cities decided to change how Fire Services would be provided in each City. As a result, JPA personnel were absorbed by the two new service providers pursuant to a mutual agreement. The JPA has remained intact to conclude the financial affairs of the entity. This includes residual retiree obligations and workers compensation liabilities. Dublin's share of all DRFA close-out expenses, including retiree medical benefits, is 57.51% of the actual costs, with the City of San Ramon paying 42.49% of the costs. The two cities have entered into a binding agreement to share these expenses on this basis. The City of Dublin is presenting information only for its contractual share of the obligations.

Plan Description - City of Dublin share of DRFA Retiree Health Plan is a single-employer defined benefit healthcare plan administered by the California Public Employees Retirement System (CalPERS). The Plan provides medical insurance benefits to eligible retirees and their eligible dependents. In accordance with Public Employee Retirement Law (Article 2), the Public Employees Retirement System Board of Administration has the responsibility to approve health benefit plans and may contract with carriers offering health benefit plans. The Board of Administration is responsible for adopting all rules and regulations, including the scope and content of basic health plans. The California Government Code also defines certain rules for contract agencies, such as DRFA, to purchase health insurance benefits.

Funding Policy - There is no requirement imposed by CalPERS, to contribute any amount beyond the pay-as-you-go contributions. The cost of monthly insurance premiums may be shared between the retiree and DRFA. The cost sharing varies depending on: the bargaining unit; dependent status; and plan selected. A minimum employer monthly contribution requirement is established and may be amended by the CalPERS Board of Administration and applicable laws. Within the parameters of the law, individual contracting agencies, such as the DRFA, are allowed to establish and amend the level of contributions made by the employer towards the monthly cost of the plans. Changes to the employer contribution rate towards retiree benefits are recorded in a resolution adopted by the DRFA Management Committee.

For fiscal year 2014-2015, the City contributed \$43,253 to the plan, all of which was for current premiums. No other contributions were made.

Annual OPEB Cost and Net OPEB Obligation - The City of Dublin's share of the DRFA Retiree Health Plan annual other post employment benefit (OPEB) cost (expense) is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement 45, *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions*. The ARC represents a level of funding that, if paid on an on-going basis, is projected to cover costs. This plan is in a unique status since there are no active members and no "normal" cost component. Therefore, 100% of the calculated ARC relates to the amortization of unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 11 – OTHER POST EMPLOYMENT BENEFITS (Continued)

The following table shows the components of the City of Dublin’s share of DRFA annual OPEB cost for the year, the amount actually contributed to the plan and changes in the Dublin Share of DRFA net OPEB and the City of Dublin share of the obligation to DRFA Retiree Health Plan:

Annual required contribution	\$71,294
Interest on net OPEB obligation	11,389
Adjustment to annual required contribution	<u>(28,830)</u>
Annual OPEB expense	53,853
Contributions made	<u>(41,950)</u>
Increase (decrease) in net OPEB obligation	11,903
Net OPEB (asset) - beginning of year	<u>303,366</u>
Net OPEB (asset) - end of year	<u><u>\$315,269</u></u>

The DRFA Retiree Health (City of Dublin Share) annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for fiscal year 2014-2015 and the two previous years were as follows:

Fiscal Year Ended	Annual OPEB Cost	Annual OPEB Cost Contributed	OPEB Obligation
6/30/2013	\$59,273	77.08%	\$290,299
6/30/2014	53,295	75.48%	303,366
6/30/2015	53,853	80.32%	315,269

Funded Status and Funding Progress - As of June 30, 2013, the most recent actuarial valuation date, the plan was not funded. Therefore, both the actuarial accrued liability for benefits and the unfunded actuarial accrued liability (UAAL) equaled \$762,433. Since there are no active employees, it is not possible to calculate a comparison of the liability to the payroll.

Actuarial Methods and Assumptions - Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

A sole or agent employer that meets any of the eligibility criteria in paragraph 11 of GASB 45 is permitted to apply the *alternative measurement method* set forth in paragraphs 33 through 35 of GASB45, which allows for certain simplifying modifications to the selection of assumptions for purposes of measuring the ARC (Annual Required Contribution) and the plan’s actuarial accrued liabilities and funded status. In the June 30, 2013 actuarial valuation prepared by Bartel and Associates, LLP the actuarial used was Alternative Measurement Method with the Entry Age Normal (EAN) cost method. Under the EAN cost method, the plan’s Normal Cost is developed as a level percent of payroll throughout the participants’ working lifetime. The actuarial assumptions included a 4.0% investment rate of return (net of administrative expenses), calculated based on the funded level of the plan at the valuation date. The expected rate of increase in healthcare insurance premiums is based on projections of the CalPERS 1997-2011 Experience Study. The increases are as follows:

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 11 – OTHER POST EMPLOYMENT BENEFITS (Continued)

Year	Non-Medicare HMO & PPO	Medicare HMO & PPO
2013	Actual Premiums	Actual Premiums
2014	Actual Premiums	Actual Premiums
2015	8.0%	8.3%
2016	7.5%	7.8%
2017	7.0%	7.2%
↓	↓	↓
2021+	5.0%	5.0%

The Actuarial Accrued Liability (AAL) is the cumulative value, on the valuation date, of prior Normal Costs. For retirees, the AAL is the present value of all projected benefits. Although GASB45 allows an amortization period not to exceed 30 years, due to the closed status of the plan, the unfunded AAL is amortized over 15 years as a level of dollar amount.

NOTE 12 - HEALTH, GENERAL LIABILITY AND WORKERS' COMPENSATION COVERAGE

A. Risk Pool

The City participates in the ABAG PLAN Corporation, a non-profit public benefit corporation established to provide liability insurance coverage, claims administration and risk management services, and legal defense to its participating members. The liability insurance coverage is provided by a combination self-insurance collectively funded by ABAG PLAN Corporation and the purchase of commercial insurance for large losses.

ABAG PLAN provides the first \$5 million of coverage as self-funded general liability and automobile liability coverage per occurrence. ABAG PLAN purchases commercial excess liability insurance in two layers of \$10 million and \$15 million each to provide total coverage of claims up to \$30 million per occurrence. The City has a deductible of \$50,000 per occurrence. ABAG PLAN also provides \$1 million of employee bonds (theft coverage) in excess of a \$5,000 deductible.

ABAG PLAN also provides property insurance coverage. This coverage is also comprised of a self-insured layer combined with commercial insurance. The first \$100,000 of losses are self-funded by ABAG PLAN from premiums collected from the participants in the program. ABAG PLAN purchases an insurance policy to cover losses above \$100,000 per occurrence and the annual aggregate losses of the pool are insured above \$250,000. The insurance provides coverage for property damage among all participants to \$1 billion. The City deductible for property and vehicle losses is \$5,000. For any single loss in excess of \$25,000 the deductible is waived.

The City's contributions to the ABAG PLAN for liability coverage are based on a formula which considers the ratio of the City's payroll to the total payrolls of all entities participating in the same layer of each program, in each program year's loss history and population. Actual surpluses or losses are shared according to a formula developed from overall loss costs and spread to member entities on a percentage basis after a retrospective rating.

There have been no significant reductions in any of the City's areas of insurance coverage and no settlement amounts have exceeded coverage in the past three years.

Audited financial information for the ABAG PLAN can be obtained from ABAG PLAN, P.O. Box 2050, Oakland, California 94604-2050.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 12 - HEALTH, GENERAL LIABILITY AND WORKERS' COMPENSATION COVERAGE
(Continued)

B. *Worker's Compensation Coverage*

The City participates in the Cities Group, created by a joint powers agreement to provide workers' compensation coverage paid from the pooled contributions of its membership with no deductible to the City. Any claim in excess of \$1 million is covered up to \$10 million through a policy with New York Marine Insurance Corp purchased by the Cities Group. The Cities Group acts as an administrator, claim adjuster and provides other risk management services as provided by State law. Each member of the Cities Group pays a premium commensurate with the level of coverage requested and shares surpluses and deficits proportionately to its participation in the Cities Group. During the year ended June 30, 2015, the City paid Cities Group \$6,327 in premiums. At June 30, 2015, the City of Dublin's share of equity in the Cities group amounted to \$17,622.

Financial Statements may be obtained from the Cities Group, PO Box 111, Burlingame, CA 94011-0111.

C. *Liability for Uninsured Claims*

The GASB requires municipalities to record their liability for uninsured claims and reflect the current portion of this liability as expenditures in their financial statements. As discussed above, the City has coverage for such claims, but it has retained the risk for the deductible or the uninsured portion of these claims in the ABAG PLAN and the Cities Group plans. GASB Statement No. 10, "Financial Reporting for Risk Financing and Related Insurance Issues" require that this amount be separately identified and recorded as a liability.

The City's liability for uninsured claims, limited to general liability and workers compensation claims as discussed above, includes a provision for incurred but not reported (IBNR) losses. This amount was estimated based on claims experience. The reserve recorded, \$154,500, is adequate to cover 3.09% IBNR claims. Therefore no adjustment was made in fiscal year 2014-2015 as the City's exposure is for the \$50,000 deductible per General Liability claim. The City has no actual liabilities that are due and payable at June 30, 2015.

NOTE 13 - JOINT POWERS AGREEMENTS

The City participates in joint ventures discussed below through separate entities established under the Joint Exercise of Powers Act of the State of California. As separate legal entities, these entities exercise full powers and authorities within the scope of the related Joint Powers Agreements including the preparation of annual budgets, accountability for all funds, the power to make and execute contracts and the right to sue and be sued. Each joint venture is governed by a board consisting of representatives from member municipalities. Each board controls the operations of the respective joint venture, including selection of management and approval of operating budgets, independent of any influence by member municipalities beyond their representation on that board. Obligations and liabilities of these joint ventures are not the City's responsibility and the City does not have an equity interest in the assets of each joint venture except upon dissolution of the joint venture.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 13 – JOINT POWERS AGREEMENTS (Continued)

A. *Animal Control Services*

The Cities of Dublin, Pleasanton, and Livermore and the County of Alameda have entered a joint powers agreement, dated September 15, 1992, under which Alameda County constructed an animal shelter facility on County's property. The agreement provided that the County would retain ownership of the land and that each participating agencies would receive an equity interest in the facility. Certificates of Participation were issued to construct the facility. Under the agreement the entities will share in the debt service costs of the project based upon their use of the animal shelter.

The original total principal portion of the scheduled debt is \$4,523,877. The City's share for the annual debt service requirements are based upon the statistics of live animals handled in the shelter. In fiscal year 2014-2015 the City contributed \$35,536 of the total annual debt service payment. In addition, the City contributed \$143,284 or 13.51% toward the annual operating shelter services and \$68,817 representing 8.22% of the animal field service expenditures.

The City has not recorded an equity interest for the animal shelter agreement. As noted above the ongoing financial interest is limited to the statistics of live animals handled in the appropriate fiscal year. No Joint Powers Authority was established as part of this agreement therefore, separate financial statements are not issued.

B. *Associated Community Action Program (ACAP)*

The City is a member of ACAP, a Joint Powers Authority established in July 12, 1994, with a governing board comprised of elected officials from its 13 member agencies. The members include Alameda County and the Cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, and Union City. The purpose of the ACAP was to plan, develop, and administer social services programs under the federal Community Services Block Grant Program. These programs included housing assistance, jobs training and education, and youth development services. Due to significant financial issues, the Board of Directors of ACAP in February 2011 chose to terminate its participation in various state and federal program and to effectively cease its operations. Management Partners, Inc. was engaged to manage and implement the close of ACAP.

The representatives of the members and the ACAP Board of Directors have determined that the original JPA that created ACAP should be amended to reflect the current status of ACAP. On October 18, 2011, the City Council approved an Amended and Restated Joint Powers Agreement to restructure ACAP's and delegate oversight powers to allow the County and the City Managers, rather than the elected officials, to continue its obligations such as records retention, legal and claims, and audit compliance and to limit future exposure for member agencies.

During fiscal year 2014-2015 the City of Dublin has also acted as a fiscal agent, which was comprised of collecting contributions from the members, processing payments on behalf of ACAP, and issuing financial reports. In fiscal year 2014-2015, the ACAP Board of Directors determined that no contributions would be made by member agencies, unless additional close-out funds are needed. The City will incur a pro-rata share of the on-going costs.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 13 – JOINT POWERS AGREEMENTS (Continued)

Unaudited condensed financial information as of June 30, 2015 for ACAP is presented below:

Total assets	\$237,984
Total liabilities	888,861
Total net assets	(650,877)
Total revenues	(601)
Total expenses	52,361
Increase (decrease) net position	(52,962)

NOTE 14 – OTHER COMMITMENTS AND CONTINGENT LIABILITIES

The City participates in several Federal and State grant programs. These programs have been audited by the City’s independent accountants in accordance with the provisions of the Federal Single Audit Act and applicable State requirements. No cost disallowances were proposed as a result of these audits. However, these programs are still subject to further examination by the grantors and the amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time. The City expects such amounts, if any, to be immaterial.

The City is a defendant in a number of lawsuits that have arisen in the normal course of business, the outcome of which cannot be predicted with certainty. In the opinion of the City Attorney, these actions when finally adjudicated will not have a material adverse effect on the financial position of the City.

A. *Reimbursements to the City of Pleasanton*

On January 23, 1996, the City adopted a fee for the purpose of reimbursing the City of Pleasanton for the costs of making improvements to the interchanges on Interstate 580 at Hacienda Drive and Tassajara Road/Santa Rita Road that benefit development in both Pleasanton and future development in Eastern Dublin. The Cities entered into an agreement on November 3, 1998, to allow for an automatic annual escalator factor in the amount of the fee assessed to developers based upon the LAIF interest rate and to repay the City of Pleasanton. The amount of the contingent liability outstanding at June 30, 2015, was \$3,672,837 which is net of the \$334,476 in payments made by the City to reduce this contingent liability during the year. The accounting for the amount due is not recorded as indebtedness since future payments are contingent upon the future collection of development fees assessed for reimbursement of these improvements.

B. *Alameda County Surplus Property Authority*

The City entered into an agreement with the Alameda County Surplus Property Authority for the repayment of the City’s Short Term BART Advance by the Authority. Under the terms of the agreement, interest on the advance shall accrue at a rate based on the Alameda County Treasurers return on investments. As of June 30, 2015, the balance was \$189,259 which includes accrued interest. The advance is to be repaid from developer fees, charges, and other non-tax revenues from the benefiting areas and has no specific due date. The City’s General Fund shall not be obligated to repay this obligation. The accounting for the amount due is not recorded as indebtedness since future payments are contingent upon the future collection of development fees assessed for repayment of the advance.

CITY OF DUBLIN
NOTES TO BASIC FINANCIAL STATEMENTS
Fiscal Year Ended June 30, 2015

NOTE 14 – OTHER COMMITMENTS AND CONTINGENT LIABILITIES (Continued)

C. *Other Development Agreements*

The City entered into several agreements with various developers and merchant builders who are developing numerous residential and commercial projects throughout the City. The City agreed to grant the developers' impact fee credits since the developers constructed certain improvements beyond what was needed to serve their specific projects. The value of credits does not increase for inflation nor do they accrue interest. Any unused credits may be used by the developers on other projects located within the Traffic Impact Fee area. The value of the credits as of June 30, 2015 was \$106,682,565. The addition of \$2,047,118 to the credit balance was mainly due to value appreciation by converting parkland acreage to a dollar value, and credit used for the fiscal years was \$12,659,644.

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REQUIRED SUPPLEMENTAL INFORMATION

City of Dublin
Cost-Sharing Multiple-Employer Defined Pension Plan - Miscellaneous Plans
As of June 30, 2015

**Schedule of the Plan's Proportionate Share of
the Net Pension Liability
and Related Ratios as of the Measurement Date
Last 10 Years***

	2015	
	Miscellaneous	Miscellaneous PEPRA
	6/30/2014	6/30/2014
Plan's proportion of the Net Pension Liability (Asset)	0.12593%	0.00002%
Plan's proportion share of the Net Pension Liability (Asset)	\$7,835,901	\$1,535
Plan's Covered Employee Payroll	\$8,425,970	\$290,948
Plan's Proportionate Share of the Net Pension Liability/(Asset) as a Percentage of its Covered-Employee Payroll	93.00%	0.53%
Plan's Proportionate Share of the Fiduciary Net Position as a Percentage of the Plan's Total Pension Liability	83.03%	83.03%
Plan's Proportionate Share of Aggregate Employer Contributions	\$1,036,660	\$203

* - Fiscal year 2015 was the 1st year of implementation, therefore only one year is shown.

City of Dublin
Cost-Sharing Multiple Employer Defined Pension Plan - Miscellaneous Plans
For the Fiscal Year Ended June 30, 2015

Schedule of Contributions
Last 10 Years *

	2015	
	Miscellaneous Fiscal Year 2014-2015	Miscellaneous PEPRA Fiscal Year 2014-2015
Actuarially determined contribution	\$1,411,959	\$19,063
Contributions in relation to the actuarially determined contributions	(1,411,959)	(19,063)
Contribution deficiency (excess)	<u>\$0</u>	<u>\$0</u>
Covered-employee payroll	\$8,180,553	\$282,474
Contributions as a percentage of covered-employee payroll	17.26%	6.75%
Notes to Schedule		
Valuation date:	6/30/2013	6/30/2013

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age
Amortization method	Level percentage of payroll, closed
Remaining amortization period	30 years
Asset valuation method	5-year smoothed market
Inflation	2.75%
Salary increases	Varies by Entry Age and Service
Investment rate of return	7.5% Net of Pension Plan Investment and Administrative Expenses; includes Inflation
Retirement age	50 Safety, 57 yrs. Safety PEPRA
Mortality	Derived using CalPERS Membership Data for all Funds

* - Fiscal year 2015 was the 1st year of implementation, therefore only one year is shown.

City of Dublin
Other Post-Employment Retirement Benefits
For the Fiscal Year Ended June 30, 2015
Schedule of Funding Progress

Actuarial Valuation Date	Actuarial Value of Assets (A)	Entry Age Actuarial Accrued Liability (B)	Underfunded (Overfunded) Actuarial Accrued Liability (B-A)	Funded Ratio (A/B)	Covered Payroll (C)	UAAL as a Percentage of Covered Payroll [(B-A)/C]
6/30/2004	\$0	\$4,973,780	\$4,973,780	0.00%	\$6,320,280	78.7%
6/30/2007	5,694,000	6,159,000	465,000	92.45%	6,697,747	6.9%
6/30/2009	5,326,000	6,990,000	1,664,000	76.19%	7,618,000	21.8%
6/30/2011	6,823,000	11,557,000	4,734,000	59.04%	7,830,000	60.5%
6/30/2013	9,574,000	14,823,000	5,249,000	64.59%	8,972,000	58.5%

SUPPLEMENTARY INFORMATION

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**BUDGETED MAJOR GOVERNMENTAL FUNDS OTHER THAN
GENERAL FUND AND SPECIAL REVENUE FUNDS**

The General Improvements Projects Capital Projects Fund - is used to manage the programming of funds and activities associated with major Capital Improvements Projects. The Fund accumulates resources for capital expenditures and utilizes those resources to support projects that are general in nature and are not Streets, Parks, or Community Improvements projects.

The Community Improvements Projects Capital Projects Fund - is used to manage the programming of funds and activities associated with major the Capital Improvements Projects. The Fund accumulates resources for capital expenditures and utilizes those resources to support projects that would promote or enhance redevelopment, revitalization, beautification of the City's community and are not General Improvements, Streets or Parks related projects.

The Parks Projects Capital Projects Fund - is used to manage the programming of funds and activities associated with major the Capital Improvements Projects. The Fund accumulates resources for capital expenditures and utilizes those resources to support projects that would construct, improve, or enhance the City's parks and facilities.

The Streets Projects Capital Projects Fund - is used to manage the programming of funds and activities associated with major the Capital Improvements Projects. The Fund accumulates resources for capital expenditures and utilizes those resources to support projects that would construct, improve, or enhance the City's highways, streets, roads, bridges, lighting, or the storm drain systems.

The Public Facilities Impact Fees Capital Projects Fund - is used to account for impact fees received from developers of properties, which can only be used for the design, development, and construction of new public facilities within the City.

The Fire Impact Fees Capital Projects Fund - is used to account for fees received from developers of properties, which can only be used for the design, development, and construction of fire capital expansion projects within the City.

The Traffic Impact Fees Capital Projects Fund - is used to account for fees received from developers of properties, which can only be used for the design, development and construction of street projects within the City.

The Dublin Crossing Contribution Capital Projects Fund – accounts for community benefit payments specific to the Dublin Crossings Project, separate from any developer impact fees generated by the project.

CITY OF DUBLIN
GENERAL FUND
SCHEDULE OF BUDGET VERSUS ACTUAL REVENUE BY SOURCES
FOR THE YEAR ENDED JUNE 30, 2015

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Property taxes:				
Current year secured	\$19,738,751	\$23,130,981	\$22,292,207	(\$838,774)
Current year unsecured	1,193,100	1,193,100	1,353,039	159,939
Supplemental property tax	455,818	455,818	773,560	317,742
Prior year secured	387,000	387,000	381,222	(5,778)
Prior year unsecured	5,125	5,125	31,421	26,296
Property tax penalties	88,048	88,048	74,715	(13,333)
In lieu property tax	4,030,439	4,030,439	4,531,787	501,348
Sub-total	<u>25,898,281</u>	<u>29,290,511</u>	<u>29,437,951</u>	<u>147,440</u>
Taxes other than property:				
Sales and use tax	12,863,200	13,584,778	13,811,369	226,591
In lieu sales tax	4,823,496	4,776,438	4,759,687	(16,751)
Real property transfer tax	475,000	715,000	1,104,428	389,428
Hotel transient occupancy tax	950,000	950,000	1,319,409	369,409
Franchise taxes	3,388,800	3,388,800	3,735,817	347,017
Sub-total	<u>22,500,496</u>	<u>23,415,016</u>	<u>24,730,710</u>	<u>1,315,694</u>
Licenses and permits:				
Animal licenses	7,000	7,000	5,817	(1,183)
Building permits	3,379,111	4,739,686	5,448,086	708,400
Business license	139,932	139,932	159,815	19,883
Construction and demolition permits	124,654	124,654	131,868	7,214
Encroachment permits	57,000	57,000	125,073	68,073
Fire permits	96,196	96,196	93,859	(2,337)
Grading permits	2,652	2,652	3,432	780
Planning permits	52,740	52,740	49,157	(3,583)
Miscellaneous permits	5,692	5,692	8,578	2,886
Sub-total	<u>3,864,977</u>	<u>5,225,552</u>	<u>6,025,685</u>	<u>800,133</u>
Fines and forfeitures:				
Parking citations	72,430	72,430	73,483	1,053
Business license penalties	2,250	2,250	3,758	1,508
Other court fines	63,580	63,580	47,288	(16,292)
Sub-total	<u>138,260</u>	<u>138,260</u>	<u>124,529</u>	<u>(13,731)</u>

CITY OF DUBLIN
GENERAL FUND
SCHEDULE OF BUDGET VERSUS ACTUAL REVENUE BY SOURCES
FOR THE YEAR ENDED JUNE 30, 2015 (Continued)

	Budgeted Amounts		Actual Amounts	Variance with
	Original	Final		Final Budget Positive (Negative)
Revenue from use of money and property:				
Interest	\$368,581	\$368,581	\$602,111	\$233,530
Internal designated			5,186	5,186
Change in fair market value of investments			(57,033)	(57,033)
Rent and concession:				
Field and court rentals	193,550	193,550	227,096	33,546
Facility rentals	305,910	305,910	340,482	34,572
Leased property	516,577	516,577	434,004	(82,573)
Sub-total	1,384,618	1,384,618	1,551,846	167,228
Intergovernmental revenues:				
Motor vehicle in-lieu			21,909	21,909
Mandated costs	10,000	10,000	254,961	244,961
Homeowner's property tax relief	183,620	183,620	206,430	22,810
Sub-total	193,620	193,620	483,300	289,680
Charges for services:				
General government				
Building use insurance	16,000	16,000	23,297	7,297
Sale of maps and documents	3,700	3,700	712	(2,988)
Public safety				
Police charges for services	56,720	56,720	50,447	(6,273)
Fire charges for services	256,090	408,350	617,760	209,410
Santa Rita fire services	570,000	345,000	1,026,809	681,809
Waste management				
Waste management admin fees	715,000	715,000	796,288	81,288
Environmental Programs				
EV Charges			1,712	1,712
Parks and community services				
Aquatics programs	176,170	176,170	191,104	14,934
Cemetery	1,150	1,150	920	(230)
Cultural arts	133,140	133,140	180,474	47,334
Family programs	515,767	515,767	698,641	182,874
Heritage Center	10,740	10,740	19,013	8,273
Preschool programs	446,700	446,700	412,639	(34,061)
Recreational activities	385,607	459,024	524,801	65,777
Senior programs	81,150	81,150	101,778	20,628
Sports programs	529,197	778,697	879,589	100,892
Community Development				
Engineering plan checking	2,250,373	2,840,373	2,848,471	8,098
Local share permit surcharge - SMIP	2,799	2,799	2,918	119
Building plan checking	500	500	454	(46)
Local share permit surcharge - Zone 7 drainage fees	9,900	9,900	19,881	9,981
Zoning and subdivision fees	979,104	1,437,024	1,940,845	503,821
Sub-total	7,139,807	8,437,904	10,338,553	1,900,649

CITY OF DUBLIN
GENERAL FUND
SCHEDULE OF BUDGET VERSUS ACTUAL REVENUE BY SOURCES
FOR THE YEAR ENDED JUNE 30, 2015 (Continued)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Other revenues:				
Contributions	\$100,250	\$104,250	\$114,320	\$10,070
Sales of property			285	285
Miscellaneous	101,791	107,491	126,296	18,805
Reimbursement - general	133,461	133,461	181,186	47,725
Reimbursement - public damage	22,502	22,502	19,699	(2,803)
Reimbursement - Community benefit assessment	2,426,174	2,776,174	2,964,899	188,725
Sub-total	<u>2,784,178</u>	<u>3,143,878</u>	<u>3,406,685</u>	<u>262,807</u>
Total Revenue by Sources	<u>\$63,904,237</u>	<u>\$71,229,359</u>	<u>\$76,099,259</u>	<u>\$4,869,900</u>

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CITY OF DUBLIN
GENERAL FUND
SCHEDULE OF BUDGET VERSUS ACTUAL DEPARTMENTAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2015

	<u>Budgeted Amounts</u>		Actual Amounts	Variance with Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>		
General government				
City Council	\$463,391	\$505,391	\$364,521	\$140,870
City Manager	1,006,558	1,089,174	1,092,679	(3,505)
City Clerk	357,895	365,093	335,081	30,012
Election	95,520	95,520	57,858	37,662
Human resources	580,230	591,957	576,334	15,623
Insurance	436,360	474,860	374,292	100,568
City attorney	777,810	852,810	499,536	353,274
Finance	1,391,034	1,472,519	1,267,946	204,573
Information systems	938,557	940,957	903,839	37,118
Non departmental ISF	781,880	4,213,478	375,240	3,838,238
Disaster preparedness	94,110	96,100	92,072	4,028
Crossing guards	121,929	121,929	121,510	419
Animal control	268,893	291,790	247,637	44,153
Waste management	264,497	268,265	258,641	9,624
Community TV	109,150	109,150	106,284	2,866
Sub-total	<u>7,687,814</u>	<u>11,488,993</u>	<u>6,673,470</u>	<u>4,815,523</u>
Police				
Police admin/support services	2,355,037	2,355,037	1,689,322	665,715
Patrol	6,843,578	6,843,578	6,903,869	(60,291)
Traffic	944,790	944,790	977,052	(32,262)
Investigations	1,889,580	1,889,580	2,071,000	(181,420)
Crime prevention/school resource services	1,170,820	1,170,820	1,286,532	(115,712)
Communications/dispatch	1,113,608	1,113,609	946,029	167,580
Neighborhood resources	441,714	441,714	187,500	254,214
Police operations support	1,539,879	1,550,169	1,364,262	185,907
Sub-total	<u>16,299,006</u>	<u>16,309,297</u>	<u>15,425,566</u>	<u>883,731</u>
Fire				
Administration	11,319,704	11,319,704	11,081,102	238,602
Fire prevention	307,884	307,884	271,244	36,640
Operations	61,000	61,000	43,253	17,747
Fire station maintenance	239,569	239,569	204,172	35,397
Sub-total	<u>11,928,157</u>	<u>11,928,157</u>	<u>11,599,771</u>	<u>328,386</u>
Public works				
Building management	1,001,419	1,008,419	1,070,146	(61,727)
Public Safety Complex	80,142	80,142	65,502	14,640
Traffic signals	10,500	10,500	10,500	
Street lighting	14,101	14,101	13,555	546
Public works administration	981,388	1,011,826	975,797	36,029
Street maintenance	141,218	141,218	102,681	38,537
Street sweeping	129,879	129,879	115,084	14,795
Street landscaping	1,161,071	1,182,286	1,023,631	158,655
Street tree maintenance	133,539	133,539	118,033	15,506
Environmental services	211,847	220,499	213,513	6,986
Engineering	2,398,273	3,118,526	3,094,229	24,297
Sub-total	<u>6,263,377</u>	<u>7,050,935</u>	<u>6,802,671</u>	<u>248,264</u>

CITY OF DUBLIN
GENERAL FUND
SCHEDULE OF BUDGET VERSUS ACTUAL DEPARTMENTAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2015 (Continued)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Parks and Community Services				
Library services	803,754	803,754	779,030	24,724
Park maintenance	3,152,965	3,226,201	2,701,089	525,112
Historic facility operations and rentals	289,275	321,127	218,495	102,632
Heritage center programs	374,131	374,131	286,236	87,895
Community events and festivals	552,435	552,435	568,679	(16,244)
Facility operations and rentals	1,321,031	1,350,752	1,136,150	214,602
Parks and community services administration	721,518	738,531	640,757	97,774
Family programs	531,436	531,436	525,319	6,117
Recreational activities	535,109	579,159	540,745	38,414
Preschool programs	293,711	293,711	283,431	10,280
Senior programs	480,695	493,825	473,081	20,744
Sports programs	597,106	746,806	711,926	34,880
Aquatic programs	416,502	416,502	361,584	54,918
Parks/facilities development	497,056	528,284	394,711	133,573
Sub-total	<u>10,566,724</u>	<u>10,956,654</u>	<u>9,621,233</u>	<u>1,335,421</u>
Economic development				
Economic development	627,996	781,948	533,779	248,169
Public information	399,728	383,728	274,493	109,235
Sub-total	<u>1,027,724</u>	<u>1,165,676</u>	<u>808,272</u>	<u>357,404</u>
Community development				
Human services	274,510	274,510	195,783	78,727
Housing programs	96,802	98,478	99,685	(1,207)
Planning	2,272,771	2,664,004	2,522,541	141,463
Building and safety	2,780,897	3,159,674	2,828,257	331,417
Sub-total	<u>5,424,980</u>	<u>6,196,666</u>	<u>5,646,266</u>	<u>550,400</u>
Total Expenditures	<u>\$58,170,058</u>	<u>\$65,096,378</u>	<u>\$56,577,249</u>	<u>\$8,519,129</u>

CITY OF DUBLIN
GENERAL IMPROVEMENTS PROJECTS CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2015

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
EXPENDITURES:				
Capital outlay:				
General improvements	<u>\$62,177</u>	<u>\$4,450,479</u>	<u>\$1,241,494</u>	<u>\$3,208,985</u>
Total Expenditures	<u>62,177</u>	<u>4,450,479</u>	<u>1,241,494</u>	<u>3,208,985</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(62,177)</u>	<u>(4,450,479)</u>	<u>(1,241,494)</u>	<u>3,208,985</u>
OTHER FINANCING SOURCES (USES)				
Transfers in		<u>4,450,478</u>	<u>1,241,494</u>	<u>(3,208,984)</u>
Total Other Financing Sources (Uses)		<u>4,450,478</u>	<u>1,241,494</u>	<u>(3,208,984)</u>
NET CHANGE IN FUND BALANCE	<u>(\$62,177)</u>	<u>(\$1)</u>		<u>\$1</u>
BEGINNING FUND BALANCE			<u>15,922</u>	
ENDING FUND BALANCE			<u>\$15,922</u>	

CITY OF DUBLIN
COMMUNITY IMPROVEMENTS PROJECTS CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2015

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
EXPENDITURES:				
Capital outlay:				
Community improvements	\$326,037	\$446,589	\$68,190	\$378,399
Total Expenditures	326,037	446,589	68,190	378,399
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(326,037)	(446,589)	(68,190)	378,399
OTHER FINANCING SOURCES (USES)				
Transfers in	326,037	446,589	68,190	(378,399)
Total Other Financing Sources (Uses)	326,037	446,589	68,190	(378,399)
NET CHANGE IN FUND BALANCE				
BEGINNING FUND BALANCE			854	
ENDING FUND BALANCE			\$854	

CITY OF DUBLIN
PARKS PROJECTS CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2015

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
EXPENDITURES:				
Capital outlay:				
Parks	<u>\$25,657,572</u>	<u>\$41,188,692</u>	<u>\$4,742,328</u>	<u>\$36,446,364</u>
Total Expenditures	<u>25,657,572</u>	<u>41,188,692</u>	<u>4,742,328</u>	<u>36,446,364</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(25,657,572)</u>	<u>(41,188,692)</u>	<u>(4,742,328)</u>	<u>36,446,364</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	<u>25,657,572</u>	<u>41,188,692</u>	<u>4,742,329</u>	<u>(36,446,363)</u>
Total Other Financing Sources (Uses)	<u>25,657,572</u>	<u>41,188,692</u>	<u>4,742,329</u>	<u>(36,446,363)</u>
NET CHANGE IN FUND BALANCE	<u><u> </u></u>	<u><u> </u></u>	<u>1</u>	<u><u>\$1</u></u>
BEGINNING FUND BALANCE			<u>4,966</u>	
ENDING FUND BALANCE			<u><u>\$4,967</u></u>	

CITY OF DUBLIN
STREETS PROJECTS CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2015

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>		
EXPENDITURES:				
Capital outlay:				
Streets	<u>\$7,273,436</u>	<u>\$16,067,761</u>	<u>\$3,568,142</u>	<u>\$12,499,619</u>
Total Expenditures	<u>7,273,436</u>	<u>16,067,761</u>	<u>3,568,142</u>	<u>12,499,619</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(7,273,436)</u>	<u>(16,067,761)</u>	<u>(3,568,142)</u>	<u>12,499,619</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	<u>7,273,436</u>	<u>16,067,761</u>	<u>3,568,143</u>	<u>(12,499,618)</u>
Total Other Financing Sources (Uses)	<u>7,273,436</u>	<u>16,067,761</u>	<u>3,568,143</u>	<u>(12,499,618)</u>
NET CHANGE IN FUND BALANCE	<u><u> </u></u>	<u><u> </u></u>	<u>1</u>	<u>\$1</u>
BEGINNING FUND BALANCE (DEFICIT)			<u>(21,501)</u>	
ENDING FUND BALANCE (DEFICIT)			<u><u>(\$21,500)</u></u>	

CITY OF DUBLIN
PUBLIC FACILITIES IMPACT FEES CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2015

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>		
REVENUES:				
Interest		\$97,214	\$229,303	\$132,089
Developer fees		7,084,453	8,534,908	1,450,455
Total Revenues		<u>7,181,667</u>	<u>8,764,211</u>	<u>1,582,544</u>
EXPENDITURES:				
Parks and community service	\$61,609	215,427	79,711	135,716
Total Expenditures	<u>61,609</u>	<u>215,427</u>	<u>79,711</u>	<u>135,716</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(61,609)</u>	<u>6,966,240</u>	<u>8,684,500</u>	<u>1,718,260</u>
OTHER FINANCING SOURCES (USES)				
Transfers in		3,500,000		(3,500,000)
Transfers out	(14,152,490)	(39,557,962)	(4,305,724)	35,252,238
Total Other Financing Sources (Uses)	<u>(14,152,490)</u>	<u>(36,057,962)</u>	<u>(4,305,724)</u>	<u>31,752,238</u>
NET CHANGE IN FUND BALANCE	<u>(\$14,214,099)</u>	<u>(\$29,091,722)</u>	4,378,776	<u>\$33,470,498</u>
BEGINNING FUND BALANCE			<u>29,285,547</u>	
ENDING FUND BALANCE			<u>\$33,664,323</u>	

CITY OF DUBLIN
 FIRE IMPACT FEES CAPITAL PROJECTS FUND
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>		
REVENUES:				
Developer fees	<u>\$188,860</u>	<u>\$280,250</u>	<u>\$434,307</u>	<u>\$154,057</u>
Total Revenues	<u>188,860</u>	<u>280,250</u>	<u>434,307</u>	<u>154,057</u>
EXPENDITURES:				
Current:				
General government		<u>5,000</u>	<u>3,006</u>	<u>1,994</u>
Total Expenditures		<u>5,000</u>	<u>3,006</u>	<u>1,994</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>188,860</u>	<u>275,250</u>	<u>431,301</u>	<u>156,051</u>
NET CHANGE IN FUND BALANCE	<u>\$188,860</u>	<u>\$275,250</u>	<u>431,301</u>	<u>\$156,051</u>
BEGINNING FUND BALANCE (DEFICIT)			<u>(901,908)</u>	
ENDING FUND BALANCE (DEFICIT)			<u>(\$470,607)</u>	

CITY OF DUBLIN
 TRAFFIC IMPACT FEES CAPITAL PROJECTS FUND
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES:				
Interest	\$36,403	\$36,403	\$103,738	\$67,335
Developer fees	2,189,044	3,561,269	6,154,171	2,592,902
Other revenue			13,248	13,248
Total Revenues	<u>2,225,447</u>	<u>3,597,672</u>	<u>6,271,157</u>	<u>2,673,485</u>
EXPENDITURES:				
Current:				
General government	\$350,000	635,000	551,338	83,662
Public works		130,079	869	129,210
Total Expenditures	<u>350,000</u>	<u>765,079</u>	<u>552,207</u>	<u>212,872</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>1,875,447</u>	<u>2,832,593</u>	<u>5,718,950</u>	<u>2,886,357</u>
OTHER FINANCING SOURCES (USES)				
Transfers out	<u>(1,112,129)</u>	<u>(3,988,186)</u>	<u>(1,364,415)</u>	<u>2,623,771</u>
Total Other Financing Sources (Uses)	<u>(1,112,129)</u>	<u>(3,988,186)</u>	<u>(1,364,415)</u>	<u>2,623,771</u>
NET CHANGE IN FUND BALANCE	<u>\$763,318</u>	<u>(\$1,155,593)</u>	4,354,535	<u>\$5,510,128</u>
BEGINNING FUND BALANCE			<u>12,905,632</u>	
ENDING FUND BALANCE			<u>\$17,260,167</u>	

CITY OF DUBLIN
DUBLIN CROSSING CONTRIBUTION CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2015

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES:				
Interest			\$17	\$17
Total Revenues			17	17
EXPENDITURES				
Current:				
General government			50,000	(50,000)
Total Expenditures			50,000	(50,000)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES			(49,983)	(49,983)
OTHER FINANCING SOURCES (USES)				
Transfers out	(\$118,800)	(\$118,880)	(69,026)	49,854
Total Other Financing Sources (Uses)	(118,800)	(118,880)	(69,026)	49,854
NET CHANGE IN FUND BALANCE	<u>(\$118,800)</u>	<u>(\$118,880)</u>	(119,009)	<u>(\$129)</u>
BEGINNING FUND BALANCE			50,075	
ENDING FUND BALANCE (DEFICIT)			<u>(\$68,934)</u>	

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NON-MAJOR GOVERNMENTAL FUNDS

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditures for specific purposes.

SPECIAL REVENUE FUND

PUBLIC SAFETY:

SPECIAL CRIMINAL ACTIVITY

Established to account for receipt of funds derived from asset forfeitures.

VEHICLE ABATEMENT

Established to account for the use of funds received from vehicle registration of Dublin residents for the towing of abandoned vehicles in city limits.

SUPPLEMENTAL LAW ENFORCEMENT (SLESJCOPS)

Established to account for police expenditures funded by a State grant.

TRAFFIC SAFETY

Established to account for the receipt of traffic fines and traffic safety expenditures.

FEDERAL ASSET SEIZURE

Established to account for the receipts and expenditures of the Federal seizure funds.

EMERGENCY MEDICAL SERVICES (EMS)

Established to account for excise taxes received to fund the costs of providing Emergency Medical Services.

ENFORCEMENT GRANTS

Established to account for miscellaneous grants received for police expenditures not reported in the above funds.

TRANSPORTATION:

STATE GAS TAX

Established to account for the receipt of state gasoline taxes and expenditures.

SAFETEA-LU

Established to account for the revenue received from the U.S. Department of Transportation under the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legal for Users fund.

NON-MAJOR GOVERNMENTAL FUNDS (Continued)

MEASURE B SALES TAX – LOCAL STREETS

Established to account for an Alameda County voter sales tax used for improvements on streets and roads.

MEASURE B SALES TAX – BIKE PEDESTRIAN

Established to account for an Alameda County voter approved increase in sales tax used for bike and pedestrian related projects.

MEASURE BB SALES TAX – STREETS AND ROADS

Established to account for an Alameda County voter approved increase in sales tax used for improvements on streets and roads.

MEASURE BB SALES TAX – BIKE/PEDESTRIAN

Established to account for an Alameda County voter approved increase in sales tax used for bike and pedestrian related projects.

CONGESTION MANAGEMENT AGENCY

Established to account for funds received from the Alameda County Congestion Management Agency.

HIGHWAY SAFETY TRAFFIC REDUCTION BOND

Established to account for the receipts of funds for local streets and road improvements.

FEDERAL TRANSPORTATION (TIGER)

Established to account for the receipts of Federal grants for approved street and trail improvements funded by a one-time Federal grants.

ACTC VEHICLE REGISTRATION FEE

Established to account for an Alameda County Transportation Commission (ACTC) voter approved increase in vehicle registration fee that is distributed by ACTC to be used for street and road system maintenance.

TDA

Established to account for the financial activities associated with allocations funded by the State of California Transportation Development Act (TDA) for the Pedestrian/Bicycle Projects.”

ENVIRONMENTAL:

GARBAGE/RECYCLING

Established to account for the following activities:

Measure D Recycling

Established to account for the use of funds received which are levied by the County pursuant to a charter amendment and are provided for recycling and related activities. This fund also accounts for other locally derived funds for recycling related activities.

NON-MAJOR GOVERNMENTAL FUNDS (Continued)

Garbage Service

Established to account for the use of funds received which are levied by the county on behalf of the City for garbage pick-up and removal and recycling services.

Local Recycling

Established to account for locally derived funds collected for a commercial organic and recycling program and activities retained by the City at the end of the franchise held by Waste Management Inc. These funds are independent of the funds distributed by Stop Waste pursuant to the Alameda County Recycling Measure.

AVI ECONOMIC BENEFIT/BUSINESS ASSISTANCE PROGRAM

Established to account for the grant received from Amador Valley Industry and to provide business owners funding for eligible environmental related improvements.

STORM WATER MANAGEMENT

Established to account for the following activities:

Storm Water Management

Established to account for the funds received from the State and designated specifically for the use of storm water related activities.

Dublin/Dougherty Storm Water Management

Established to account for funds designated for the management of the Dublin/Dougherty area storm water units.

Village Parkway Storm Water Management

Established to account for funds designated for management of the Village Parkway area storm water units.

BOX CULVERT

Established to account for the funds designated for the maintenance and repairs of box culvert in the East Dublin area.

PARKS, CULTURAL, AND ARTS:

EAST BAY REGIONAL PARK DISTRICT

Establish to account for the funds received from the East Bay Regional Park District from the Measure WW - Extend Existing East Bay Regional Park District Bond With No Increase In Tax Rate approved by voters on November 4, 2008.

PUBLIC ART

Establish to account for the fees received from developers of properties, which can only be used for the purchase design, development, and construction of Public Art projects within the City of Dublin.

NON-MAJOR GOVERNMENTAL FUNDS (Continued)

MISCELLANEOUS SPECIAL REVENUE

Established to account for the following activities:

Cable TV Facilities

Established to account for Cable TV Facilities fees collected from Cable Television providers and passed through to the City for local cable television as allowed under State and Federal franchising laws.

Noise Mitigation

Establish to account for the fees received from developers of properties, which can only be used for the noise mitigation measures.

Citywide Events (Customer Service) Fund

Establish to account for event ticket sales and donations, to be spent on special events citywide.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Used to account for grants and expenditures related to Community Development Block Grants received.

MAINTENANCE DISTRICTS:

Established to account for revenue and related expenditures of lighting and landscape districts.

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CITY OF DUBLIN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEETS
JUNE 30, 2015

	Special Revenue Funds			
	Special Criminal Activity	Vehicle Abatement	Supplemental Law Enforcement	Traffic Safety
ASSETS				
Cash and investments	\$122,481	\$292,421	\$45,842	\$339,044
Accounts receivable				18,407
Total Assets	\$122,481	\$292,421	\$45,842	\$357,451
LIABILITIES				
Accounts payable	\$1,280		\$30,000	\$35,936
Deposits payable	21,860			
Due to other funds				
Total Liabilities	23,140		30,000	35,936
FUND BALANCE (DEFICIT)				
Fund balance (Deficit):				
Restricted				
Public safety programs	99,341	\$292,421	15,842	321,515
Street maintenance and construction				
Health and welfare programs				
Recycling programs				
Capital improvement projects				
Unassigned				
Total Fund Balances (Deficits)	99,341	292,421	15,842	321,515
Total Liabilities and Fund Balances	\$122,481	\$292,421	\$45,842	\$357,451

Special Revenue Funds

Federal Asset Seizure	Emergency Medical Services	Enforcement Grants	State Gas Tax	SAFETEA-LU	Measure B Sales Tax Local Streets	Measure B Sales Tax Bike/Pedestrian
\$152,214	\$91,485 46,311	\$5,593	\$3,584,149		\$436,232 98,573	\$94,985 37,054
<u>\$152,214</u>	<u>\$137,796</u>	<u>\$5,593</u>	<u>\$3,584,149</u>		<u>\$534,805</u>	<u>\$132,039</u>
\$2,490	\$84,817		\$22,532			
				\$368,511		
<u>2,490</u>	<u>84,817</u>		<u>22,532</u>	<u>368,511</u>		
149,724	52,979	\$5,593				
			3,561,617		\$534,805	\$132,039
				(368,511)		
<u>149,724</u>	<u>52,979</u>	<u>5,593</u>	<u>3,561,617</u>	<u>(368,511)</u>	<u>534,805</u>	<u>132,039</u>
<u>\$152,214</u>	<u>\$137,796</u>	<u>\$5,593</u>	<u>\$3,584,149</u>		<u>\$534,805</u>	<u>\$132,039</u>

(Continued)

CITY OF DUBLIN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEETS
JUNE 30, 2015

	Special Revenue Funds			
	Measure BB Sales Tax Streets and Roads	Measure BB Sales Tax Bike/Pedestrian	Congestion Management Agency	Highway Safety Traffic Reduction Bond
ASSETS				
Cash and investments	\$1,242	\$117		\$4,327
Accounts receivable	70,907	24,235	\$290,981	
Total Assets	<u>\$72,149</u>	<u>\$24,352</u>	<u>\$290,981</u>	<u>\$4,327</u>
LIABILITIES				
Accounts payable				
Deposits payable				
Due to other funds			\$290,981	
Total Liabilities			<u>290,981</u>	
FUND BALANCE (DEFICIT)				
Fund balance (Deficit):				
Restricted				
Public safety programs				
Street maintenance and construction	\$72,149	\$24,352		\$4,327
Health and welfare programs				
Recycling programs				
Capital improvement projects				
Unassigned				
Total Fund Balances (Deficits)	<u>72,149</u>	<u>24,352</u>		<u>4,327</u>
Total Liabilities and Fund Balances	<u>\$72,149</u>	<u>\$24,352</u>	<u>\$290,981</u>	<u>\$4,327</u>

Special Revenue Funds

Federal Transportation (TIGER)	ACTC Vehicle Registration Fee	TDA	Garbage/ Recycling	AVI Economic Benefit/Business Assistance Program	Storm Water Management	Box Culvert
\$22,917	\$139,350 44,777	\$175	\$463,192 54,525	\$38	\$200,045	\$360,193
<u>\$22,917</u>	<u>\$184,127</u>	<u>\$175</u>	<u>\$517,717</u>	<u>\$38</u>	<u>\$200,045</u>	<u>\$360,193</u>
	\$9,939		\$36,284			
\$23,496		\$175				
<u>23,496</u>	<u>9,939</u>	<u>175</u>	<u>36,284</u>			
	174,188				\$200,045	\$360,193
			481,433	\$38		
(579)						
(579)	174,188		481,433	38	200,045	360,193
<u>\$22,917</u>	<u>\$184,127</u>	<u>\$175</u>	<u>\$517,717</u>	<u>\$38</u>	<u>\$200,045</u>	<u>\$360,193</u>

(Continued)

CITY OF DUBLIN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEETS
JUNE 30, 2015

	Special Revenue Funds			
	East Bay Regional Park District	Public Art	Miscellaneous Special Revenue	Community Development Block Grant
ASSETS				
Cash and investments		\$2,991,194	\$393,380	
Accounts receivable	\$156,549		44,489	\$24,029
Total Assets	\$156,549	\$2,991,194	\$437,869	\$24,029
LIABILITIES				
Accounts payable			\$144	\$2,651
Deposits payable			1,906	
Due to other funds	\$156,549			21,378
Total Liabilities	156,549		2,050	24,029
FUND BALANCE (DEFICIT)				
Fund balance (Deficit):				
Restricted				
Public safety programs				
Street maintenance and construction				
Health and welfare programs			435,819	
Recycling programs				
Capital improvement projects		\$2,991,194		
Unassigned				
Total Fund Balances (Deficits)		2,991,194	435,819	
Total Liabilities and Fund Balances	\$156,549	\$2,991,194	\$437,869	\$24,029

Special Revenue Funds

Maintenance Districts					Total Non-Major Governmental Funds
1983-1 Street Lighting	1983-2 Stagecoach Landscape	1986-1 Dougherty Landscape	1997-1 Santa Rita Landscape	1999-1 East Dublin Street Lighting	
\$189,443	\$82,468	\$173,475	\$319,224	\$484,288	\$10,966,597
1,357		112	574	920	936,717
<u>\$190,800</u>	<u>\$82,468</u>	<u>\$173,587</u>	<u>\$319,798</u>	<u>\$485,208</u>	<u>\$11,903,314</u>
\$2,342	\$862	\$22,015	\$19,059	\$2,696	\$273,047
					23,766
					861,090
<u>2,342</u>	<u>862</u>	<u>22,015</u>	<u>19,059</u>	<u>2,696</u>	<u>1,157,903</u>
188,458	81,606	151,572	300,739	482,512	937,415
					6,268,602
					435,819
					481,471
					2,991,194
					(369,090)
<u>188,458</u>	<u>81,606</u>	<u>151,572</u>	<u>300,739</u>	<u>482,512</u>	<u>10,745,411</u>
<u>\$190,800</u>	<u>\$82,468</u>	<u>\$173,587</u>	<u>\$319,798</u>	<u>\$485,208</u>	<u>\$11,903,314</u>

CITY OF DUBLIN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENTS OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2015

	Special Revenue Funds			
	Special Criminal Activity	Vehicle Abatement	Supplemental Law Enforcement	Traffic Safety
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental		\$36,369	\$113,163	
Charges for service				
Interest	\$1,011	1,760	179	\$1,905
Fines and forfeitures				196,100
Developer fees				
Other revenue	28,896			
Special assessments				
Total Revenues	<u>29,907</u>	<u>38,129</u>	<u>113,342</u>	<u>198,005</u>
EXPENDITURES				
Current:				
General government				
Police	1,915		100,000	
Fire				
Public works				114,603
Park and community services				
Community development				
Total Expenditures	<u>1,915</u>	<u></u>	<u>100,000</u>	<u>114,603</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>27,992</u>	<u>38,129</u>	<u>13,342</u>	<u>83,402</u>
OTHER FINANCING SOURCES (USES)				
Transfer out				
Total Other Financing Sources (Uses)	<u></u>	<u></u>	<u></u>	<u></u>
NET CHANGE IN FUND BALANCES	27,992	38,129	13,342	83,402
FUND BALANCES (DEFICITS):				
Beginning of year	<u>71,349</u>	<u>254,292</u>	<u>2,500</u>	<u>238,113</u>
End of year	<u><u>\$99,341</u></u>	<u><u>\$292,421</u></u>	<u><u>\$15,842</u></u>	<u><u>\$321,515</u></u>

Special Revenue Funds

Federal Asset Seizure	Emergency Medical Services	Enforcement Grants	State Gas Tax	SAFETEA-LU	Measure B Sales Tax Local Streets	Measure B Sales Tax Bike/Pedestrian
	\$180,884	\$7,301	\$1,515,839		\$396,556	\$149,070
\$1,553	366	34	22,258	\$23	4,656	408
	174,067		24,183			
1,553	355,317	7,335	1,562,280	23	401,212	149,478
163,811	330,474	6,140	485,494			49,627
163,811	330,474	6,140	485,494			49,627
(162,258)	24,843	1,195	1,076,786	23	401,212	99,851
			(766,974)	(404,396)	(682,726)	(20,592)
			(766,974)	(404,396)	(682,726)	(20,592)
(162,258)	24,843	1,195	309,812	(404,373)	(281,514)	79,259
311,982	28,136	4,398	3,251,805	35,862	816,319	52,780
\$149,724	\$52,979	\$5,593	\$3,561,617	(\$368,511)	\$534,805	\$132,039

(Continued)

CITY OF DUBLIN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENTS OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2015

	Special Revenue Funds			
	Measure BB Sales Tax Streets and Roads	Measure BB Sales Tax Bike/Pedestrian	Congestion Management Agency	Highway Safety Traffic Reduction Bond
REVENUES				
Property taxes				
Taxes other than property	\$70,906	\$24,234		
Intergovernmental				
Charges for service				
Interest	1,243	118		\$28
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues	<u>72,149</u>	<u>24,352</u>		<u>28</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures				
REVENUES OVER (UNDER) EXPENDITURES	<u>72,149</u>	<u>24,352</u>		<u>28</u>
OTHER FINANCING SOURCES (USES)				
Transfer out				
Total Other Financing Sources (Uses)				
NET CHANGE IN FUND BALANCES	72,149	24,352		28
FUND BALANCES (DEFICITS):				
Beginning of year				4,299
End of year	<u>\$72,149</u>	<u>\$24,352</u>		<u>\$4,327</u>

Special Revenue Funds

Federal Transportation (TIGER)	ACTC Vehicle Registration Fee	TDA	Garbage/ Recycling	AVI Economic Benefit/Business Assistance Program	Storm Water Management	Box Culvert
	\$252,863	\$207,189	\$189,927		\$25,735	
	847		3,203,145			
			3,325		1,351	\$2,346
	253,710	207,189	3,396,397		27,086	2,346
			3,255,178			
	\$161,330		48,867		10,000	
	161,330		3,304,045		10,000	
	92,380	207,189	92,352		17,086	2,346
	(3,670)	(\$150,043)			(30,176)	
	(3,670)	(150,043)			(30,176)	
	88,710	57,146	92,352		(13,090)	2,346
(\$579)	85,478	(57,146)	389,081	\$38	213,135	357,847
(\$579)	\$174,188		\$481,433	\$38	\$200,045	\$360,193

(Continued)

CITY OF DUBLIN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENTS OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2015

	Special Revenue Funds			
	East Bay Regional Park District	Public Art	Miscellaneous Special Revenue	Community Development Block Grant
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental	\$156,549			\$76,703
Charges for service			\$169,768	
Interest		\$17,632	2,149	
Fines and forfeitures				
Developer fees		969,432	5,365	
Other revenue				
Special assessments				
Total Revenues	<u>156,549</u>	<u>987,064</u>	<u>177,282</u>	<u>76,703</u>
EXPENDITURES				
Current:				
General government			33,400	
Police				
Fire				
Public works				
Park and community services		30,059		
Community development				71,402
Total Expenditures		<u>30,059</u>	<u>33,400</u>	<u>71,402</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>156,549</u>	<u>957,005</u>	<u>143,882</u>	<u>5,301</u>
OTHER FINANCING SOURCES (USES)				
Transfer out	(122,085)	(105,477)		(5,300)
Total Other Financing Sources (Uses)	<u>(122,085)</u>	<u>(105,477)</u>		<u>(5,300)</u>
NET CHANGE IN FUND BALANCES	34,464	851,528	143,882	1
FUND BALANCES (DEFICITS):				
Beginning of year	(34,464)	2,139,666	291,937	(1)
End of year	<u><u>(34,464)</u></u>	<u><u>2,991,194</u></u>	<u><u>435,819</u></u>	<u><u>(1)</u></u>

Special Revenue Funds

Maintenance Districts					Total Nonmajor Governmental Funds
1983-1 Street Lighting	1983-2 Stagecoach Landscape	1986-1 Dougherty Landscape	1997-1 Santa Rita Landscape	1999-1 East Dublin Street Lighting	
					\$640,766
					2,762,522
					3,372,913
\$900	\$363	\$827	\$1,806	\$2,693	69,781
					196,100
					974,797
					53,079
288,634	85,614	132,723	307,225	275,938	1,264,201
289,534	85,977	133,550	309,031	278,631	9,334,159
					3,288,578
					271,866
					330,474
301,706	47,219	77,091	243,000	139,209	1,678,146
					30,059
					71,402
301,706	47,219	77,091	243,000	139,209	5,670,525
(12,172)	38,758	56,459	66,031	139,422	3,663,634
				(31,679)	(2,323,118)
				(31,679)	(2,323,118)
(12,172)	38,758	56,459	66,031	107,743	1,340,516
200,630	42,848	95,113	234,708	374,769	9,404,895
<u>\$188,458</u>	<u>\$81,606</u>	<u>\$151,572</u>	<u>\$300,739</u>	<u>\$482,512</u>	<u>\$10,745,411</u>

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	SPECIAL CRIMINAL ACTIVITY			
	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest	\$211	\$211	\$1,011	\$800
Fines and forfeitures				
Developer fees			28,896	28,896
Other revenue				
Special assessments				
Total Revenues	<u>211</u>	<u>211</u>	<u>29,907</u>	<u>29,696</u>
EXPENDITURES				
Current:				
General government				
Police	3,980	23,980	1,915	22,065
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures	<u>3,980</u>	<u>23,980</u>	<u>1,915</u>	<u>22,065</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(3,769)</u>	<u>(23,769)</u>	<u>27,992</u>	<u>51,761</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)				
Total Other Financing Sources (Uses)				
NET CHANGE IN FUND BALANCES	<u><u>(\$3,769)</u></u>	<u><u>(\$23,769)</u></u>	<u>27,992</u>	<u><u>\$51,761</u></u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>71,349</u>	
End of year			<u><u>\$99,341</u></u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	VEHICLE ABATEMENT			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental	\$30,460	\$30,460	\$36,369	\$5,909
Charges for service				
Interest	1,481	1,481	1,760	279
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues	<u>31,941</u>	<u>31,941</u>	<u>38,129</u>	<u>6,188</u>
EXPENDITURES				
Current:				
General government				
Police	755	755		755
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures	<u>755</u>	<u>755</u>		<u>755</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>31,186</u>	<u>31,186</u>	<u>38,129</u>	<u>6,943</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)	<u>(21,000)</u>	<u>(21,000)</u>		<u>21,000</u>
Total Other Financing Sources (Uses)	<u>(21,000)</u>	<u>(21,000)</u>		<u>21,000</u>
NET CHANGE IN FUND BALANCES	<u>\$10,186</u>	<u>\$10,186</u>	38,129	<u>\$27,943</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>254,292</u>	
End of year			<u>\$292,421</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	SUPPLEMENTAL LAW ENFORCEMENT			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental	\$100,000	\$100,000	\$113,163	\$13,163
Charges for service				
Interest			179	179
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
	<u>100,000</u>	<u>100,000</u>	<u>113,342</u>	<u>13,342</u>
Total Revenues				
EXPENDITURES				
Current:				
General government				
Police	100,000	100,000	100,000	
Fire				
Public works				
Park and community services				
Community development				
	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	
Total Expenditures				
REVENUES OVER (UNDER) EXPENDITURES			<u>13,342</u>	<u>13,342</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)				
Total Other Financing Sources (Uses)				
NET CHANGE IN FUND BALANCES			<u>13,342</u>	<u>\$13,342</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>2,500</u>	
End of year			<u>\$15,842</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	TRAFFIC SAFETY			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest	\$788	\$788	\$1,905	\$1,117
Fines and forfeitures	148,280	148,280	196,100	47,820
Developer fees				
Other revenue				
Special assessments				
Total Revenues	<u>149,068</u>	<u>149,068</u>	<u>198,005</u>	<u>48,937</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works	111,253	111,253	114,603	(3,350)
Park and community services				
Community development				
Total Expenditures	<u>111,253</u>	<u>111,253</u>	<u>114,603</u>	<u>(3,350)</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>37,815</u>	<u>37,815</u>	<u>83,402</u>	<u>45,587</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)	<u>(65,434)</u>	<u>(65,434)</u>		<u>65,434</u>
Total Other Financing Sources (Uses)	<u>(65,434)</u>	<u>(65,434)</u>		<u>65,434</u>
NET CHANGE IN FUND BALANCES	<u>(\$27,619)</u>	<u>(\$27,619)</u>	83,402	<u>\$111,021</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>238,113</u>	
End of year			<u>\$321,515</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	FEDERAL ASSET SEIZURE			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest	\$1,843	\$1,843	\$1,553	(\$290)
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues	<u>1,843</u>	<u>1,843</u>	<u>1,553</u>	<u>(290)</u>
EXPENDITURES				
Current:				
General government				
Police	4,500	304,500	163,811	140,689
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures	<u>4,500</u>	<u>304,500</u>	<u>163,811</u>	<u>140,689</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(2,657)</u>	<u>(302,657)</u>	<u>(162,258)</u>	<u>140,399</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)				
Total Other Financing Sources (Uses)				
NET CHANGE IN FUND BALANCES	<u><u>(\$2,657)</u></u>	<u><u>(\$302,657)</u></u>	<u>(162,258)</u>	<u><u>\$140,399</u></u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>311,982</u>	
End of year			<u><u>\$149,724</u></u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	EMERGENCY MEDICAL SERVICES			
	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental	\$177,630	\$177,630	\$180,884	\$3,254
Charges for service				
Interest	86	86	366	280
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments		159,000	174,067	15,067
Total Revenues	<u>177,716</u>	<u>336,716</u>	<u>355,317</u>	<u>18,601</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire	330,201	330,475	330,474	1
Public works				
Park and community services				
Community development				
Total Expenditures	<u>330,201</u>	<u>330,475</u>	<u>330,474</u>	<u>1</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(152,485)</u>	<u>6,241</u>	<u>24,843</u>	<u>18,602</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)				
Total Other Financing Sources (Uses)				
NET CHANGE IN FUND BALANCES	<u><u>(\$152,485)</u></u>	<u><u>\$6,241</u></u>	<u>24,843</u>	<u><u>\$18,602</u></u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>28,136</u>	
End of year			<u><u>\$52,979</u></u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	ENFORCEMENT GRANT			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental	\$1,230	\$6,300	\$7,301	\$1,001
Charges for service				
Interest	27	27	34	7
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues	<u>1,257</u>	<u>6,327</u>	<u>7,335</u>	<u>1,008</u>
EXPENDITURES				
Current:				
General government				
Police	1,225	6,295	6,140	155
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures	<u>1,225</u>	<u>6,295</u>	<u>6,140</u>	<u>155</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>32</u>	<u>32</u>	<u>1,195</u>	<u>1,163</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)				
Total Other Financing Sources (Uses)				
NET CHANGE IN FUND BALANCES	<u>\$32</u>	<u>\$32</u>	1,195	<u>\$1,163</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>4,398</u>	
End of year			<u>\$5,593</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	STATE GAS TAX			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental	\$1,226,420	\$1,226,420	\$1,515,839	\$289,419
Charges for service				
Interest	10,650	10,650	22,258	11,608
Fines and forfeitures				
Developer fees				
Other revenue			24,183	24,183
Special assessments				
Total Revenues	<u>1,237,070</u>	<u>1,237,070</u>	<u>1,562,280</u>	<u>325,210</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works	557,867	632,867	485,494	147,373
Park and community services				
Community development				
Total Expenditures	<u>557,867</u>	<u>632,867</u>	<u>485,494</u>	<u>147,373</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>679,203</u>	<u>604,203</u>	<u>1,076,786</u>	<u>472,583</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)	(624,954)	(1,386,988)	(766,974)	620,014
Total Other Financing Sources (Uses)	<u>(624,954)</u>	<u>(1,386,988)</u>	<u>(766,974)</u>	<u>620,014</u>
NET CHANGE IN FUND BALANCES	<u>\$54,249</u>	<u>(\$782,785)</u>	309,812	<u>\$1,092,597</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>3,251,805</u>	
End of year			<u>\$3,561,617</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	SAFETEA-LU			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest			\$23	\$23
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues			23	23
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures				
REVENUES OVER (UNDER) EXPENDITURES				
			23	23
OTHER FINANCING SOURCES (USES)				
Transfers (out)		(\$470,000)	(404,396)	65,604
Total Other Financing Sources (Uses)		(470,000)	(404,396)	65,604
NET CHANGE IN FUND BALANCES				
		(\$470,000)	(404,373)	\$65,627
FUND BALANCE (DEFICITS):				
Beginning of year			35,862	
End of year			(\$368,511)	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	MEASURE B SALES TAX STREETS AND ROADS			
	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property	\$363,526	\$363,526	\$396,556	\$33,030
Intergovernmental				
Charges for service				
Interest	13,238	13,238	4,656	(8,582)
Fines and forfeitures				
Developer fees				
Other revenue	6,267,000	6,267,000		(6,267,000)
Special assessments				
Total Revenues	<u>6,643,764</u>	<u>6,643,764</u>	<u>401,212</u>	<u>(6,242,552)</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures				
REVENUES OVER (UNDER) EXPENDITURES	<u>6,643,764</u>	<u>6,643,764</u>	<u>401,212</u>	<u>(6,242,552)</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)	<u>(4,588,507)</u>	<u>(7,261,123)</u>	<u>(682,726)</u>	<u>6,578,397</u>
Total Other Financing Sources (Uses)	<u>(4,588,507)</u>	<u>(7,261,123)</u>	<u>(682,726)</u>	<u>6,578,397</u>
NET CHANGE IN FUND BALANCES	<u>\$2,055,257</u>	<u>(\$617,359)</u>	(281,514)	<u>\$335,845</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>816,319</u>	
End of year			<u>\$534,805</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	MEASURE B SALES TAX BIKE/PEDESTRIAN			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property	\$127,956	\$127,956	\$149,070	\$21,114
Intergovernmental				
Charges for service				
Interest	448	448	408	(40)
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues	<u>128,404</u>	<u>128,404</u>	<u>149,478</u>	<u>21,074</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works	17,962	65,700	49,627	16,073
Park and community services				
Community development				
Total Expenditures	<u>17,962</u>	<u>65,700</u>	<u>49,627</u>	<u>16,073</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>110,442</u>	<u>62,704</u>	<u>99,851</u>	<u>37,147</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)	(30,000)	(59,481)	(20,592)	38,889
Total Other Financing Sources (Uses)	<u>(30,000)</u>	<u>(59,481)</u>	<u>(20,592)</u>	<u>38,889</u>
NET CHANGE IN FUND BALANCES	<u>\$80,442</u>	<u>\$3,223</u>	79,259	<u>\$76,036</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>52,780</u>	
End of year			<u>\$132,039</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	MEASURE BB SALES TAX STREETS AND ROADS			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property			\$70,906	\$70,906
Intergovernmental				
Charges for service				
Interest			1,243	1,243
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues			72,149	72,149
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures				
REVENUES OVER (UNDER) EXPENDITURES			72,149	72,149
OTHER FINANCING SOURCES (USES)				
Transfers (out)				
Total Other Financing Sources (Uses)				
NET CHANGE IN FUND BALANCES			72,149	\$72,149
FUND BALANCE (DEFICITS):				
Beginning of year				
End of year			\$72,149	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	MEASURE BB SALES TAX BIKE/PEDESTRIAN			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property			\$24,234	\$24,234
Intergovernmental				
Charges for service				
Interest			118	118
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues			<u>24,352</u>	<u>24,352</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures				
REVENUES OVER (UNDER) EXPENDITURES				
			<u>24,352</u>	<u>24,352</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)				
Total Other Financing Sources (Uses)				
NET CHANGE IN FUND BALANCES				
			<u>24,352</u>	<u>\$24,352</u>
FUND BALANCE (DEFICITS):				
Beginning of year				
End of year			<u>\$24,352</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	CONGESTION MANAGEMENT AGENCY			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest				
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues				
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures				
REVENUES OVER (UNDER) EXPENDITURES				
OTHER FINANCING SOURCES (USES)				
Transfers (out)	(\$621,513)	(\$621,513)		\$621,513
Total Other Financing Sources (Uses)	(621,513)	(621,513)		621,513
NET CHANGE IN FUND BALANCES	<u>(\$621,513)</u>	<u>(\$621,513)</u>		<u>\$621,513</u>
FUND BALANCE (DEFICITS):				
Beginning of year				
End of year				

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	HIGHWAY SAFETY TRAFFIC REDUCTION BOND			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest			\$28	\$28
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues			28	28
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures				
REVENUES OVER (UNDER) EXPENDITURES			28	28
OTHER FINANCING SOURCES (USES)				
Transfers (out)				
Total Other Financing Sources (Uses)				
NET CHANGE IN FUND BALANCES			28	\$28
FUND BALANCE (DEFICITS):				
Beginning of year			4,299	
End of year			\$4,327	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	FEDERAL TRANSPORTATION (TIGER)			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest				
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues				
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures				
REVENUES OVER (UNDER) EXPENDITURES				
OTHER FINANCING SOURCES (USES)				
Transfers (out)				
Total Other Financing Sources (Uses)				
NET CHANGE IN FUND BALANCES				
FUND BALANCE (DEFICITS):				
Beginning of year			(\$579)	
End of year			(\$579)	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	ACTC VEHICLE REGISTRATION FEE			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental	\$217,160	\$217,160	\$252,863	\$35,703
Charges for service				
Interest	349	349	847	498
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues	<u>217,509</u>	<u>217,509</u>	<u>253,710</u>	<u>36,201</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works	172,429	172,429	161,330	11,099
Park and community services				
Community development				
Total Expenditures	<u>172,429</u>	<u>172,429</u>	<u>161,330</u>	<u>11,099</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>45,080</u>	<u>45,080</u>	<u>92,380</u>	<u>47,300</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)	<u>(33,623)</u>	<u>(76,683)</u>	<u>(3,670)</u>	<u>73,013</u>
Total Other Financing Sources (Uses)	<u>(33,623)</u>	<u>(76,683)</u>	<u>(3,670)</u>	<u>73,013</u>
NET CHANGE IN FUND BALANCES	<u>\$11,457</u>	<u>(\$31,603)</u>	<u>88,710</u>	<u>\$120,313</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>85,478</u>	
End of year			<u>\$174,188</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	TDA			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental	\$207,400	\$207,400	\$207,189	(\$211)
Charges for service				
Interest	979	979		(979)
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues	<u>208,379</u>	<u>208,379</u>	<u>207,189</u>	<u>(1,190)</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures				
REVENUES OVER (UNDER) EXPENDITURES				
	<u>208,379</u>	<u>208,379</u>	<u>207,189</u>	<u>(1,190)</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)		(183,565)	(150,043)	33,522
Total Other Financing Sources (Uses)		<u>(183,565)</u>	<u>(150,043)</u>	<u>33,522</u>
NET CHANGE IN FUND BALANCES	<u><u>\$208,379</u></u>	<u><u>\$24,814</u></u>	57,146	<u><u>\$32,332</u></u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>(57,146)</u>	
End of year			<u><u> </u></u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	GARBAGE/RECYCLING			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental	\$157,000	\$271,940	\$189,927	(\$82,013)
Charges for service	3,093,531	3,135,487	3,203,145	67,658
Interest	1,596	1,596	3,325	1,729
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues	<u>3,252,127</u>	<u>3,409,023</u>	<u>3,396,397</u>	<u>(12,626)</u>
EXPENDITURES				
Current:				
General government	3,196,011	3,291,276	3,255,178	36,098
Police				
Fire				
Public works	74,493	140,753	48,867	91,886
Park and community services				
Community development				
Total Expenditures	<u>3,270,504</u>	<u>3,432,029</u>	<u>3,304,045</u>	<u>127,984</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(18,377)</u>	<u>(23,006)</u>	<u>92,352</u>	<u>115,358</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)		(86,000)		86,000
Total Other Financing Sources (Uses)		<u>(86,000)</u>		<u>86,000</u>
NET CHANGE IN FUND BALANCES	<u>(\$18,377)</u>	<u>(\$109,006)</u>	92,352	<u>\$201,358</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>389,081</u>	
End of year			<u>\$481,433</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	AVI ECONOMIC BENEFIT/BUSINESS ASSISTANCE PROGRAM			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest				
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues				
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures				
REVENUES OVER (UNDER) EXPENDITURES				
OTHER FINANCING SOURCES (USES)				
Transfers (out)				
Total Other Financing Sources (Uses)				
NET CHANGE IN FUND BALANCES				
FUND BALANCE (DEFICITS):				
Beginning of year			\$38	
End of year			\$38	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	STORM WATER MANAGEMENT			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental	\$769,570	\$769,570	\$25,735	(\$743,835)
Charges for service				
Interest	5,005	5,917	1,351	(4,566)
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues	<u>774,575</u>	<u>775,487</u>	<u>27,086</u>	<u>(748,401)</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works		10,000	10,000	
Park and community services				
Community development				
Total Expenditures		<u>10,000</u>	<u>10,000</u>	
REVENUES OVER (UNDER) EXPENDITURES	<u>774,575</u>	<u>765,487</u>	<u>17,086</u>	<u>(748,401)</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)		(766,713)	(30,176)	736,537
Total Other Financing Sources (Uses)		<u>(766,713)</u>	<u>(30,176)</u>	<u>736,537</u>
NET CHANGE IN FUND BALANCES	<u>\$774,575</u>	<u>(\$1,226)</u>	(13,090)	<u>(\$11,864)</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>213,135</u>	
End of year			<u>\$200,045</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	BOX CULVERT			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest	\$2,185	\$2,185	\$2,346	\$161
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues	<u>2,185</u>	<u>2,185</u>	<u>2,346</u>	<u>161</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures				
REVENUES OVER (UNDER) EXPENDITURES	<u>2,185</u>	<u>2,185</u>	<u>2,346</u>	<u>161</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)				
Total Other Financing Sources (Uses)				
NET CHANGE IN FUND BALANCES	<u><u>\$2,185</u></u>	<u><u>\$2,185</u></u>	<u>2,346</u>	<u><u>\$161</u></u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>357,847</u>	
End of year			<u><u>\$360,193</u></u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

EAST BAY REGIONAL PARK DISTRICT				
	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental		\$156,549	\$156,549	
Charges for service				
Interest				
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues		156,549	156,549	
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures				
REVENUES OVER (UNDER) EXPENDITURES		156,549	156,549	
OTHER FINANCING SOURCES (USES)				
Transfers (out)		(122,085)	(\$122,085)	
Total Other Financing Sources (Uses)		(122,085)	(122,085)	
NET CHANGE IN FUND BALANCES		\$34,464	34,464	
FUND BALANCE (DEFICITS):				
Beginning of year			(34,464)	
End of year				

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	PUBLIC ART			Variance Positive (Negative)
	Budgeted Amounts		Actual	
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest	\$7,789	\$7,789	\$17,632	\$9,843
Fines and forfeitures				
Developer fees		616,500	969,432	352,932
Other revenue				
Special assessments				
Total Revenues	<u>7,789</u>	<u>624,289</u>	<u>987,064</u>	<u>362,775</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services	30,000	30,000	30,059	(59)
Community development				
Total Expenditures	<u>30,000</u>	<u>30,000</u>	<u>30,059</u>	<u>(59)</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(22,211)</u>	<u>594,289</u>	<u>957,005</u>	<u>362,716</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)	(268,654)	(318,654)	(105,477)	213,177
Total Other Financing Sources (Uses)	<u>(268,654)</u>	<u>(318,654)</u>	<u>(105,477)</u>	<u>213,177</u>
NET CHANGE IN FUND BALANCES	<u>(\$290,865)</u>	<u>\$275,635</u>	851,528	<u>\$575,893</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>2,139,666</u>	
End of year			<u>\$2,991,194</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	MISCELLANEOUS SPECIAL REVENUE			
	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service	\$149,000	\$149,000	\$169,768	\$20,768
Interest	2,265	2,265	2,149	(116)
Fines and forfeitures				
Developer fees	2,319	2,319	5,365	3,046
Other revenue				
Special assessments				
Total Revenues	<u>153,584</u>	<u>153,584</u>	<u>177,282</u>	<u>23,698</u>
EXPENDITURES				
Current:				
General government	35,340	35,340	33,400	1,940
Police				
Fire				
Public works				
Park and community services				
Community development				
Total Expenditures	<u>35,340</u>	<u>35,340</u>	<u>33,400</u>	<u>1,940</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>118,244</u>	<u>118,244</u>	<u>143,882</u>	<u>25,638</u>
OTHER FINANCING SOURCES (USES)				
Transfers in				
Transfers (out)		(325,000)		325,000
Total Other Financing Sources (Uses)		<u>(325,000)</u>		<u>325,000</u>
NET CHANGE IN FUND BALANCES	<u>\$118,244</u>	<u>(\$206,756)</u>	143,882	<u>\$350,638</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>291,937</u>	
End of year			<u>\$435,819</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	COMMUNITY DEVELOPMENT BLOCK GRANT			
	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental	\$74,002	\$78,002	\$76,703	(\$1,299)
Charges for service				
Interest				
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments				
Total Revenues	<u>74,002</u>	<u>78,002</u>	<u>76,703</u>	<u>(1,299)</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works				
Park and community services				
Community development	67,402	71,402	71,402	
Total Expenditures	<u>67,402</u>	<u>71,402</u>	<u>71,402</u>	
REVENUES OVER (UNDER) EXPENDITURES	<u>6,600</u>	<u>6,600</u>	<u>5,301</u>	<u>(1,299)</u>
OTHER FINANCING SOURCES (USES)				
Transfers in				
Transfers (out)	(6,600)	(6,600)	(5,300)	1,300
Total Other Financing Sources (Uses)	<u>(6,600)</u>	<u>(6,600)</u>	<u>(5,300)</u>	<u>1,300</u>
NET CHANGE IN FUND BALANCES			1	<u>\$1</u>
FUND BALANCE (DEFICITS):				
Beginning of year			(1)	
End of year				

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	1983-1 STREET LIGHTING MAINTENANCE DISTRICT			
	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest	\$1,186	\$1,186	\$900	(\$286)
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments	287,128	287,128	288,634	1,506
Total Revenues	<u>288,314</u>	<u>288,314</u>	<u>289,534</u>	<u>1,220</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works	283,811	323,811	301,706	22,105
Park and community services				
Community development				
Total Expenditures	<u>283,811</u>	<u>323,811</u>	<u>301,706</u>	<u>22,105</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>4,503</u>	<u>(35,497)</u>	<u>(12,172)</u>	<u>23,325</u>
OTHER FINANCING SOURCES (USES)				
Transfers in				
Transfers (out)	(2,800)	(2,800)		2,800
Total Other Financing Sources (Uses)	<u>(2,800)</u>	<u>(2,800)</u>		<u>2,800</u>
NET CHANGE IN FUND BALANCES	<u>\$1,703</u>	<u>(\$38,297)</u>	(12,172)	<u>\$26,125</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>200,630</u>	
End of year			<u>\$188,458</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	1983-2 STAGECOACH LANDSCAPE MAINTENANCE DISTRICT			
	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest	\$308	\$308	\$363	\$55
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments	82,417	82,417	85,614	3,197
Total Revenues	<u>82,725</u>	<u>82,725</u>	<u>85,977</u>	<u>3,252</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works	78,217	78,217	47,219	30,998
Park and community services				
Community development				
Total Expenditures	<u>78,217</u>	<u>78,217</u>	<u>47,219</u>	<u>30,998</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>4,508</u>	<u>4,508</u>	<u>38,758</u>	<u>34,250</u>
OTHER FINANCING SOURCES (USES)				
Transfers in				
Transfers (out)	(750)	(750)		750
Total Other Financing Sources (Uses)	<u>(750)</u>	<u>(750)</u>		<u>750</u>
NET CHANGE IN FUND BALANCES	<u>\$3,758</u>	<u>\$3,758</u>	38,758	<u>\$35,000</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>42,848</u>	
End of year			<u>\$81,606</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	1986-1 DOUGHERTY LANDSCAPE MAINTENANCE DISTRICT			
	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest	\$406	\$406	\$827	\$421
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments	129,648	129,648	132,723	3,075
Total Revenues	<u>130,054</u>	<u>130,054</u>	<u>133,550</u>	<u>3,496</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works	130,380	130,380	77,091	53,289
Park and community services				
Community development				
Total Expenditures	<u>130,380</u>	<u>130,380</u>	<u>77,091</u>	<u>53,289</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(326)</u>	<u>(326)</u>	<u>56,459</u>	<u>56,785</u>
OTHER FINANCING SOURCES (USES)				
Transfers in				
Transfers (out)	(1,110)	(1,100)		1,100
Total Other Financing Sources (Uses)	<u>(1,110)</u>	<u>(1,100)</u>		<u>1,100</u>
NET CHANGE IN FUND BALANCES	<u>(\$1,436)</u>	<u>(\$1,426)</u>	56,459	<u>\$57,885</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>95,113</u>	
End of year			<u>\$151,572</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	1997-1 SANTA RITA LANDSCAPE MAINTENANCE DISTRICT			
	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest	\$1,352	\$1,352	\$1,806	\$454
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments	329,784	329,784	307,225	(22,559)
Total Revenues	<u>331,136</u>	<u>331,136</u>	<u>309,031</u>	<u>(22,105)</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works	326,152	326,152	243,000	83,152
Park and community services				
Community development				
Total Expenditures	<u>326,152</u>	<u>326,152</u>	<u>243,000</u>	<u>83,152</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>4,984</u>	<u>4,984</u>	<u>66,031</u>	<u>61,047</u>
OTHER FINANCING SOURCES (USES)				
Transfers in				
Transfers (out)	(3,000)	(3,000)		3,000
Total Other Financing Sources (Uses)	<u>(3,000)</u>	<u>(3,000)</u>		<u>3,000</u>
NET CHANGE IN FUND BALANCES	<u>\$1,984</u>	<u>\$1,984</u>	66,031	<u>\$64,047</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>234,708</u>	
End of year			<u>\$300,739</u>	

CITY OF DUBLIN
 BUDGETED NON-MAJOR FUNDS
 SCHEDULE OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2015

	1999-1 EAST DUBLIN STREET LIGHTING MAINTENANCE DISTRICT			
	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
REVENUES				
Property taxes				
Taxes other than property				
Intergovernmental				
Charges for service				
Interest	\$2,384	\$2,384	\$2,693	\$309
Fines and forfeitures				
Developer fees				
Other revenue				
Special assessments	<u>260,368</u>	<u>260,368</u>	<u>275,938</u>	<u>15,570</u>
Total Revenues	<u>262,752</u>	<u>262,752</u>	<u>278,631</u>	<u>15,879</u>
EXPENDITURES				
Current:				
General government				
Police				
Fire				
Public works	146,715	146,715	139,209	7,506
Park and community services				
Community development				
Total Expenditures	<u>146,715</u>	<u>146,715</u>	<u>139,209</u>	<u>7,506</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>116,037</u>	<u>116,037</u>	<u>139,422</u>	<u>23,385</u>
OTHER FINANCING SOURCES (USES)				
Transfers in				
Transfers (out)	<u>(78,442)</u>	<u>(78,442)</u>	<u>(31,679)</u>	<u>46,763</u>
Total Other Financing Sources (Uses)	<u>(78,442)</u>	<u>(78,442)</u>	<u>(31,679)</u>	<u>46,763</u>
NET CHANGE IN FUND BALANCES	<u>\$37,595</u>	<u>\$37,595</u>	107,743	<u>\$70,148</u>
FUND BALANCE (DEFICITS):				
Beginning of year			<u>374,769</u>	
End of year			<u>\$482,512</u>	

INTERNAL SERVICE FUND

Internal Service Funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City on a cost reimbursement basis. The City has established five of these types of funds:

VEHICLE REPLACEMENT

This fund is an interest bearing Internal Service Fund established to finance necessary vehicle replacements.

BUILDING REPLACEMENT

This fund is an interest bearing Internal Service Fund established to finance future major building component repair expenditures.

EQUIPMENT REPLACEMENT

This fund is an interest bearing Internal Service Fund established to finance necessary equipment replacements.

MAINTENANCE AND REPAIR

This fund is an interest bearing Internal Service Fund established to account for the on-going maintenance and repairs of vehicle and office equipment.

RETIREE HEALTH CARE

This fund is an interest bearing Internal Service Fund established to account for the contribution made to the California Employers' Retiree Benefit Trust Fund for future retiree health care benefits.

PERS SIDE FUND

This fund was established to account for the repayment to the general fund for the advance made in fiscal year 2007-2008 to pay CalPERS for the City's Side Fund obligation. The Side Fund was created in 2005 when CalPERS assigned agencies with less than 100 participants to a risk sharing pool. The City elected to pre-pay its obligation from the General Fund reserves and an internal service charge is made each year to repay the reserve.

PARK REPLACEMENT

This fund was established to finance future major maintenance and repairs of City's parks.

ENERGY EFFICIENCY

This fund was established to account for the financing and construction of the Energy Efficiency Upgrade Capital Project.

CITY OF DUBLIN
INTERNAL SERVICE FUNDS
COMBINING STATEMENTS OF NET POSITION
JUNE 30, 2015

	Vehicle Replacement	Building Replacement	Equipment Replacement	Maintenance and Repair
ASSETS				
Current Assets:				
Cash and investments	\$2,718,053	\$4,880,222	\$2,950,492	\$504,359
Prepaid items				39,503
Accounts receivable			62	
Total current assets	<u>2,718,053</u>	<u>4,880,222</u>	<u>2,950,554</u>	<u>543,862</u>
Noncurrent Assets:				
Land		10,774,792		
Construction in progress		3,314,299	89,474	
Building and improvements		63,094,195		
Vehicles and equipment	4,432,912		2,323,252	
Less: accumulated depreciation	<u>(2,633,415)</u>	<u>(29,847,474)</u>	<u>(1,302,422)</u>	
Total non-current assets	<u>1,799,497</u>	<u>47,335,812</u>	<u>1,110,304</u>	
Total Assets	<u>4,517,550</u>	<u>52,216,034</u>	<u>4,060,858</u>	<u>543,862</u>
LIABILITIES				
Current Liabilities:				
Accounts payable and accruals	31,036		203	27,976
Capital lease				
Total current liabilities	<u>31,036</u>		<u>203</u>	<u>27,976</u>
Noncurrent Liabilities:				
Capital lease				
Advances from other funds				
Total non-current liabilities				
Total Liabilities	<u>31,036</u>		<u>203</u>	<u>27,976</u>
NET POSITION (DEFICIT)				
Net Investment in capital assets	1,799,497	47,335,812	1,110,304	
Restricted				
Unrestricted	<u>2,687,017</u>	<u>4,880,222</u>	<u>2,950,351</u>	<u>515,886</u>
Total Net Position	<u>\$4,486,514</u>	<u>\$52,216,034</u>	<u>\$4,060,655</u>	<u>\$515,886</u>

Retiree Health Care	PERS Side Fund	Park Replacement	Energy Efficiency	Total
\$138,537		\$424,493	\$90,397	\$11,706,553
167,465				39,503
				167,527
306,002		424,493	90,397	11,913,583
				10,774,792
				3,403,773
				63,094,195
				6,756,164
				(33,783,311)
				50,245,613
306,002		424,493	90,397	62,159,196
279,795				339,010
			403,459	403,459
279,795			403,459	742,469
			5,346,352	5,346,352
	\$918,005			918,005
	918,005		5,346,352	6,264,357
279,795	918,005		5,749,811	7,006,826
			(5,749,811)	44,495,802
26,207	(918,005)	424,493	90,397	10,656,568
\$26,207	(\$918,005)	\$424,493	(\$5,659,414)	\$55,152,370

CITY OF DUBLIN
INTERNAL SERVICE FUNDS
COMBINING STATEMENTS OF REVENUES, EXPENSES AND
CHANGES IN FUND NET POSITION
FOR THE YEAR ENDED JUNE 30, 2015

	<u>Vehicle Replacement</u>	<u>Building Replacement</u>	<u>Equipment Replacement</u>	<u>Maintenance and Repair</u>
OPERATING REVENUES				
Charges for services	\$362,066	\$150,240	\$677,064	\$491,376
Other revenue	617,286			
Total Operating Revenues	<u>979,352</u>	<u>150,240</u>	<u>677,064</u>	<u>491,376</u>
OPERATING EXPENSES				
Supplies and services			2,920	341,317
OPEB expenses				
Depreciation	408,979	2,113,178	72,579	
Interest and fiscal charges				
Total Operating Expenses	<u>408,979</u>	<u>2,113,178</u>	<u>75,499</u>	<u>341,317</u>
Operating Income (Loss)	<u>570,373</u>	<u>(1,962,938)</u>	<u>601,565</u>	<u>150,059</u>
NONOPERATING REVENUES (EXPENSES)				
Interest income	17,420	29,932	19,189	2,847
Gain from sale of property	50,618		62	
Total Nonoperating Revenues (Expenses)	<u>68,038</u>	<u>29,932</u>	<u>19,251</u>	<u>2,847</u>
Income (Loss) Before Transfers	<u>638,411</u>	<u>(1,933,006)</u>	<u>620,816</u>	<u>152,906</u>
Transfer (out)		<u>(361)</u>	<u>(43,247)</u>	
Net transfers		<u>(361)</u>	<u>(43,247)</u>	
Change in Net Position	<u>638,411</u>	<u>(1,933,367)</u>	<u>577,569</u>	<u>152,906</u>
BEGINNING NET POSITION (DEFICIT)	<u>3,848,103</u>	<u>54,149,401</u>	<u>3,483,086</u>	<u>362,980</u>
ENDING NET POSITION (DEFICIT)	<u>\$4,486,514</u>	<u>\$52,216,034</u>	<u>\$4,060,655</u>	<u>\$515,886</u>

<u>Retiree Health Care</u>	<u>PERS Side Fund</u>	<u>Park Replacement</u>	<u>Energy Efficiency</u>	<u>Total</u>
\$1,306,999	\$363,030	\$104,664	\$535,892	\$3,991,331
535,229				1,152,515
<u>1,842,228</u>	<u>363,030</u>	<u>104,664</u>	<u>535,892</u>	<u>5,143,846</u>
				344,237
1,842,228				1,842,228
				2,594,736
			156,897	156,897
<u>1,842,228</u>			<u>156,897</u>	<u>4,938,098</u>
	363,030	104,664	378,995	205,748
353		2,477	686	72,904
				50,680
<u>353</u>		<u>2,477</u>	<u>686</u>	<u>123,584</u>
353	363,030	107,141	379,681	329,332
			(126,287)	(169,895)
			(126,287)	(169,895)
353	363,030	107,141	253,394	159,437
25,854	(1,281,035)	317,352	(5,912,808)	54,992,933
<u>\$26,207</u>	<u>(\$918,005)</u>	<u>\$424,493</u>	<u>(\$5,659,414)</u>	<u>\$55,152,370</u>

CITY OF DUBLIN
INTERNAL SERVICE FUNDS
COMBINING STATEMENTS OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2015

	<u>Vehicle Replacement</u>	<u>Building Replacement</u>	<u>Equipment Replacement</u>	<u>Maintenance and Repair</u>
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from other funds	\$362,066	\$150,240	\$677,002	\$491,376
Payments to suppliers and service providers	8,046	(13,174)	(2,717)	(338,613)
Other revenues	617,286			
	<u>987,398</u>	<u>137,066</u>	<u>674,285</u>	<u>152,763</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Payments to other funds		(361)	(43,247)	
		<u>(361)</u>	<u>(43,247)</u>	
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Purchase of capital assets	(1,054,960)		(352,452)	
Interest paid on capital lease				
Capital lease repayment				
Sales of capital assets	50,618	226,296	62	
	<u>(1,004,342)</u>	<u>226,296</u>	<u>(352,390)</u>	
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest received	17,420	29,932	19,189	2,847
	<u>17,420</u>	<u>29,932</u>	<u>19,189</u>	<u>2,847</u>
Net Cash Flows				
	<u>476</u>	<u>392,933</u>	<u>297,837</u>	<u>155,610</u>
Cash and investments at beginning of year	<u>2,717,577</u>	<u>4,487,289</u>	<u>2,652,655</u>	<u>348,749</u>
Cash and investments at end of year	<u>\$2,718,053</u>	<u>\$4,880,222</u>	<u>\$2,950,492</u>	<u>\$504,359</u>
Reconciliation of operating income (loss) to net cash flows from operating activities:				
Operating income (loss)	\$570,373	(\$1,962,938)	\$601,565	\$150,059
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:				
Depreciation	408,979	2,113,178	72,579	
Interest and fiscal charges				
Change in assets and liabilities:				
Accounts receivable			(62)	
Prepaid expenses				(2,039)
Accounts payable and accruals	8,046	(13,174)	203	4,743
	<u>8,046</u>	<u>(13,174)</u>	<u>203</u>	<u>4,743</u>
Cash Flows from Operating Activities	<u>\$987,398</u>	<u>\$137,066</u>	<u>\$674,285</u>	<u>\$152,763</u>

<u>Retiree Health Care</u>	<u>PERS Side Fund</u>	<u>Park Replacement</u>	<u>Energy Efficiency</u>	<u>Total</u>
\$1,249,185	\$363,030	\$104,664	\$535,892	\$3,933,455
(1,859,135)			(333,145)	(2,538,738)
<u>535,229</u>				<u>1,152,515</u>
<u>(74,721)</u>	<u>363,030</u>	<u>104,664</u>	<u>202,747</u>	<u>2,547,232</u>
	<u>(363,030)</u>		<u>(126,287)</u>	<u>(532,925)</u>
	<u>(363,030)</u>		<u>(126,287)</u>	<u>(532,925)</u>
				(1,407,412)
			(156,897)	(156,897)
			(378,995)	(378,995)
				<u>276,976</u>
			<u>(535,892)</u>	<u>(1,666,328)</u>
<u>353</u>		<u>2,477</u>	<u>686</u>	<u>72,904</u>
<u>353</u>		<u>2,477</u>	<u>686</u>	<u>72,904</u>
<u>(74,368)</u>		<u>107,141</u>	<u>(458,746)</u>	<u>420,883</u>
<u>212,905</u>		<u>317,352</u>	<u>549,143</u>	<u>11,285,670</u>
<u>\$138,537</u>		<u>\$424,493</u>	<u>\$90,397</u>	<u>\$11,706,553</u>
	\$363,030	\$104,664	\$378,995	\$205,748
				2,594,736
			156,897	156,897
(\$57,814)				(57,876)
(16,907)			(333,145)	(2,039)
				<u>(350,234)</u>
<u>(\$74,721)</u>	<u>\$363,030</u>	<u>\$104,664</u>	<u>\$202,747</u>	<u>\$2,547,232</u>

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AGENCY FUNDS

Agency Funds are used to account for assets held by the City in a fiduciary capacity for individuals, governmental entities and others. These funds carry out the specifications of trust indentures, ordinance or other regulations.

DUBLIN BOULEVARD EXTENSION ASSESSMENT DISTRICT

To account for the special assessment established to fund the improvements to Dublin Boulevard.

ASSOCIATED COMMUNITY ACTION PROGRAM

This fund was established for the City to act as the fiscal agent to collect and account for the contributions received from twelve cities in Alameda County and to coordinate administrative service for the closing of the ACAP, a Joint Powers Agency, in social services related programs serving Alameda County communities.

GEOLOGIC HAZARD ABATEMENT DISTRICTS

Two districts were formed under provisions in the California Public Resource Code, which establishes in section 25670 that a District is a political subdivision of the State and is not an agency or instrumentality of a local agency. The City acts as a trustee of the funds collected and may contractually provide or arrange for services paid for by the District. Fiscal Year 2008-2009 was the first year that tax roll assessments were levied by the Districts.

Fallon Village Geologic Hazard Abatement District

This assessment district was established in 2007, in accordance with a condition of approval for the Fallon Village development project. The District was formed to provide a mechanism for ongoing maintenance of open space areas within the development. The boundary of this assessment district encompasses approximately 175 acres of land, located generally east of Fallon Road.

Schaefer Ranch Geologic Hazardous Abatement District

This assessment district was established in 2006, in accordance with a condition of approval for the Fallon Village development project. The District was formed to provide a mechanism for ongoing maintenance of open space areas within the development. The boundary of this assessment district encompasses approximately 500 acres of land, located at the westerly boundary of the City limits north of Interstate 580, and south of the unincorporated area of Alameda County.

Fallon Village Annex/Jordan Ranch Geologic Hazard Abatement District

This assessment district was established to account for the maintenance of open space areas within the Jordan Ranch development. On May 3, 2011 the City Council approved Resolution No. 52-11 which modified the boundaries of the Fallon Village District. The Jordan Ranch property was annexed into the Fallon Village Geologic Hazard Abatement District subject to a separate Engineers report.

Fallon Crossing (North Tassajara) Geologic Hazard Abatement District

This assessment district was established to account for the maintenance of open space areas in accordance with a condition of approval for the Fallon Crossings development project. The boundary of the District encompasses 68 acres of land located on the northeast side of Tassajara Road, about 2 ¼ miles north of Interstate Highway 580, Tassajara Road and Moller Creek, a tributary of Tassajara Creek, border the western and northeastern limits of the site.

CITY OF DUBLIN
 AGENCY FUNDS
 STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
 FOR THE YEAR ENDED JUNE 30, 2015

	Balance June 30, 2014	Additions	Deductions	Balance June 30, 2015
<u>Dublin Boulevard Extension Assessment District</u>				
<u>Assets</u>				
Cash and investments	\$8,118	\$385		\$8,503
	<u>\$8,118</u>	<u>\$385</u>		<u>\$8,503</u>
<u>Liabilities</u>				
Due to bondholders	\$8,118	\$385		\$8,503
	<u>\$8,118</u>	<u>\$385</u>		<u>\$8,503</u>
<u>Associated Community Action Program</u>				
<u>Assets</u>				
Cash and investments	\$115,291		\$50,400	\$64,891
Accounts receivable				
	<u>\$115,291</u>		<u>\$50,400</u>	<u>\$64,891</u>
<u>Liabilities</u>				
Accounts payable	\$2,370		\$1,422	\$948
Due to trustee	112,921		48,978	63,943
	<u>\$115,291</u>		<u>\$50,400</u>	<u>\$64,891</u>
<u>Fallon Village Geologic Hazardous Abatement District</u>				
<u>Assets</u>				
Cash and investments	\$1,144,462	\$704,420	\$61,595	\$1,787,287
Accounts receivable	5,923	4,212	5,923	4,212
	<u>\$1,150,385</u>	<u>\$708,632</u>	<u>\$67,518</u>	<u>\$1,791,499</u>
<u>Liabilities</u>				
Accounts Payable		\$75		\$75
Due to trustee	\$1,150,385	708,557	\$67,518	1,791,424
	<u>\$1,150,385</u>	<u>\$708,557</u>	<u>\$67,518</u>	<u>\$1,791,499</u>

CITY OF DUBLIN
 AGENCY FUNDS
 STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
 FOR THE YEAR ENDED JUNE 30, 2015 (Continued)

	Balance June 30, 2014	Additions	Deductions	Balance June 30, 2015
<u>Schaefer Ranch Geologic Hazardous Abatement District</u>				
<u>Assets</u>				
Cash and investments	\$1,328,727	\$574,770	\$54,455	\$1,849,042
Accounts receivable	1,902	1,961	1,902	1,961
	<u>\$1,330,629</u>	<u>\$576,731</u>	<u>\$56,357</u>	<u>\$1,851,003</u>
<u>Liabilities</u>				
Accounts Payable	\$105		\$105	
Due to trustee	1,330,524	\$576,731	56,252	\$1,851,003
	<u>\$1,330,629</u>	<u>\$576,731</u>	<u>\$56,357</u>	<u>\$1,851,003</u>
<u>Fallon Village Annex/Jordan Ranch Geologic Hazardous Abatement District</u>				
<u>Assets</u>				
Due from trustee	\$1,800	\$433	\$1,800	\$433
	<u>\$1,800</u>	<u>\$433</u>	<u>\$1,800</u>	<u>\$433</u>
<u>Liabilities</u>				
Due to City	\$1,800	\$433	\$1,800	\$433
	<u>\$1,800</u>	<u>\$433</u>	<u>\$1,800</u>	<u>433</u>
<u>Fallon Crossing (North Tassajara) Geologic Hazardous Abatement District</u>				
<u>Assets</u>				
Cash and investments	\$56,570	\$96,615	\$11,817	\$141,368
Accounts receivable		2,179		2,179
	<u>\$56,570</u>	<u>\$98,794</u>	<u>\$11,817</u>	<u>\$143,547</u>
<u>Liabilities</u>				
Accounts Payable				
Due to trustee	\$56,570	\$98,794	\$11,817	\$143,547
	<u>\$56,570</u>	<u>\$98,794</u>	<u>\$11,817</u>	<u>\$143,547</u>

CITY OF DUBLIN
 AGENCY FUNDS
 STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
 FOR THE YEAR ENDED JUNE 30, 2015 (Continued)

	Balance June 30, 2014	Additions	Deductions	Balance June 30, 2015
<u>Totals - All Agency Funds</u>				
<u>Assets</u>				
Cash and investments	\$2,653,168	\$1,376,190	\$178,267	\$3,851,091
Accounts receivable	7,825	8,352	7,825	8,352
Due from trustee	1,800	433	1,800	433
	<u>\$2,662,793</u>	<u>\$1,384,975</u>	<u>\$187,892</u>	<u>\$3,859,876</u>
<u>Liabilities</u>				
Accounts payable	\$2,475	\$75	\$1,527	\$1,023
Due to City	1,800	433	1,800	433
Due to trustee	2,650,400	1,384,082	184,565	3,849,917
Due to bondholders	8,118	385		8,503
	<u>\$2,662,793</u>	<u>\$1,384,975</u>	<u>\$187,892</u>	<u>\$3,859,876</u>

STATISTICAL SECTION

This part of the City's Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health. In contrast to the financial section, the statistical section information is not subject to independent audit.

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well being have changed over time:

1. Net Position by Component
2. Changes in Net Position
3. Fund Balances of Governmental Funds
4. Changes in Fund Balance of Governmental Funds

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax:

1. Assessed Value and Estimated Actuarial of Taxable Property
2. Direct and Overlapping Property Tax Rates
3. Principal Property Taxpayers
4. Property Tax Levies and Collections

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future:

1. Ratio of Outstanding Debt by Type
2. Direct and Overlapping Debt
3. Legal Debt Margin Information

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place:

1. Demographic and Economic Statistics
2. Property Value, Construction and Bank Deposits
3. Principal Employers

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs:

1. Full-Time Equivalent City and Contract Government Employees by Function
2. Operating Indicators by Function
3. Capital Asset Statistics by Function
4. Top 25 Sales Tax Producers
5. Miscellaneous Statistical Data

Sources

Unless otherwise noted, the information in these schedules is derived from the Comprehensive Annual Financial Reports for the relevant year.

City of Dublin
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	2006	2007	2008	2009	2010
Primary government:					
Governmental activities:					
Net investment in					
capital assets	\$ 387,888,143	\$ 399,631,407	\$ 411,619,671	\$ 423,474,384	\$ 436,857,107
Restricted	48,480,463	45,647,928	48,572,719	36,906,687	25,004,384
Unrestricted	57,766,785	61,789,687	68,456,077	66,597,197	70,203,471
Total primary government	<u>\$ 494,135,391</u>	<u>\$ 507,069,022</u>	<u>\$ 528,648,467</u>	<u>\$ 526,978,268</u>	<u>\$ 532,064,962</u>

Data Source: City of Dublin Administrative Services Department

Note: The City adjusted certain beginning balances during fiscal year 2014-2015. Financial data shown for proceeding years were not adjusted for the presentation.

2011	2012	2013	2014	2015
\$ 433,779,703	\$ 433,548,888	\$ 432,722,323	\$ 445,529,366	\$ 444,832,546
21,453,867	36,714,724	52,548,095	60,808,540	74,738,217
76,303,907	86,063,259	99,084,771	97,918,858	107,176,361
<u>\$ 531,537,477</u>	<u>\$ 556,326,871</u>	<u>\$ 584,355,189</u>	<u>\$ 604,256,764</u>	<u>\$ 626,747,124</u>

City of Dublin
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	2006	2007	2008	2009	2010
Expenses:					
Governmental activities:					
General government	\$ 4,940,586	\$ 8,866,758	\$ 7,790,286	\$ 8,721,545	\$ 8,396,199
Police					
Fire					
Public works					
Parks and community service					
Economic development					
Public safety	20,314,535	22,306,240	23,282,634	23,880,635	23,797,696
Highways and streets	13,894,865	17,182,208	20,196,496	20,368,655	15,969,371
Health and welfare	1,887,417	1,816,800	1,689,353	1,869,428	3,615,077
Culture and leisure services	10,074,239	14,080,040	12,200,759	11,563,136	10,757,355
Community development	8,553,887	11,157,417	8,276,993	7,175,272	5,112,469
Total governmental activities	<u>59,665,529</u>	<u>75,409,463</u>	<u>73,436,521</u>	<u>73,578,671</u>	<u>67,648,167</u>
Program revenues:					
Governmental activities:					
Charges for services:					
General government	4,011	208,247	216,334	215,711	219,386
Police					
Fire					
Public works					
Parks and community service					
Economic development					
Public safety	1,270,233	2,284,955	1,301,328	1,545,935	1,600,890
Highways and streets	2,167,740	745,727	13,794	598,542	8,078,369
Health and welfare	2,092,566	2,483,619	3,301,877	3,050,719	2,798,092
Culture and leisure services	1,751,965	1,508,752	1,722,627	1,719,501	2,101,867
Community development	6,629,383	9,432,854	5,599,417	4,720,221	3,775,102
Operating grants and contributions	238,053	2,813,079	2,747,497	2,245,945	2,229,043
Capital grants and contributions	18,900,426	25,973,730	37,393,930	14,599,068	12,254,443
Total governmental activities	<u>33,054,377</u>	<u>45,450,963</u>	<u>52,296,804</u>	<u>28,695,642</u>	<u>33,057,192</u>
Net revenues (expenses):	\$ (26,611,152)	\$ (29,958,500)	\$ (21,139,717)	\$ (44,883,029)	\$ (34,590,975)
General revenues and other changes in net assets:					
Governmental activities:					
Taxes:					
Property taxes	16,891,670	20,266,216	22,229,039	23,311,587	22,287,783
Special assessment taxes					
Sales tax	14,363,863	14,025,869	14,225,661	12,832,417	12,183,267
Other taxes	3,343,943	3,508,587	3,504,501	2,180,846	3,201,219
Motor vehicle tax, unrestricted	856,766	261,276	197,245	160,242	141,221
Investment income, unrestricted	2,505,911	4,053,187	4,399,908	4,266,601	758,016
Other general revenues	280,386	1,109,734	1,202,074	461,137	1,106,163
Total governmental activities	<u>38,242,539</u>	<u>43,224,869</u>	<u>45,758,428</u>	<u>43,212,830</u>	<u>39,677,669</u>
Changes in net assets	<u>\$ 11,631,387</u>	<u>\$ 13,266,369</u>	<u>\$ 24,618,711</u>	<u>\$ (1,670,199)</u>	<u>\$ 5,086,694</u>

Data Source: City of Dublin Administrative Services Department

	2011	2012	2013	2014	2015
\$	9,322,322	\$ 10,116,219	\$ 10,265,476	\$ 17,665,221	\$ 10,774,480
					15,325,113
					12,198,769
					15,336,225
					12,149,716
					679,313
	24,413,496	26,781,283	26,846,045	27,770,111	
	10,142,946	6,709,217	7,241,263	4,305,390	
	12,749,042	146,204	3,753,875	4,057,796	
	9,304,429	9,804,128	10,772,868	9,018,161	
	5,482,552	6,089,415	9,979,877	9,169,788	5,713,196
	<u>71,414,787</u>	<u>59,646,466</u>	<u>68,859,404</u>	<u>71,986,467</u>	<u>72,176,812</u>
	225,109	140,418	142,353	153,544	5,777,971
					399,802
					1,746,581
					2,978,235
					3,009,383
	1,821,404	1,061,352	2,482,060	2,164,085	
	450,937	738,662	470,063	484,801	
	2,874,952	3,063,223	3,422,782	3,631,344	
	2,214,407	1,909,812	2,463,146	2,753,911	
	5,546,417	9,051,970	9,540,241	10,393,367	7,657,467
	2,220,247	1,008,318	1,135,050	1,674,815	955,677
	<u>15,745,614</u>	<u>23,668,070</u>	<u>28,689,753</u>	<u>20,914,994</u>	<u>21,931,981</u>
	31,099,087	40,641,825	48,345,448	42,170,861	44,457,097
\$	(40,315,700)	\$ (19,004,641)	\$ (20,513,956)	\$ (29,815,606)	\$ (27,719,715)
	21,918,484	22,246,360	23,590,102	25,286,308	29,437,951
					1,264,204
	12,969,119	14,996,932	15,359,340	17,833,314	19,211,823
	3,798,515	4,295,675	5,054,257	5,427,627	6,159,654
	250,974				
	536,047	865,719	(399,590)	853,147	550,272
	1,079,419	1,389,349	4,938,165	316,785	3,163,387
	<u>40,552,558</u>	<u>43,794,035</u>	<u>48,542,274</u>	<u>49,717,181</u>	<u>59,787,291</u>
\$	<u>236,858</u>	\$ <u>24,789,394</u>	\$ <u>28,028,318</u>	\$ <u>19,901,575</u>	\$ <u>32,067,576</u>

City of Dublin
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2006	2007	2008	2009	2010
General Fund					
Reserved	\$ 2,080,678	\$ 5,741,942	\$ 5,623,014	\$ 5,343,610	\$ 5,922,446
Unreserved, designated for:					
Advance to TVTD W. BART station contribution	-	-	-	-	1,000,000
Affordable Housing	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Authorized expenditures	38,860,039	44,328,550	42,181,292	34,474,209	3,960
Capital improvements	5,985,440	4,258,539	8,884,334	11,049,175	7,394,088
Cash Flow & Operation Stability	-	-	-	-	8,860,000
Catastrophic Loss & Business Recovery	-	-	-	-	8,420,000
Capital Improvements Projects Carryover	-	-	-	-	203,507
Compensated Absences	-	-	744,041	791,582	802,311
Economic Uncertainty	2,970,720	2,970,722	2,970,722	5,868,847	5,868,847
Emergency Communication System	-	-	-	210,000	1,000,000
Fire Retiree Medical	-	-	500,000	750,000	4,500,000
Innovation & New Opportunities	-	-	-	-	13,000,000
Investment Market Value Adjustment	-	-	1,508,906	2,334,061	1,516,569
Operation Carryover	-	-	-	301,874	171,100
Service Continuity Obligation	-	-	-	-	1,350,000
Unreserved, undesignated	-	-	-	-	-
Non-Spendable	-	-	-	-	-
Restricted	-	-	-	-	-
Committed	-	-	-	-	-
Assigned	-	-	-	-	-
Unassigned	-	-	-	-	-
Total general fund	\$ 50,896,877	\$ 58,299,753	\$ 63,412,309	\$ 62,123,358	\$ 61,012,828
All Other Governmental Funds					
Reserved	\$ 48,140,467	\$ 43,485,046	\$ 50,789,419	\$ 34,570,414	\$ 25,004,384
Unreserved, designated, reported in:					
Special revenue funds					
Capital projects funds					
Undesignated	(1,893,598)	(1,791,762)	(1,837,021)	(1,841,336)	(3,168,929)
Non-Spendable	-	-	-	-	-
Restricted	-	-	-	-	-
Committed	-	-	-	-	-
Assigned	-	-	-	-	-
Unassigned	-	-	-	-	-
Total all other governmental funds	\$ 46,246,869	\$ 41,693,284	\$ 48,952,398	\$ 32,729,078	\$ 21,835,455
Total All Governmental Funds	\$ 97,143,746	\$ 99,993,037	\$ 112,364,707	\$ 94,852,436	\$ 82,848,283

Data Source: City of Dublin Administrative Services Department

Note: All Other Governmental Funds includes the City's Major and Non Major Capital Project and Special Revenue Funds, excluding the General Fund.
 In FY2011 the City implemented GASB No. 54 - the new Fund Balance Reporting and Governmental Fund Type Definitions. This Statement establishes the definitions for new categories for reporting fund balance and revises the definitions for governmental fund types. As a result five new components of fund balance were established: Non-Spendable, Restricted, Committed, Assigned, and Unassigned. Prior to FY2011, the Fund Balances were reported as Reserved and Unreserved Fund Balances. Post FY2010, the Reserved Fund Balances were further categorized as Non-Spendable, Restricted and Committed and the Unreserved Fund Balances were classified as Assigned and Unassigned.

2011	2012	2013	2014	2015
\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
4,096,768	3,433,886	2,836,130	2,465,678	1,475,691
-	-	500,000	500,000	500,000
27,893,755	24,176,650	36,020,171	34,124,267	38,531,179
17,407,053	22,080,677	23,912,896	29,259,333	35,875,264
14,745,685	15,072,535	14,047,932	13,228,484	21,324,360
<u>\$ 64,143,261</u>	<u>\$ 64,763,748</u>	<u>\$ 77,317,129</u>	<u>\$ 79,577,762</u>	<u>\$ 97,706,494</u>
\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-
-	-	-	-	-
21,453,867	38,073,638	53,646,702	61,710,448	75,646,848
-	-	-	-	21,743
-	-	-	-	-
(1,735,988)	(1,358,914)	(1,098,607)	(923,409)	(930,131)
<u>\$ 19,717,879</u>	<u>\$ 36,714,724</u>	<u>\$ 52,548,095</u>	<u>\$ 60,787,039</u>	<u>\$ 74,738,460</u>
<u>\$ 83,861,140</u>	<u>\$ 101,478,472</u>	<u>\$ 129,865,224</u>	<u>\$ 140,364,801</u>	<u>\$ 172,444,954</u>

City of Dublin
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2006	2007	2008	2009	2010
Revenues:					
Property taxes	\$16,891,670	\$20,266,213	\$22,229,039	\$23,306,302	\$22,286,209
Taxes other than property	18,014,431	17,967,499	18,188,593	15,436,466	15,783,099
Intergovernmental	2,593,336	2,845,936	3,431,314	2,393,153	7,951,237
Licenses and permits	3,142,223	2,572,069	1,784,644	1,623,029	2,260,364
Charges for services	7,090,105	9,476,984	8,101,935	7,759,628	7,100,403
Investment income	2,859,433	5,840,949	6,101,736	5,597,303	1,475,308
Use of property	123,154	203,240	335,151	989,081	1,491,413
Fines and forfeitures	340,336	342,098	360,496	318,737	312,778
Developer fees	17,018,274	8,618,271	18,226,041	1,875,841	4,387,339
Special assessments	645,230	716,144	797,520	826,717	868,348
Other revenues	826,715	960,534	2,497,249	3,312,774	1,778,477
Total revenues	69,544,907	69,809,937	82,053,718	63,439,031	65,694,975
Expenditures					
Current:					
General government	4,983,006	5,619,088	5,590,247	6,047,115	8,957,744
Police					
Fire					
Public works					
Parks and community service					
Economic development					
Public safety	20,542,375	22,148,312	23,629,954	23,951,223	24,241,160
Highways and streets	2,536,127	2,726,599	2,719,532	3,168,513	2,985,311
Health and welfare	1,906,950	1,626,197	1,706,918	1,888,631	3,653,297
Culture and leisure services	5,948,563	6,874,596	7,207,896	7,621,663	7,267,805
Community development	8,199,933	8,173,711	8,335,105	7,364,651	5,300,211
Capital outlay:					
General	666,160	377,026	411,293	4,221,956	742,754
Health and welfare	-	75,526	-	-	-
Community improvements	838,618	95,672	218,058	68,236	82,333
Culture and leisure	-	-	-	-	-
Parks	10,189,487	10,711,807	8,820,229	9,409,692	10,706,350
Streets	7,102,450	5,532,110	11,042,816	13,742,919	13,762,167
Debt service:					
Principal	-	-	-	-	-
Total expenditures	62,913,669	63,960,644	69,682,048	77,484,599	77,699,132
Excess (deficiency of revenues over (under) expenditures	6,631,238	5,849,293	12,371,670	(14,045,568)	(12,004,157)
Other financing sources (uses):					
Transfers in	21,789	90,399	77,528	26,232	25,777,410
Transfers out	(21,789)	(90,399)	(77,528)	(26,232)	(25,777,410)
Total other financing sources (uses)	-	-	-	-	-
Net change in fund balances	\$ 6,631,238	\$ 5,849,293	\$ 12,371,670	\$ (14,045,568)	\$ (12,004,157)
Debt service as a percentage of noncapital expenditures	0.0%	0.0%	0.0%	0.0%	0.0%

2011	2012	2013	2014	2015
\$22,067,074	\$22,398,847	\$23,742,336	\$25,448,254	\$29,437,951
17,210,947	19,761,015	20,915,025	23,769,133	25,371,476
3,946,271	3,962,572	4,534,748	2,574,159	3,245,822
2,752,748	4,501,736	5,224,932	5,944,985	6,025,685
8,743,460	10,331,501	11,979,079	12,326,848	13,737,934
952,819	1,068,138	(185,467)	1,101,634	1,071,936
978,642	659,857	580,507	1,591,784	2,352,810
303,595	284,993	326,027	323,601	320,629
9,390,001	15,965,329	19,545,692	15,757,068	18,578,172
904,739	944,455	980,775	1,025,239	1,264,201
4,135,091	4,509,762	9,134,201	2,712,998	3,473,012
71,385,387	84,388,205	96,777,855	92,575,703	104,879,628
7,935,407	7,001,850	7,600,102	8,411,507	10,663,140
				15,697,432
				11,930,245
				8,481,686
				9,731,003
				808,272
24,546,456	26,298,962	26,643,549	27,381,497	
3,030,540	2,768,068	3,096,498	3,042,476	
12,775,536	4,422,468	4,149,599	4,379,634	
7,223,808	8,248,229	8,919,816	9,349,729	
5,609,603	7,362,732	8,586,129	9,102,734	6,059,180
599,965	6,641,674	8,866,096	13,316,472	1,241,494
-	-	-	-	-
328,418	213,777	81,234	21,497	68,190
-	996,669	2,324,586	9,451,657	4,742,328
3,809,723	-	-	-	-
4,513,072	2,959,555	4,946,527	2,403,926	3,568,142
-	-	-	-	-
70,372,528	66,913,984	75,214,136	86,861,129	72,991,112
1,012,859	17,474,221	21,563,719	5,714,574	31,888,516
9,163,360	10,898,009	16,338,838	25,192,268	9,625,456
(9,163,360)	(10,754,898)	(9,515,805)	(20,385,523)	(9,455,561)
-	143,111	6,823,033	4,806,745	169,895
\$ 1,012,859	\$ 17,617,332	\$ 28,386,752	\$ 10,521,319	\$ 32,058,411
0.0%	0.0%	0.0%	0.0%	0.0%

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CITY OF DUBLIN, CALIFORNIA

**Assessed Value of Taxable Property
Last Ten Fiscal Years**

Fiscal Year Ended June 30	Real Property				Less: Exemptions	Net Taxable Assessed Value	City Wide Avg. Total Direct Tax Rate
	Residential Property	Commercial Property	Industrial Property	Unsecured/ Other Property			
2006	\$ 4,520,222,157	\$ 1,052,701,438	\$ 162,182,398	\$ 652,279,788	\$(77,085,570)	\$ 6,310,300,211	0.2390%
2007	5,345,937,692	1,068,813,294	161,909,866	873,737,282	(80,274,178)	7,370,123,956	0.2387%
2008	5,870,526,565	1,112,837,055	171,673,012	1,072,734,321	(78,188,899)	8,149,582,054	0.2385%
2009	6,203,330,781	1,241,301,664	198,082,746	1,032,449,487	(36,478,516)	8,638,686,162	0.2385%
2010	5,868,488,395	1,326,481,267	212,939,326	983,426,713	(49,873,361)	8,341,462,340	0.2386%
2011	5,967,980,343	1,285,382,821	209,573,141	843,686,092	(115,875,189)	8,190,747,208	0.2386%
2012	6,114,540,497	1,263,207,583	246,434,460	859,683,607	(120,225,737)	8,363,640,410	0.2386%
2013	6,378,930,469	1,330,147,064	245,481,519	948,525,966	(112,296,063)	8,790,788,955	0.2380%
2014	7,135,260,308	1,336,760,537	246,334,563	1,035,990,618	(111,067,996)	9,643,278,030	0.2373%
2015	8,431,051,125	1,391,578,857	274,410,187	1,138,571,747	(121,616,290)	11,113,995,626	0.2367%

Source: HDL Coren & Cone and Alameda County Assessor Combined Tax Rolls, 2005/06 through 2014/15

Note: Actual property value data not available in California.

- (1) California cities do not set their own direct tax rate. The state constitution establishes the rate at 1% and allocates a portion of that amount by an annual calculation, to all the taxing entities within a tax rate area.
- (2) The City-wide Direct Tax Rate is an average, the actual tax rate for each property varies according to its tax rate area. This average tax rate is net of State Shifts of local property tax revenue to Education and net of Admin fees.

CITY OF DUBLIN, CALIFORNIA

**Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years
(Rate per \$100 of assessed value)**

Fiscal Year	City Direct Rates		Overlapping Rates (1)			
	Basic Levy	Total Direct	Bay Area Rapid Transit	Castro Valley Unified School Bonds	Chabot-Las Positas Community College Boards	Dublin Unified Bonds 1A & B
2005-06	1.00000	0.23900	0.00480	0.07180	0.01580	0.08170
2006-07	1.00000	0.23870	0.00500	0.08110	0.01590	0.08850
2007-08	1.00000	0.23850	0.00760	0.09720	0.01640	0.08500
2008-09	1.00000	0.23850	0.00900	0.09690	0.01830	0.07320
2009-10	1.00000	0.23860	0.00570	0.10230	0.01950	0.08160
2010-11	1.00000	0.23860	0.00310	0.10040	0.02110	0.10110
2011-12	1.00000	0.23860	0.00410	0.09890	0.02140	0.09700
2012-13	1.00000	0.23796	0.00430	0.09240	0.02190	0.09930
2013-14	1.00000	0.23730	0.00750	0.08510	0.02140	0.11470
2014-15	1.00000	0.00237	0.00450	0.08520	0.02170	0.10770

Source: HDL Coren & Cone and Alameda County Assessor Combined Tax Rolls, 2004/05 through 2013/14

- (1) Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all city property owners. These are voter approved levies in addition to the 1% State levy.
- (2) The City's share of the 1% Levy is based on the City's share of the general fund tax rate area with the largest net taxable value within the City.

East Bay Regional Park	Flood Zone 7 State Water Bonds	Livermore Valley Joint Unified School Board	Total Direct & Overlapping Tax Rate	City's Share of 1% Levy per Proposition 13
0.00570	0.01300	0.08300	1.27580	0.2818
0.00850	0.01510	0.06920	1.28330	0.2818
0.00800	0.01500	0.06260	1.29180	0.2818
0.01000	0.01690	0.06160	1.28590	0.2818
0.01080	0.02030	0.06740	1.30760	0.2818
0.00840	0.02500	0.06350	1.32260	0.2818
0.00710	0.03070	0.06270	1.32190	0.2818
0.00510	0.02280	0.06070	1.30650	0.2818
0.00780	0.02570	0.05960	1.32180	0.2818
0.00850	0.02500	0.04970	1.30230	0.2817

CITY OF DUBLIN, CALIFORNIA

**Principal Property Tax Payers
Current year and Nine Years Ago**

Taxpayer	2014-15			2005-06		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Turst NOIP Dublin LP	\$ 152,798,425	1	1.40%			
4800 Tassajara Road Apartments Investors	113,834,785	2	1.05%			
Dublin Station Owner, LLC	106,015,080	3	0.97%			
Dublin Corporate Center Acquisitions	100,576,750	4	0.92%			
Bere Island Properties I, LLC	87,634,958	5	0.81%			
Tishman Speyer Archstone Smith Emerald	84,204,834	6	0.77%			
Ross Dress for Less, Inc.	75,034,787	7	0.69%			
Bit Holdings Sixty-Three Inc.	75,080,421	8	0.69%			
Kaiser Foundation Hospitals	66,110,266	9	0.61%			
Essex Dublin Owner LP	65,728,948	10	0.60%			
Shops at Waterford LLC				\$ 120,381,158	1	1.91%
Toll California II Limited Partnership				117,145,829	2	1.86%
Bit Holdings Fifty Six Inc				116,782,555	3	1.85%
Acre Dublin LLC				107,483,658	4	1.70%
Chang Lin, Et. Al				102,180,876	5	1.62%
Bere Island Properties I LLC Et. Al.				77,853,684	6	1.23%
Bit Investment Eleven Limited Partnership				65,943,000	7	1.05%
Capital Pacific Security Trust				64,450,852	8	1.02%
Cisco Systems Inc.				62,425,500	9	0.99%
Park Sierra LLC				45,618,596	10	0.72%
Subtotal	\$ 927,019,254		8.51%	\$ 880,265,708		13.95%

Source: HDL Coren & Cone and Alameda County Assessor Combined Tax Rolls

CITY OF DUBLIN, CALIFORNIA

**Property Tax Levies and Collections
Last Ten Fiscal Years**

Fiscal Year Ended June 30	Total Taxable Assessed Value	Tax rate	Total Tax Levy (1)	Collections within Fiscal Year of Levy:				Percent of Levy
				Gross Collections (2)	Less Prior Year (3)	Less In-Lieu	Net Collection (4)	
2006	\$ 6,310,300,211	0.2390	\$ 15,081,618	\$ 16,775,906	\$ (378,910)	\$ (2,599,432)	\$ 13,797,564	91%
2007	7,370,123,956	0.2387	17,592,486	21,199,390	(368,414)	(3,034,577)	17,796,399	101%
2008	8,149,582,054	0.2385	19,436,753	23,229,544	(619,886)	(3,352,904)	19,256,754	99%
2009	8,638,686,162	0.2385	20,603,266	24,388,892	(1,050,294)	(3,524,237)	19,814,361	96%
2010	8,341,462,340	0.2386	19,902,729	23,517,751	(1,073,440)	(3,401,946)	19,042,366	96%
2011	8,190,747,208	0.2386	19,543,123	23,503,540	(729,274)	(3,340,371)	19,433,895	99%
2012	8,363,640,410	0.2386	19,955,646	23,805,376	(571,013)	(3,410,185)	19,824,178	99%
2013	8,790,788,955	0.2380	20,918,561	25,420,484	(598,163)	(3,584,445)	21,237,877	102%
2014	9,643,278,030	0.2373	22,883,947	27,459,463	(511,177)	(3,932,136)	23,016,150	101%
2015	11,113,995,626	0.2367	26,305,755	31,730,863	(506,331)	(4,531,787)	26,692,745	101%

Source: Alameda County Office of the Auditor-Controller, HDL Coren & Cone, and City of Dublin Administrative Services Department

(1) Total Taxable Assessed Value at Citywide Average Total Direct Tax Rate: this is the levy after the ERAF deduction

(2) Gross Collection includes Secured, Unsecured, Unitary/Supplemental, Penalties, and In-Lieu Property Tax

(3) Alameda County does not provide delinquent tax collection data by levy year or distinguish between delinquent taxes and penalties and interest, so the amounts shown in the delinquent tax collections column include the delinquency collections for all prior years, including penalties and interest, that were remitted to the City in each fiscal year

(4) Net Collection removes Prior Year Collections, Penalties, and In-Lieu Property Taxes

CITY OF DUBLIN, CALIFORNIA

Ratios of Outstanding Debt by Type

Last Ten Fiscal Years

Fiscal Year Ended June 30	Governmental Activities		Total Primary Governments	Percentage of Personal income	Debt Per Capita
	Notes, Capital Lease and Mortgage Payable	Total Governmental Activities			
2006					
2007					
2008					
2009					
2010					
2011					
2012					
2013	\$6,755,824	\$6,755,824	\$6,755,824		\$156
2014	6,128,806	6,128,806	6,128,806	N/A	
2015	5,749,811	5,749,811	5,749,811	N/A	

- Sources:
- (1) United States Census Bureau, most recent data available November 2014. Personal Income at June 30, 2014 not available.
 - (2) City of Dublin Administrative Services Department.

CITY OF DUBLIN, CALIFORNIA
Direct and Overlapping Debt
June 30, 2015

Total Property Tax Assessed Value of Taxable Property

	Outstanding Debt 6/30/2015	Percentage Applicable to City of Dublin ⁽¹⁾	Estimated Share of Overlapping Debt
<u>OVERLAPPING TAX AND ASSESSMENT DEBT:</u>			
Bay Area Rapid Transit District	\$ 630,795,000	1.9820%	\$ 12,502,356.90
Chabot-Las Positas Community College District	426,226,042	11.457%	48,832,717.63
Dublin Joint Unified School District	272,344,336	99.975%	272,276,249.92
East Bay Regional Park District	176,790,000	3.002%	5,307,235.80
City of Dublin 1915 Act Bonds	-		-
California Statewide Communities Development Authority 1915 Act Bonds	992,795	100.0%	992,795
TOTAL OVERLAPPING TAX AND ASSESSMENT DEBT			\$ 339,911,355.25
<u>DIRECT AND OVERLAPPING OTHER DEBT</u>			
Alameda County General Fund Obligations	869,204,500	5.041%	43,816,599
2012 Chevron Energy Capital Lease Obligations	6,766,000	100.0%	6,766,000
Alameda County Pension Obligations	67,164,225	5.041%	3,385,749
Alameda-Contra Costa Transit District Certificates of Participation	24,790,000	0.167%	41,399
			\$ 54,009,746.73
TOTAL DIRECT AND OVERLAPPING GENERAL FUND DEBT			\$ 393,921,101.98
COMBINED TOTAL DEBT ⁽²⁾			\$ 393,921,101.98

RATIOS TO ASSESSED VALUATION:

Direct Debt.....	0.00%
Total Direct and Overlapping Tax and Assessment Debt.....	3.06%
Combined Total Debt.....	3.54%

Source: California Municipal Statistics, Inc.

Notes:

- (1) The percentage of overlapping debt applicable to the City is estimated using taxable assessed property value. Applicable percentages were estimated by determining the portion of the overlapping district's assessed value that is within the boundaries of the city divided by the district's total taxable assessed value.
- (2) Excludes tax and revenue anticipation notes, enterprise revenue and mortgage revenue.

CITY OF DUBLIN, CALIFORNIA

**Legal Debt Margin Information
Last Ten Fiscal Years**

	Fiscal Year			
	<u>2005-06</u>	<u>2006-07</u>	<u>2007-08</u>	<u>2008-09</u>
Debt limit	\$ 239,526,967	\$ 279,389,930	\$ 308,541,411	\$ 325,318,675
Total net debt applicable to limit	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Legal debt margin	<u>\$ 239,526,967</u>	<u>\$ 279,389,930</u>	<u>\$ 308,541,411</u>	<u>\$ 325,318,675</u>
Total net debt applicable to the limit as a percentage of debt limit	0.0%	0.0%	0.0%	0.0%

(1) Source: City of Dublin Administrative Services Department

(2) The legal debt margin for the City of Dublin, California, is calculated using a debt limit of 15 percent of the assessed value of property within the City limits. (Gov Code of State of California)

(3) The government code provision was enacted when assessed valuation was based upon 25% of market value. Effective with the 1981-82 fiscal year, each parcel is now assessed at 100% of market value (as of the most recent change in ownership parcel) in ownership for that parcel.) The computations shown above reflect a conversion of assessed valuation data for each fiscal year from the current full valuation perspective to the 25% level that was in effect at the time that the legal debt margin was enacted by the State of California for local governments located within the state.

Legal Debt Margin Calculation for Fiscal Year 2014-15

Assessed value (net) - June 30, 2015 (1)	\$ <u>11,113,995,626</u>
Debt limit: 15% of assessed value	1,667,099,344
Less total bonded debt, general obligation	<u>-</u>
Legal debt margin (2)	\$ <u>1,667,099,344</u>
Conversion Percentage for Calculation of Debt Limit (3)	25%
	\$ <u>416,774,836</u>

Fiscal Year						
<u>2009-10</u>	<u>2010-11</u>	<u>2011-2012</u>	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>	
\$ 314,675,089	\$ 311,498,340	\$ 318,144,981	\$ 333,865,688	\$ 361,622,926	\$ 416,774,836	
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
<u>\$ 314,675,089</u>	<u>\$ 311,498,340</u>	<u>\$ 318,144,981</u>	<u>\$ 333,865,688</u>	<u>\$ 361,622,926</u>	<u>\$ 416,774,836</u>	
0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

CITY OF DUBLIN, CALIFORNIA

**Demographic And Economic Statistics
Last Ten Calendar Years
(Dollars in Thousands)**

<u>Fiscal Year</u>	<u>City Population (1)</u>	<u>Personal Income, in thousands (1)</u>	<u>Per Capita Personal Income (1)</u>	<u>Unemployment Rate (2)</u>	<u>Rank in Size of California Cities (1)</u>
2005	39,774	\$ 1,477,082	\$ 37,137	3.1%	192
2006	41,848	1,719,669	41,093	2.6%	190
2007	43,563	1,904,687	43,723	2.8%	184
2008	46,869	2,077,720	44,330	3.7%	180
2009	47,953	2,034,463	42,426	6.5%	179
2010	45,672	1,700,094	34,823	6.9%	179
2011	46,785	1,677,944	35,865	6.3%	182
2012	49,890	1,819,688	36,474	4.2%	175
2013	53,462	2,321,908	43,431	3.5%	181
2014	54,695	2,333,289	42,660	3.6%	185

Sources: (1) United States Census Bureau, most recent data available November 2014
(2) Bureau of Labor Statistics - Unemployment Rate as of June 30, 2014

CITY OF DUBLIN, CALIFORNIA

**Property Value, Construction, and Bank Deposits
Last Ten Fiscal Years**

<u>Fiscal Year Ended 30-Jun</u>	<u>Total Number of Building Permits Issued (1)</u>	<u>Commercial Construction Value (1)</u>	<u>Residential Construction Value (1)</u>	<u>Bank Deposits (2)</u>
2006	1199	\$ 96,389,754	\$ 207,862,999	\$ 915,006,000
2007	1214	56,832,941	178,094,884	985,835,000
2008	1333	18,256,381	59,647,886	981,685,000
2009	1101	23,968,805	63,242,418	1,094,869,000
2010	1345	17,407,699	124,930,163	1,051,570,000
2011	1471	40,005,124	165,324,045	1,281,183,000
2012	2110	28,775,536	344,927,791	N/A
2013	2425	21,139,964	386,984,935	N/A
2014	2443	57,812,261	322,511,777	N/A
2015	2068	60,793,275	295,988,465	N/A

Source: 1) City of Dublin Community Development Department
 2) Findley Reports, Inc Bank Deposits represents the amount of cash deposits held by financial institutions within the city annually, Jan thru Dec.

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CITY OF DUBLIN, CALIFORNIA

Principal Employers
Current Year and Prior Year
(Dollars in thousands)

<u>Employer</u>	<u>2014</u>		<u>2015</u>	
	<u>Estimated Number of Employees</u>	<u>Rank</u>	<u>Estimated Number of Employees</u>	<u>Rank</u>
United States Government & Federal Correction Institute	2,100	1	2,100	1
Ross Stores Headquarters	1,200	2	1,200	2
Dublin Unified School District	733	3	1,117	3
SAP (Formerly: Sybase Corporation)	604	4	604	4
Zeiss Meditec	535	5	535	5
County of Alameda	465	6	465	6
Target Stores	412	7	388	7
Callidus Cloud	N/A	N/A	350	8
Micro Dental Laboratories	242	8	N/A	N/A
De Silva Gates Construction	N/A	N/A	300	9
Safeway	284	9	284	10
City of Dublin	221	10	N/A	N/A
Subtotal	<u>6,796</u>		<u>7,343</u>	

Total City Day Population

Source: City of Dublin Economic Development Department

CITY OF DUBLIN CALIFORNIA

Full-Time Equivalent City and Contract Government Employees by Function

Last Ten Fiscal Years

Function	Adopted for Fiscal Year Ended June 30,			
	2006	2007	2008	2009
General government				
City Manager	7.17	6.25	6.50	6.50
Administrative Services	11.50	11.50	12.00	12.00
Central Services & Building Management	3.43	3.75	3.51	3.52
Public Safety				
Police	57.00	59.00	61.00	61.00
Fire	40.25	40.25	40.75	40.78
Disaster Preparedness	0.33	0.33	0.50	0.50
Transportation				
Public Works	6.50	7.50	8.50	8.50
Streets Maintenance	10.14	10.57	10.73	9.93
Health and welfare				
Environmental				
Housing	1.75	1.75	1.75	2.90
Waste Management	0.33	0.33	0.33	1.33
Culture and leisure services				
Parks Community Services	14.00	14.00	15.50	16.00
Park Maintenance	9.10	9.53	9.55	9.92
Parks/ Facilities Management	2.00	2.00	2.00	2.00
Library Services	0.51	0.48	0.45	0.43
Heritage & Cultural Arts	2.30	2.32	2.53	2.49
Community Development				
Planning & Building	34.50	33.90	32.50	27.10
Economic Development	1.00	1.00	1.00	1.50
Engineering	13.35	13.35	13.35	12.35
Total	215.16	217.81	222.45	218.75

Source: City of Dublin Administrative Services Department

Note: Include Full Time, Part Time, Temporary, and Contract Employees

Adopted for Fiscal Year Ended June 30,

2010	2011	2012	2013	2014	2015
6.00	6.00	6.50	6.50	6.50	6.34
11.50	11.50	11.50	11.50	11.75	11.75
3.18	3.32	3.57	3.09	3.45	3.95
61.00	59.00	59.00	59.00	60.00	59.00
39.77	39.74	39.64	39.64	39.64	39.64
0.50	0.46	0.46	0.59	0.59	0.33
6.45	5.45	5.45	5.45	5.48	5.88
9.18	9.85	9.85	10.08	10.32	11.60
2.50	2.50	3.00	2.59	2.59	1.50
3.20	3.00	2.25	2.25	2.50	2.50
0.33	0.33	0.33	1.08	1.08	1.83
16.60	15.60	15.55	16.25	15.50	16.81
9.65	8.94	9.36	10.10	11.65	13.07
2.00	2.00	2.25	2.25	3.45	4.30
0.39	0.42	0.42	0.37	0.37	0.38
2.47	3.59	3.26	3.70	5.92	4.40
19.05	19.25	20.95	22.45	23.45	24.45
1.50	1.50	2.50	2.50	3.50	3.50
9.00	8.00	9.00	9.00	9.00	8.00
204.27	200.45	204.84	208.39	216.74	219.23

CITY OF DUBLIN CALIFORNIA

Operating Indicators by Function/Program

Last Ten Fiscal Years

Function/Program	Fiscal Year			
	2006	2007	2008	2009
Police:				
Calls for Service	46,197	41,306	41,652	38,983
Citations Issued	10,595	11,676	11,768	7,086
Arrests	2,020	1,668	2,021	1,620
Fire:				
Emergency calls	1,771	1,780	1,978	1,969
Inspections	4,122	4,048	2,213	1,952
Building Plan Reviews and Consultations	1,006	1,049	922	511
Public Works:				
Bike Path Maintenance (hours)	726	810	775	775
Street Sign Maintenance (number of signs)	435	427	135	74
Curb Painting (linear feet)	3,991	4,006	2,468	2,395
Replace Street Asphalt (square feet)	7,950	13,800	33,000	29,000
Street Sweeping (curb miles)	5,730	5,927	6,075	6,341
Parks and Community Services:				
Museum Visitors	1,350	2,140	2,225	2,040
Afterschool Recreation (participants/day)	138	153	180	167
Preschool Classes Participants	285	254	399	402
Youth Basketball League Participants	580	588	570	591
Senior Center Average Daily Attendance	149	180	185	190
Community Development:				
Planning Applications	59	55	55	64
Building Permits	1,855	1,910	1,333	1,101
Building Inspections	34,244	36,071	25,602	12,302

Source: City of Dublin

Fiscal Year					
2010	2011	2012	2013	2014	2015
38,125	39,474	38,580	34,966	34,567	32,496
10,101	9,023	9,229	8,699	8,530	7,175
1,556	1,624	1,542	1,419	1,934	1,091
1,999	2,244	2,323	2,688	2,859	2,667
3,576	2,833	3,308	3,538	3,664	3,948
474	498	1,319	1,492	1,561	1,072
697	603	625	668	749	416
325	258	313	205	426	368
6,607	5,464	6,523	6,400	5,808	32,512
30,000	57,000	26,000	37,000	18,112	15,800
5,083	5,294	5,519	5,901	5,931	5,953
3,530	3,680	4,415	8,612	8,256	5,272
176	240	27	228	322	364
690	628	610	571	430	327
772	710	729	812	911	994
198	206	217	211	220	233
62	66	62	77	59	56
1,345	1,471	2,110	2,425	2,443	2,068
8,933	11,308	15,961	26,045	22,345	20,197

CITY OF DUBLIN, CALIFORNIA

**Capital Asset Statistics by Function/Program
Last Ten Fiscal Years**

Function/Program	Fiscal Year			
	2006	2007	2008	2009
Public safety:				
Police stations	1	1	1	1
Fire stations	3	3	3	3
Public works:				
Street Lights	3,752	3,972	4,193	4,479
Miles of Streets	81	104	93	103
Miles of curbs	202	217	217	218
Traffic Signals	67	75	79	81
City Street Trees	6,084	6,084	6,084	6,499
City Landscape (acres)	45	45	45	45
Parks and recreation:				
Number of Community Facilities	7	7	7	7
Number of City Parks	11	11	16	16
Acres of City Parks	109	109	122	201
Acres of Open Space	126	126	122	125

Source: City of Dublin

*The Street Lights count for FY2011 is the same as reported in FY2010. Comparable data is not available at the time the report is prepared.

Fiscal Year					
2010	2011	2012	2013	2014	2015
1	1	1	1	1	1
3	3	3	3	3	3
4,526	3,780	4,281	4,354	4,513	4,520
105	113	115	116	120	120
222	223	237	242	248	248
85	85	89	91	93	93
7,054	7,418	7,268	7,408	7,477	7,521
57	57	65	67	69	70
7	7	7	7	7	6
16	18	18	18	20	20
201	209	209	209	220	220
125	125	125	125	125	125

CITY OF DUBLIN, CALIFORNIA

**Top 25 Sales Tax Producers
2014-15**

<u>Business Name</u>	<u>Business Category</u>
Dublin Toyota	Motor Vehicle Dealer
Dublin Buick/Cadillac/Chevrolet/GMC	Motor Vehicle Dealer
Graybar Electric	Electrical Equipment
Dublin Honda	Motor Vehicle Dealer
Target	Discount Department Store
Stoneridge Chrysler/Jeep/Dodge	Motor Vehicle Dealer
Dublin Nissan	Motor Vehicle Dealer
Dublin Mazda	Motor Vehicle Dealer
Lowes	Lumber/Building Materials
Best Buy	Electronics/Appliances Stores
Dublin Hyundai	Motor Vehicle Dealer
Dublin Volkswagen	Motor Vehicle Dealer
Epicor Software	Office Supplies/Furniture
Safeway	Grocery/Liquor Store
Sky River RV	Trailers/RVs
Safeway Gas	Service Stations
Carl Zeiss Ophthalmic Systems	Medical/Biotech
Bed Bath & Beyond	Home Furnishings
Toys R Us	Specialty Stores
Alameda County Auction	Motor Vehicle Dealer
Shell Service	Service Stations
Alcosta Shell	Service Stations
TJ Maxx	Family Apparel
Lazy Dog Restaurant	Restaurants
HD Supply	Lumber/Building Materials

Source: Hinderliter, de Llamas & Associates, State Board of Equalization

CITY OF DUBLIN, CALIFORNIA

**Miscellaneous Statistical Data
June 30, 2015**

General

Date of Incorporation	February 1, 1982
Form of Government	Council/ Manager
Total Population (Estimated per the California Department of Finance, January 1, 2015)	51,784
Number of Registered Voters	22,890
Employees, City, and Contract (Full Time Equivalent)	220.23
Area (Square Miles)	14.91

Parks and Recreation

Parks	20
Acres in Parks	220
Acres in Open Space	125

Public Education

Elementary Schools	7
Middle Schools	2
High School	1
Continuation High School	1
Education Center	1
School Enrollment	9,255

Police Protection

Number of Stations	1
Police Personnel (Full Time Equivalent)	59

Fire Protection

Number of Stations	3
Fire Personnel (Full Time Equivalent)	39.91

Community Facilities

Dublin Civic Center	1
Dublin Senior Center	1
Dublin Swim Center	1
Dublin Heritage Center	3
Dublin Public Library	1
Shannon Community Center	1
Emerald Glen Activity Center	1

Source: City of Dublin

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**CITY OF DUBLIN
MEMORANDUM ON INTERNAL CONTROL
AND
REQUIRED COMMUNICATIONS

FOR THE YEAR ENDED
JUNE 30, 2015**

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**CITY OF DUBLIN
MEMORANDUM ON INTERNAL CONTROL
AND
REQUIRED COMMUNICATIONS**

For the Year Ended June 30, 2015

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MEMORANDUM ON INTERNAL CONTROL

To the City Council of
the City of Dublin, California

In planning and performing our audit of the basic financial statements of the City of Dublin as of and for the year ended June 30, 2015, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to error or fraud may occur and not be detected by such controls. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Included in the Schedule of Other Matters are recommendations not meeting the above definitions that we believe are opportunities for strengthening internal controls and operating efficiency.

Management's written responses included in this report have not been subjected to the audit procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

This communication is intended solely for the information and use of management, City Council, others within the organization, and agencies and pass-through entities requiring compliance with *Government Auditing Standards*, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads 'Maze & Associates' in a cursive, flowing script.

Pleasant Hill, California
November 20, 2015

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CITY OF DUBLIN
MEMORANDUM ON INTERNAL CONTROL

SCHEDULE OF OTHER MATTERS

NEW GASB PRONOUNCEMENTS OR PRONOUNCEMENTS NOT YET EFFECTIVE

The following comment represents new pronouncements taking affect in the next few years. We have cited them here to keep you abreast of developments:

Effective in fiscal year 2015-16

GASB 72 – *Fair Value Measurement and Application*

This Statement addresses accounting and financial reporting issues related to fair value measurements. The definition of *fair value* is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. This Statement provides guidance for determining a fair value measurement for financial reporting purposes. This Statement also provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements.

GASB 76 - *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*

The objective of this Statement is to identify, in the context of the current governmental financial reporting environment, the hierarchy of generally accepted accounting principles (GAAP). The “GAAP hierarchy” consists of the sources of accounting principles used to prepare financial statements of state and local governmental entities in conformity with GAAP and the framework for selecting those principles. This Statement reduces the GAAP hierarchy to two categories of authoritative GAAP and addresses the use of authoritative and non-authoritative literature in the event that the accounting treatment for a transaction or other event is not specified within a source of authoritative GAAP. This Statement supersedes Statement No. 55, The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments.

Effective in fiscal year 2016-17:

GASB 73 – *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68*

This Statement establishes requirements for defined benefit pensions that are not within the scope of Statement No. 68, Accounting and Financial Reporting for Pensions, as well as for the assets accumulated for purposes of providing those pensions. In addition, it establishes requirements for defined contribution pensions that are not within the scope of Statement 68. It also amends certain provisions of Statement No. 67, Financial Reporting for Pension Plans, and Statement 68 for pension plans and pensions that are within their respective scopes.

CITY OF DUBLIN
MEMORANDUM ON INTERNAL CONTROL

SCHEDULE OF OTHER MATTERS

GASB 74 – Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans

The objective of this Statement is to improve the usefulness of information about postemployment benefits other than pensions (other postemployment benefits or OPEB) included in the general purpose external financial reports of state and local governmental OPEB plans for making decisions and assessing accountability. This Statement results from a comprehensive review of the effectiveness of existing standards of accounting and financial reporting for all postemployment benefits (pensions and OPEB) with regard to providing decision-useful information, supporting assessments of accountability and inter-period equity, and creating additional transparency.

GASB 77 – Tax Abatement Disclosures

This Statement establishes financial reporting standards for tax abatement agreements entered into by state and local governments. The disclosures required by this Statement encompass tax abatements resulting from both (a) agreements that are entered into by the reporting government and (b) agreements that are entered into by other governments and that reduce the reporting government's tax revenues.

Effective in fiscal year 2017-18:

GASB 75 – Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions

The primary objective of this Statement is to improve accounting and financial reporting by state and local governments for postemployment benefits other than pensions (other postemployment benefits or OPEB). It also improves information provided by state and local governmental employers about financial support for OPEB that is provided by other entities. This Statement results from a comprehensive review of the effectiveness of existing standards of accounting and financial reporting for all postemployment benefits (pensions and OPEB) with regard to providing decision-useful information, supporting assessments of accountability and inter-period equity, and creating additional transparency.

MEMORANDUM ON INTERNAL CONTROL

CURRENT STATUS OF PRIOR YEAR OTHER MATTERS

2014-01: Bank Signature Cards

Criteria: Signature cards for the bank and investment accounts should be updated immediately after there is a change in authorized signers.

Condition: During our examination of the City's signature cards, we found that the former City Manager (departed in April 2014) was still listed as an authorized signer for the City's investments accounts as of June 24, 2014.

Effect: Keeping ex-employees as authorized signers on the City's investment accounts exposes the City to the risk of misappropriation of City's assets

Cause: The City delayed the update of the signature cards until after the former Finance Manager left the City on June 12, 2014 so that all changes would be reflected on the new signature cards.

Recommendation: We recommend that the City review all of its signature cards immediately to ensure that all authorized signers are current. In addition, a step should be added to the employee departure checklist to ensure that outside parties (such as banks, investment advisors, bond trustees) are informed that the departed employee no longer represents the City immediately after the departure occurs.

Current Status: Implemented.

2014-02: Review of Payroll Registers

Criteria: Monitoring is an important component for internal control structure as it involves evaluating the effectiveness of controls on an ongoing basis and taking remedial actions when necessary.

Condition: As part of the City's internal control procedures, until her departure, the Finance Manager was responsible for reviewing the payroll registers after each payroll run. During our audit, we selected three payroll registers and found that two of them (for the pay periods ending January 10, 2014 and May 16, 2014) had no indication of review.

Effect: Without physical evidence of the review, the City cannot monitor the effectiveness of such control procedure.

Cause: We were unable to determine the cause of this issue as the Finance Manager has since departed the City.

Recommendation: To demonstrate that good internal controls are in place in the City, the employee who reviews the payroll register should sign or initial on the face of the document to denote a review has taken place.

Current Status: Implemented.

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REQUIRED COMMUNICATIONS

Honorable Mayor and Members of the City Council of
City of Dublin, California

We have audited the basic financial statements of the City of Dublin for the year ended June 30, 2015. Professional standards require that we communicate to you the following information related to our audit under generally accepted auditing standards, and *Government Auditing Standards*.

Significant Audit Findings

Accounting Policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. This pronouncement became effective, but did not have a material effect on the financial statements.

GASB Statements No. 69 – *Government Combinations and Disposals of Government Operations*

The following pronouncements became effective, and as disclosed in Note 1 to the financial statements required a prior period adjustment for the cumulative effect on the financial statements.

GASB Statement No. 68 – *Accounting and Financial Reporting for Pensions, an Amendment of GASB Statement No. 27*

This Statement establishes standards for measuring and recognizing liabilities, deferred outflows of resources, and deferred inflows of resources, and expense/expenditures. For defined benefit pensions, this Statement identifies the methods and assumptions that should be used to project benefit payments, discount projected benefit payments to their actuarial present value, and attribute that present value to periods of employee service.

Note disclosure and required supplementary information requirements about pensions also are addressed. Distinctions are made regarding the particular requirements for employers based on the number of employers whose employees are provided with pensions through the pension plan and whether pension obligations and pension plan assets are shared.

In addition, this Statement details the recognition and disclosure requirements for employers with liabilities (payables) to a defined benefit pension plan and for employers whose employees are provided with defined contribution pensions. This Statement also addresses circumstances in which a non-employer entity has a legal requirement to make contributions directly to a pension plan.

GASB Statement No. 71 – Pension Transition for Contributions Made Subsequent to the Measurement Date, an Amendment of GASB Statement No. 68

The objective of this Statement is to address an issue regarding application of the transition provisions of Statement No. 68, Accounting and Financial Reporting for Pensions. The issue relates to amounts associated with contributions, if any, made by a state or local government employer or non-employer contributing entity to a defined benefit pension plan after the measurement date of the government's beginning net pension liability.

Unusual Transactions, Controversial or Emerging Areas

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate(s) affecting the City's financial statements was:

- *Estimated Fair Value of Investments:* As of June 30, 2015, the City's cash and investments were measured by fair value as disclosed in Note 3 to the financial statements. Fair value is essentially market pricing in effect as of June 30, 2015. These fair values are not required to be adjusted for changes in general market conditions occurring subsequent to June 30, 2015.
- *Estimate of Depreciation:* Management's estimate of the depreciation is based on useful lives determined by management. These lives have been determined by management based on the expected useful life of assets as disclosed in Note 6 to the financial statements. We evaluated the key factors and assumptions used to develop the depreciation estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole.
- *Estimated Net Pension Liabilities and Pension-Related Deferred Outflows and Inflows of Resources:* Management's estimate of the net pension liabilities and deferred outflows/inflows of resources are disclosed in Note 10 to the financial statements and are based on actuarial studies determined by a consultant, which are based on the experience of the City. We evaluated the key factors and assumptions used to develop the estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole.

Disclosures

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all/certain such misstatements. We did not propose any audit adjustments that, in our judgment, could have a significant effect, either individually or in the aggregate, on the entity's financial reporting process.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in a management representation letter dated November 20, 2015.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Information Accompanying the Financial Statements

We applied certain limited procedures to the required supplementary information that accompanies and supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the required supplementary information and do not express an opinion or provide any assurance on the required supplementary information.

We were engaged to report on the supplementary information, which accompanying the financial statements but are not required supplementary information. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the Introductory and Statistical Sections included as part of the Comprehensive Annual Financial Report but are not required supplementary information. We did not audit or perform other procedures on this other information and we do not express an opinion or provide any assurance on them.

This information is intended solely for the use of City Council and management and is not intended to be, and should not be, used by anyone other than these specified parties.

Maze & Associates

Pleasant Hill, California
November 20, 2015

**CITY OF DUBLIN
ALAMEDA COUNTY TRANSPORTATION COMMISSION-
MEASURE B FUNDS**

FOR THE YEAR ENDED JUNE 30, 2015

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**CITY OF DUBLIN
ALAMEDA COUNTY TRANSPORTATION COMMISSION
MEASURE B FUNDS
For the Year Ended June 30, 2015**

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INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the City Council of the City of Dublin
City of Dublin, California

Report on Financial Statements

We have audited the accompanying financial statements of the Alameda County Transportation Commission – Measure B Funds (Measure B Funds) of the City of Dublin, California, as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the Measure B Funds' basic financial statements as listed in the Table of Contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Measure B Funds of the City as of June 30, 2015, and the change in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the City's Measure B funds and do not purport to, and do not present fairly the financial position of the City as of June 30, 2015, the changes in its financial position, or where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 20, 2015, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Maze & P Associates

Pleasant Hill, California
November 20, 2015

City of Dublin
Alameda County Transportation Commission - Measure B Funds
Combined Balance Sheet
June 30, 2015

	Special Revenue Funds		Total
	Measure B Local Streets	Measure B Bike and Pedestrian	
ASSETS			
Cash and investments	\$ 436,232	\$ 94,985	\$ 531,217
Direct Local Distribution Program Receivable	98,573	37,054	135,627
Total assets	534,805	132,039	666,844
Fund Balances:			
Restricted	534,805	132,039	666,844
Total fund balances	534,805	132,039	666,844
Total liabilities and fund balances	\$ 534,805	\$ 132,039	\$ 666,844

See accompanying Notes to Financial Statements

City of Dublin

Alameda County Transportation Commission - Measure B Funds Combined Statement of Revenues, Expenditures and Changes In Fund Balance

For the year ended June 30, 2015

	Special Revenue Funds		
	Measure B Local Streets	Measure B Bike and Pedestrian	Total
REVENUES:			
Direct Local Program Distribution Allocation	\$ 396,556	\$ 149,070	\$ 545,626
Interest	4,656	408	5,064
Total revenues	401,212	149,478	550,690
EXPENDITURES:			
Current:			
Highway and Streets		49,627	49,627
Capital outlay:			
Street Overlay Program	678,466		678,466
Street Slurry Seal Programs		5,211	5,211
AVB Crosswalk Improvements	4,260	15,381	19,641
Total expenditures	682,726	70,219	752,945
CHANGE IN FUND BALANCES	(281,514)	79,259	(202,255)
FUND BALANCES:			
Beginning of year	816,319	52,780	869,099
End of year	\$ 534,805	\$ 132,039	\$ 666,844

See accompanying Notes to Financial Statements

CITY OF DUBLIN
ALAMEDA COUNTY TRANSPORTATION COMMISSION
MEASURE B FUNDS
NOTES TO FINANCIAL STATEMENTS
For the year ended June 30, 2015

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

All transactions of the Alameda County Transportation Commission - Measure B Funds (Measure B Funds) of the City of Dublin, California (City), are included as a separate special revenue fund in the basic financial statements of the City. Measure B Funds is used to account for the City's share of revenues earned and expenditures incurred under the City's local streets, bikes and pedestrians and capital projects programs. The accompanying financial statements are for Measure B Funds only and are not intended to fairly present the financial position of the City and the results of its operations and cash flows of its proprietary fund type.

B. Basis of Accounting

The accompanying financial statements are prepared on the modified accrual basis of accounting. Revenues are generally recorded when measurable and available, and expenditures are recorded when the related liabilities are incurred.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a "*current financial resources*" measurement focus, wherein only current assets and current liabilities generally are included on the balance sheets. Operating statements of governmental funds present increased (revenues and other financing sources) and decreased (expenditures and other financing uses) in net current assets.

C. Description of Funds

The accounts are maintained on the basis of fund accounting. A fund is a separate accounting entity with a self-balancing set of accounts.

The following funds are used:

Special Revenue Funds - To account for the proceeds of specific revenues that are legally restricted to be expended for specified purposes.

NOTE 2 - CASH AND INVESTMENTS

Cash and investments are maintained on a pooled basis with those of other funds of the City. Pooled cash and investments consist of U.S. government securities, deposits with banks, mutual funds and participation in the California Local Agency Investment Fund. All investments are stated at fair value. Pooled investment earnings are allocated monthly based on the average monthly cash and investment balances of the various funds and related entities of the City.

See the City's Comprehensive Annual Financial Report for disclosures related to cash and investments and the related custodial risk categorization. This may be obtained from the City of Dublin, 100 Civic Plaza, Dublin, California 94568.

CITY OF DUBLIN
ALAMEDA COUNTY TRANSPORTATION COMMISSION
MEASURE B FUNDS
NOTES TO FINANCIAL STATEMENTS
For the year ended June 30, 2015

NOTE 3 – RECEIVABLES

The receivables represent the Measure B sales tax revenues and project reimbursements for the fiscal year received from the Alameda County Transportation Commission after June 30, 2015.

NOTE 4 – MEASURE B FUNDS

Under Measure B, approved by the voters of Alameda County in 1986 (Old Measure B) and in 2000, Alameda CTC Measure B, the City receives a portion of the proceeds of an additional one-half cent sales tax to be used for transportation-related expenditures. This measure was adopted with the intention that the funds generated by the additional sales tax will not fund expenditures previously paid for by property taxes but, rather, would be used for additional projects and programs.

Local projects funded by Measure B were as follows:

- Highway and Streets (Public Work Admin) - Bicycle Master Plan Program Implementation and update of 2007 Bikeway and Pedestrian Mater Plan.
- W. Dublin BART Station/Golden Gate Drive - Measure B provided funding associated with improvements and enhancements along Golden Gate Drive from Dublin Boulevard to the West Dublin/Pleasanton BART station.
- Street Overlay Program - Measure B provided funding for the replacement of asphalt overlay on streets throughout the City and prolongs the useful life of the pavement. The scope of work includes removing and replacing failed pavement, placing asphalt concrete overlay and restriping the street.

From a pool of funds held by the County, Certain additional portion of the pool is allocated among the cities in the County, based on the cities' populations and the number of roads within their city limits for other transportation-related projects. Funds allocated for streets and roads; bike lanes and pedestrian lanes are recorded as a special revenue funds.

CITY OF DUBLIN
ALAMEDA COUNTY TRANSPORTATION COMMISSION
MEASURE B FUNDS
NOTES TO FINANCIAL STATEMENTS
For the year ended June 30, 2015

NOTE 5 - COMMITMENTS AND CONTINGENCIES

The City participates in several grant programs. These programs have been audited by the City's independent accountants in accordance with the provisions of applicable State requirements. No cost disallowances were proposed as a result of these audits; however, these programs are still subject to further examination by the grantors and the amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time. The City expects such amounts, if any, to be immaterial.

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INDEPENDENT AUDITOR'S REPORT ON MEASURE B COMPLIANCE

To the Honorable Members of the City Council
City of Dublin, California

Report on Compliance for Measure B Funds

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the basic financial statements of the Measure B Funds of the City of Dublin (City), California, as of and for the year ended June 30, 2015 and the related notes to the financial statements, and have issued our report thereon date November 20, 2015.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants specified in the *Master Programs Funding Agreement* between the City and the Alameda County Transportation Commission.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for the Measure B funds based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and requirements specified in the *Master Programs Funding Agreement* between the City and the Alameda County Transportation Commission. Those standards and requirements require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on Measure B Funds occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the Measure B Funds. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Measure B Funds

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on Measure B Funds for the year ended June 30, 2015.

Report on Internal Control Over Compliance

Management is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on Measure B Funds to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the Measure B Funds and to test and report on internal control over compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of Measure B Funds on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of Measure B Funds will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of Measure B Funds that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

We have also issued a separate Memorandum on Internal Control dated November 20, 2015 which is an integral part of our audits and should be read in conjunction with this report.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements, specified in the *Master Programs Funding Agreement* between the City and the Alameda County Transportation Commission. Accordingly, this report is not suitable for any other purpose.

Maze & Associates

Pleasant Hill, California
November 20, 2015

CITY OF DUBLIN, CALIFORNIA
ALAMEDA COUNTY
VEHICLE REGISTRATION FEE (VRF)
MEASURE F PROGRAM
FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2015

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CITY OF DUBLIN, CALIFORNIA

**ALAMEDA COUNTY VEHICLE REGISTRATION FEE (VRF)
MEASURE F PROGRAM
FINANCIAL STATEMENTS**

For The Year Ended June 30, 2015

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INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the City Council
City of Dublin, California

Report on Financial Statements

We have audited the accompanying financial statements of the Alameda County Vehicle Registration Fee (VRF) Measure F Program (Measure F Program) of the City of Dublin (City), California, as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the Measure F Program's basic financial statements as listed in the Table of Contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Measure F Program of the City as of June 30, 2015, and the change in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 2, the financial statements present only the Measure F Program and do not purport to, and do not present fairly the financial position of the City as of June 30, 2015, the changes in its financial position, or where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 20, 2015, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Maze & Associates

Pleasant Hill, California
November 20, 2015

City of Dublin
Alameda County Transportation Improvement
Authority - Vehicle Registration Fee
Balance Sheet
June 30, 2015

	Vehicle Registration Fee Special Revenue Fund
ASSETS	
Cash and investments	\$ 139,350
Direct Local Distribution Program Receivable	44,777
Total assets	\$ 184,127
LIABILITIES AND FUND BALANCES	
Liabilities:	
Accounts payable	\$ 9,939
Total liabilities	9,939
Fund Balances:	
Restricted	174,188
Total fund balances	174,188
Total liabilities and fund balances	\$ 184,127

See accompanying Notes to Financial Statements

City of Dublin
Alameda County Transportation Improvement Authority
- Vehicle Registration Fee Statement of Revenues,
Expenditures and Changes In Fund Balance
For the year ended June 30, 2015

	Vehicle Registration Fee Special Revenue Fund
REVENUES:	
Direct Local Distributions	\$ 252,863
Interest	847
Total revenues	<u>253,710</u>
EXPENDITURES:	
Current:	
Highway and Streets	3,670
Capital Outlay:	
Traffic Signal Improvements	<u>161,330</u>
Total expenditures	<u>165,000</u>
 NET CHANGE IN FUND BALANCE	 88,710
FUND BALANCE:	
Beginning of year	<u>85,478</u>
End of year	<u>\$ 174,188</u>

See accompanying Notes to Financial Statements

CITY OF DUBLIN, CALIFORNIA
ALAMEDA COUNTY VEHICLE REGISTRATION FEE (VRF) MEASURE F PROGRAM
Notes to the Financial Statements
for the Year Ended June 30, 2015

NOTE 1 – BACKGROUND

Measure F Program - Alameda County Vehicle Registration Fee Measure F (Measure F Program) was approved by the voters in November 2010, with 63 percent of the vote. The fee will generate about \$10.7 million per year by a \$10 per year vehicle registration fee. The collection of the \$10 per year vehicle registration fee started in the first week of May 2011. The goal of the VRF Program is to sustain the County's transportation network and reduce traffic congestion and vehicle related pollution. The program includes four categories of projects:

- Local Road Improvement and Repair Program (60 percent)
- Transit for Congestion Relief (25 percent)
- Local Transportation Technology (10 percent)
- Pedestrian and Bicyclist Access and Safety Program (5 percent)

The Alameda County Transportation Commission administers the program and distributes an equitable share of the funds among the four planning areas of the county over successive five year cycles. Geographic equity will be measured by a formula, weighted 50 percent by population of the planning area and 50 percent of registered vehicles of the planning area.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING PRINCIPLES

Reporting Entity – All transactions of the Measure F Program of the City are included as a separate special revenue fund in the basic financial statements of the City.

The accompanying financial statements include the Measure F Program only and are not intended to fairly present the financial position, results of operations and cash flows of the City in conformity with accounting principles generally accepted in the United States of America.

Basis of Accounting – The accompanying financial statements are prepared on the modified accrual basis of accounting. Revenues are generally recorded when measurable and available, and expenditures are recorded when the related liabilities are incurred.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a "*current financial resources*" measurement focus, wherein only current assets and current liabilities generally are included on the balance sheets. Operating statements of governmental funds presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets.

Description of Funds – The accounts are maintained on the basis of fund accounting. A fund is a separate accounting entity with a self-balancing set of accounts.

CITY OF DUBLIN, CALIFORNIA
ALAMEDA COUNTY VEHICLE REGISTRATION FEE (VRF) MEASURE F PROGRAM
Notes to the Financial Statements
for the Year Ended June 30, 2015

NOTE 2 -- SUMMARY OF SIGNIFICANT ACCOUNTING PRINCIPLES (Continued)

The following funds are used:

Special Revenue Funds - To account for the proceeds of specific revenues that are legally restricted to be expended for specified purposes.

Use of Estimates - Management uses estimates and assumptions in preparing the financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

NOTE 3 - CASH AND INVESTMENTS

Cash and investments are maintained on a pooled basis with those of other funds of the City. Pooled cash and investments consist of U.S. government securities, deposits with banks, mutual funds and participation in the California Local Agency Investment Fund. All investments are stated at fair value. Pooled investment earnings are allocated monthly based on the average monthly cash and investment balances of the various funds and related entities of the City.

See the City's Comprehensive Annual Financial Report for disclosures related to cash and investments and the related custodial risk categorization. This may be obtained from the City of Dublin, 100 Civic Plaza, Dublin, California 94568.

**INDEPENDENT AUDITOR'S REPORT ON VEHICLES REGISTRATION FEE (VRF)
MEASURE F COMPLIANCE**

To the Honorable Members of the City Council
City of Dublin, California

Report on Compliance for Measure F Program

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the basic financial statements of Measure F Program of the City of Dublin (City), California, as of and for the year ended June 30, 2015 and the related notes to the financial statements, and have issued our report thereon date November 20, 2015.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants specified in the *Master Programs Funding Agreement*, between the City and the Alameda County Transportation Commission.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for the Measure F Program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and requirements specified in the *Master Programs Funding Agreement* between the City and the Alameda County Transportation Commission. Those standards and requirements require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on Measure F Program. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the Measure F Program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Measure F Programs

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on Measure F Program for the year ended June 30, 3015.

Report on Internal Control Over Compliance

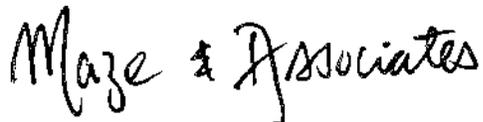
Management is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on Measure F Program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the Measure F Program and to test and report on internal control over compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of Measure F Program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of Measure F Program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of Measure F Program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

We have also issued a separate Memorandum on Internal Control dated November 20, 2015 which is an integral part of our audits and should be read in conjunction with this report.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements specified in the *Master Programs Funding Agreement* between the City and the Alameda County Transportation Commission. Accordingly, this report is not suitable for any other purpose.



Pleasant Hill, California
November 20, 2015

CITY OF DUBLIN, CALIFORNIA
ALAMEDA COUNTY TRANSPORTATION COMMISSION -
MEASURE BB PROGRAM
FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2015

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**CITY OF DUBLIN
MEASURE BB PROGRAM
Financial Statements
For the year ended June 30, 2015**

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INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and Members of the City Council
City of Dublin, California

Report on Financial Statements

We have audited the financial statements of the Alameda County Transportation Commission- Measure BB Program (Measure BB Program) of the City of Dublin, California, as of and for the year ended June 30, 2015, and the related notes to the financial statements as listed in the Table of Contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing such an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statement.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinions

In our opinion, the financial statements referred to above present fairly in all material respects the financial position of the project at June 30, 2015 and the results of operations and changes in fund balance for the year then in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 2, the financial statements present only the City's Measure BB Program and do not purport to, and do not present fairly the financial position of the City as of June 30, 2015, the changes in its financial position, or where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 20, 2015 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Maze & Associates

Pleasant Hill, California
November 20, 2015

City of Dublin
Alameda County Transportation Improvement
Authority - Measure BB
Balance Sheet
June 30, 2015

	Local Streets and Roads	Bike and Pedestrian	Totals
ASSETS			
Cash and investments	\$ 1,242	\$ 117	\$ 1,359
Direct Local Distribution Program	70,907	24,235	95,142
Total assets	\$ 72,149	\$ 24,352	\$ 96,501
Fund Balances:			
Restricted	\$72,149	\$24,352	\$96,501
Total fund balances	72,149	24,352	96,501
Total liabilities and fund balances	\$ 72,149	\$ 24,352	\$ 96,501

See accompanying Notes to Financial Statements

City of Dublin
Alameda County Transportation Improvement Authority
- Measure BB Statement of Revenues,
Expenditures and Changes In Fund Balance
For the year ended June 30, 2015

	Local Streets and Roads	Bike and Pedestrian	Totals
REVENUES:			
Direct Local Distributions	\$ 70,906	\$ 24,234	\$ 95,140
Interest	1,243	118	1,361
Total revenues	72,149	24,352	96,501
 NET CHANGE IN FUND BALANCE	 72,149	 24,352	 96,501
 FUND BALANCE:			
Beginning of year			
End of year	\$ 72,149	\$ 24,352	\$ 96,501

See accompanying Notes to Financial Statements

CITY OF DUBLIN, CALIFORNIA
MEASURE BB PROGRAM
Notes to the Financial Statements
For the year ended June 30, 2015

NOTE 1 – BACKGROUND

Measure BB Program - Alameda County Measure BB (Measure BB Program) was approved by the voters in November 2014, with 70 percent of the vote. The fee is expected to generate about \$30 billion over the next 30 years funded by an additional one-half cent sales tax to be used for transportation related expenditures. The program includes four categories of projects:

- a. Transit
- b. Affordable Transit for Seniors and People with Disabilities
- c. Local Streets and Roads
- d. Bicycle and Pedestrian Path and Safety

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING PRINCIPLES

Reporting Entity – All transactions of the Measure BB Program of the City are included as a separate special revenue fund in the basic financial statements of the City.

The accompanying financial statements include the Measure BB Program only and are not intended to fairly present the financial position, results of operations and cash flows of the City in conformity with accounting principles generally accepted in the United States of America.

Basis of Accounting – The accompanying financial statements are prepared on the modified accrual basis of accounting. Revenues are generally recorded when measurable and available, and expenditures are recorded when the related liabilities are incurred.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a “*current financial resources*” measurement focus, wherein only current assets and current liabilities generally are included on the balance sheets. Operating statements of governmental funds presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets.

Description of Funds – The accounts are maintained on the basis of fund accounting. A fund is a separate accounting entity with a self-balancing set of accounts.

**CITY OF DUBLIN, CALIFORNIA
MEASURE BB PROGRAM
Notes to the Financial Statements
For the year ended June 30, 2015**

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING PRINCIPLES (Continued)

The following funds are used:

Special Revenue Funds - To account for the proceeds of specific revenues that are legally restricted to be expended for specified purposes.

Use of Estimates - Management uses estimates and assumptions in preparing the financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

NOTE 3 - CASH AND INVESTMENTS

Cash and investments are maintained on a pooled basis with those of other funds of the City. Pooled cash and investments consist of U.S. government securities, deposits with banks, mutual funds and participation in the California Local Agency Investment Fund. All investments are stated at fair value. Pooled investment earnings are allocated monthly based on the average monthly cash and investment balances of the various funds and related entities of the City.

See the City's Comprehensive Annual Financial Report for disclosures related to cash and investments and the related custodial risk categorization. This may be obtained from the City of Dublin, 100 Civic Plaza, Dublin, California 94568.

INDEPENDENT AUDITOR'S REPORT ON MEASURE BB COMPLIANCE

To the Honorable Members of the City Council
City of Dublin, California

Report on Compliance for Measure BB Program

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the basic financial statements of Measure BB Program of the City of Dublin (City), California, as of and for the year ended June 30, 2015 and the related notes to the financial statements, and have issued our report thereon date November 20, 2015.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants specified in the *Master Programs Funding Agreement*, between the City and the Alameda County Transportation Commission.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for the Measure BB Program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and requirements specified in the *Master Programs Funding Agreement* between the City and the Alameda County Transportation Commission. Those standards and requirements require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on Measure BB Program. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the Measure BB Program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Measure BB Programs

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on Measure BB Program for the year ended June 30, 2015.

Report on Internal Control Over Compliance

Management is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on Measure BB Program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the Measure BB Program and to test and report on internal control over compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of Measure BB Program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of Measure BB Program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of Measure BB Program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

We have also issued a separate Memorandum on Internal Control dated November 20, 2015 which is an integral part of our audits and should be read in conjunction with this report.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements specified in the *Master Programs Funding Agreement* between the City and the Alameda County Transportation Commission. Accordingly, this report is not suitable for any other purpose.

Maze & Associates

Pleasant Hill, California
November 20, 2015

CITY OF DUBLIN, CALIFORNIA
TRANSPORTATION DEVELOPMENT
ACT ARTICLE III FUND
FINANCIAL STATEMENTS
FOR THE FISCAL YEARS ENDED
JUNE 30, 2015 and 2014

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**CITY OF DUBLIN
TRANSPORTATION DEVELOPMENT ACT
ARTICLE III FUND
For The Years Ended June 30, 2015 and 2014**

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INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and Members of the City Council
City of Dublin, California

Report on Financial Statements

We have audited the financial statements of the City of Dublin Transportation Development Act Article III Fund (TDA Fund), a component of the City of Dublin, California, as of and for the years ended June 30, 2015 and 2014, and the related notes to the financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the TDA Fund's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the TDA Fund's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial positions of the TDA Fund as of June 30, 2015 and 2014, and the changes in financial positions for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matters

As discussed in Note 1, the financial statements present only the TDA Fund and do not purport to, and do not present fairly the financial position of the City as of June 30, 2015, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 20, 2015, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Maze & Associates

Pleasant Hill, California
November 20, 2015

City of Dublin
TDA Fund
Combined Balance Sheet
June 30, 2015 and 2014

	<u>2015</u>	<u>2014</u>
ASSETS		
Cash and investments	\$ 175	
Total assets	<u>\$ 175</u>	
LIABILITIES		
Due to other funds	\$ 175	\$ 57,146
Total liabilities	<u>175</u>	<u>57,146</u>
FUND BALANCE:		
Restricted		<u>(57,146)</u>
Total liabilities and fund balances	<u>\$ 175</u>	

See accompanying Notes to Financial Statements

City of Dublin
TDA Funds
Statement of Revenues, Expenditures and Changes In
Fund Balance
For the years ended June 30, 2015 and 2014

	<u>2015</u>	<u>2014</u>
REVENUES:		
Intergovernmental	\$ 207,189	<u> </u>
Total revenues	<u>207,189</u>	<u> </u>
EXPENDITURES		
Pedestrian/Bicycle (Note 3)	<u>(150,043)</u>	<u>\$57,146</u>
CHANGE IN FUND BALANCES	57,146	(57,146)
FUND BALANCES:		
Beginning of year	<u>(57,146)</u>	<u> </u>
End of year	<u> </u>	<u>(\$57,146)</u>

See accompanying Notes to Financial Statements

CITY OF DUBLIN
TRANSPORTATION DEVELOPMENT ACT ARTICLE III FUND
NOTES TO THE FINANCIAL STATEMENTS
For The Year Ended June 30, 2015

NOTE 1 – DESCRIPTION OF REPORTING ENTITY

Reporting Entity – The City of Dublin, California (City) Transportation Development Act Article III Funds (TDA Fund) include the financial activities associated with allocations funded by the State of California Transportation Development Act (TDA). The State of California created a local transportation fund for each County funded by a portion of the State sales tax.

The TDA grants are distributed through the Metropolitan Transportation Commission (MTC) which is the agency's responsibility for allocation of funds to eligible claimants within the greater San Francisco Bay area.

The TDA grants for the City of Dublin are for Pedestrian/Bicycle Projects.

TDA Fund is presented as a Special Revenue Fund of the comprehensive annual financial report of the City. These TDA Fund financial statements are not intended to present fairly the financial position, results of operations and cash flows of the City of Dublin in conformity with accounting principles generally accepted in the United States of America.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Fund Accounting – The accounts of the TDA Fund for the City are organized on the basis of funds, and is considered to be a separate accounting entity. The operations of the TDA Fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Government resources are allocated to and accounted for in the fund based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

Basis of Accounting – The accounting and reporting treatment applied to a fund is determined by its measurements focus. All governmental funds are accounted for on a spending or "current financial resources" measurement focus. Accordingly, only current asset and current liabilities generally are included on the balance sheet. Operating statements of governmental funds present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balance.

All governmental fund types are accounted for using the modified accrual basis of accounting wherein revenues are recognized in the accounting period in which they become measurable and available to pay liabilities of the current period. Expenditures are recognized in the accounting period in which the fund liability is incurred.

Revenue Recognition – Under the terms of the various grant agreements, the TDA Fund generally recognize revenues when approved expenditures are incurred. Accordingly, the accompanying financial statements present grants receivable and the corresponding intergovernmental revenues.

Use of Estimates – The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

CITY OF DUBLIN
TRANSPORTATION DEVELOPMENT ACT ARTICLE III FUND
NOTES TO THE FINANCIAL STATEMENTS
For The Year Ended June 30, 2015

NOTE 3 – TDA ARTICLE III REVENUE AND EXPENDITURES

The following is a summary of the project grant revenues and total expenditures.

Project Name	MTC Allocation #	TDA Grant Award	Prior Years Expenditures	2014-2015 Expenditures	Total Expenditures	Unexpended Balance
Pedestrian/Bicycle; Capital	14001072	\$178,225	(\$57,146)	(\$121,079)	(\$178,225)	
Pedestrian/Bicycle; Capital	14001073	28,964		(28,964)	(28,964)	
Pedestrian/Bicycle; Capital	15001065	148,311				\$148,311
Total		<u>\$355,500</u>	<u>(\$57,146)</u>	<u>(\$150,043)</u>	<u>(\$207,189)</u>	<u>\$148,311</u>

**INDEPENDENT AUDITOR'S REPORT ON
INTERNAL CONTROL OVER FINANCIAL REPORTING,
ON COMPLIANCE WITH THE TRANSPORTATION
DEVELOPMENT ACT AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

The Honorable Mayor and Members of the City Council
City of Dublin, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the City of Dublin as of and for the years ended June 30, 2015 and 2014, and the related notes to the financial statements, and have issued our reports thereon dated November 20, 2015 and November 21, 2014. Our report dated November 20, 2015 included an emphasis of a matter paragraph disclosing the implementation of new accounting principles.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City's internal control. Accordingly, we do not express an opinion on the effectiveness of City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. Our procedures included the applicable audit procedures contained in §6666 of Title 21 of California Code of Regulations and tests of compliance with the applicable provisions of the Transportation Development Act and the allocation instructions and resolutions of the Metropolitan Transportation Commission. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We have also issued a separate Memorandum on Internal Control dated November 20, 2015 which is an integral part of our audit and should be read in conjunction with this report.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

This report is intended solely for the information and use of the Metropolitan Transportation Commission, management, City Council, others within the City, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Maze & Associates

Pleasant Hill, California
November 20, 2015

**INDEPENDENT ACCOUNTANT'S REPORT ON
APPLYING AGREED UPON PROCEDURES FOR
COMPLIANCE WITH THE PROPOSITION 111
2015-2016 APPROPRIATIONS LIMIT INCREMENT**

Honorable Mayor and Members of the City Council
City of Dublin, California

We have performed the procedures below to the Appropriations Limit Worksheet which were agreed to by the City of Dublin for the year ended June 30, 2015. These procedures, which were suggested by the League of California Cities and presented in their Article XIII B Appropriations Limitation Uniform Guidelines were performed solely to assist you in meeting the requirements of Section 1.5 of Article XIII B of the California Constitution. Management is responsible for the Appropriations Limit Worksheet. This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the City. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

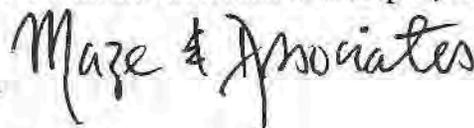
The procedures you requested us to perform and our findings were as follows:

- A. We obtained the Appropriations Limit Worksheet and determined that the 2015-2016 Appropriations Limit of \$270,028,591 and annual adjustment factors were adopted by Resolution of the City Council. We also determined that the population and inflation options were selected by a recorded vote of the City Council.
- B. We recomputed the 2015-2016 Appropriations Limit by multiplying the 2014-2015 Prior Year Appropriations Limit by the Total Growth Factor. We recomputed the Total Growth Factor by multiplying the inflation option by the population option.
- C. For the Appropriations Limit Worksheet, we agreed the Per Capita Income, City Population and County Population Factors to California State Department of Finance Worksheets. We also agreed the Local Non-Resident Construction Factor to the Contra Costa County's "Assessor Office PROP 111 New Construction 2015-2016" Report.

We were not engaged to, and did not, conduct an audit, the objective of which would be the expression of an opinion on the Appropriations Limit Worksheet. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information of management and the City Council; however, this restriction is not intended to limit the distribution of this report, which is a matter of public record.

Pleasant Hill, California
November 20, 2015

A handwritten signature in black ink that reads "Maze & Associates". The signature is written in a cursive, flowing style.



STAFF REPORT CITY COUNCIL

CITY CLERK
File #215-20

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

A handwritten signature in cursive script, appearing to read "Chris Foss", is written in black ink.

SUBJECT: Request from Cricket for Cubs to Construct Cricket Batting Cages at Emerald Glen Park
Prepared by Paul McCreary, Parks and Community Services Director

EXECUTIVE SUMMARY:

The City Council will consider a written request from Cricket for Cubs to construct batting cages for cricket at Emerald Glen Park.

FINANCIAL IMPACT:

Cricket for Cubs would construct the improvements at no cost to the City. It is estimated the batting cages could cost \$15,000 to \$20,000. The City would absorb nominal costs to coordinate and inspect the project, and provide MCE assistance as needed.

RECOMMENDATION:

Staff recommends the City Council approve the request from Cricket for Cubs to construct two batting cages at Emerald Glen Park and direct the City Manager to develop and execute an Improvement and Use Agreement with Cricket for Cubs.

A handwritten signature in cursive script, appearing to read "Linda Smith", is written in black ink.

Reviewed By
Assistant City Manager

DESCRIPTION:

Last month, the City received an inquiry from Cricket for Cubs about the feasibility of constructing batting cages for cricket at Emerald Glen Park. The organization is newly incorporated here in Dublin and its mission is to "promote the sport, in schools and local communities with no child left behind who wants to learn and play cricket, thereby facilitating community building, sportsmanship and team spirit." Staff has been meeting with Cricket for Cubs to determine the necessary size and site requirements, as well as evaluating various locations in the park system for the cages.

As a result of those discussions, Cricket for Cubs has made a formal written request to the City for authorization to construct two cages in one location at Emerald Glen Park (Attachment 1). As proposed, the project would include installation of a concrete pad that is 78-feet long by 28-feet wide. A chain link structure that is 41-feet long by 28-feet wide by 10-feet high with two cages would be installed on the concrete pad. Artificial turf would be installed for the pitch in each of the cages on top of the concrete. Attachment 2 is a conceptual photo and drawings of the proposed cages. Safety screens would be installed in the cages to protect the pitcher. The cages would have gates that could be locked when not in use. The group would place a shed adjacent to the cage for equipment storage. Attachment 3 is a sample of the proposed shed.

Attachment 4 shows the proposed location for the cages, in a turf area just to the north of Soccer Field #1. The proposed location has no conflicts with underground utilities. However, two olive trees would need to be transplanted to another area in the park. There would be minor modifications to the irrigation heads in that area. While the group preferred to locate the cages closer to the actual cricket pitch by Soccer Fields #3 and #4, the size requirements, slopes around those fields and utilities running through the area made it unachievable.

Cricket for Cubs proposes to construct the batting cages in early 2016 to have them available for use by March 2016. The group would be responsible for preparing plans and specifications for permit review by the Building Division and Public Works Department to ensure the cages meet all regulations and are designed to be durable maximize the usable life.

Upon completion, the improvements would be donated to the City and become a City asset. In consideration of Cricket for Cubs funding the construction of the cages, the City would grant the group exclusive use of the cages. The group would need to indemnify the City and provide liability insurance. The group would not be allowed to sub-lease the cages to other organizations. This is the same process the City used in 2003 when Dublin Little League built batting cages at the Dublin Sports Grounds. If the City Council approves the request, Staff would develop an Improvement and Use Agreement with Cricket for Cubs for execution by the City Manager.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

A copy of this Staff Report was sent to Cricket for Cubs.

ATTACHMENTS:

1. Letter from Cricket for Cubs Requesting Batting Cages
2. Conceptual Photo and Drawings of Proposed Cages
3. Conceptual Photo of Proposed Shed
4. Proposed Location of Batting Cages at Emerald Glen Park



18th November, 2015

To
Paul M. McCreary,
Director, Parks and Community Services
100 Civic Plaza, Dublin, CA

From
Rameshu Immadi
President, Cricket For Cubs

Dear Paul,

Re : Requests for Cricket Batting cages and equipment storage shed for 'Cricket For Cubs' (CFC) at Emerald Glen Park, Dublin, CA.

As discussed during our meeting with you and Micki Cronin, we submit the following for your consideration:

- Build Cricket Batting Cages at Emerald Glen Park – drawings attached.
- Install storage shed – Sample storage shed attached.

Costs for the batting cages and storage shed to be paid by CFC including the costs for labor and material subject to city and regulatory approvals and inspections. In exchange of CFC funding the construction of the cages, CFC requests exclusive use of these cages.

We will provide liability insurance to the city as required in addition to CFC taking the responsibility for operation, scheduling and general upkeep of the cages assuming the risk to users.

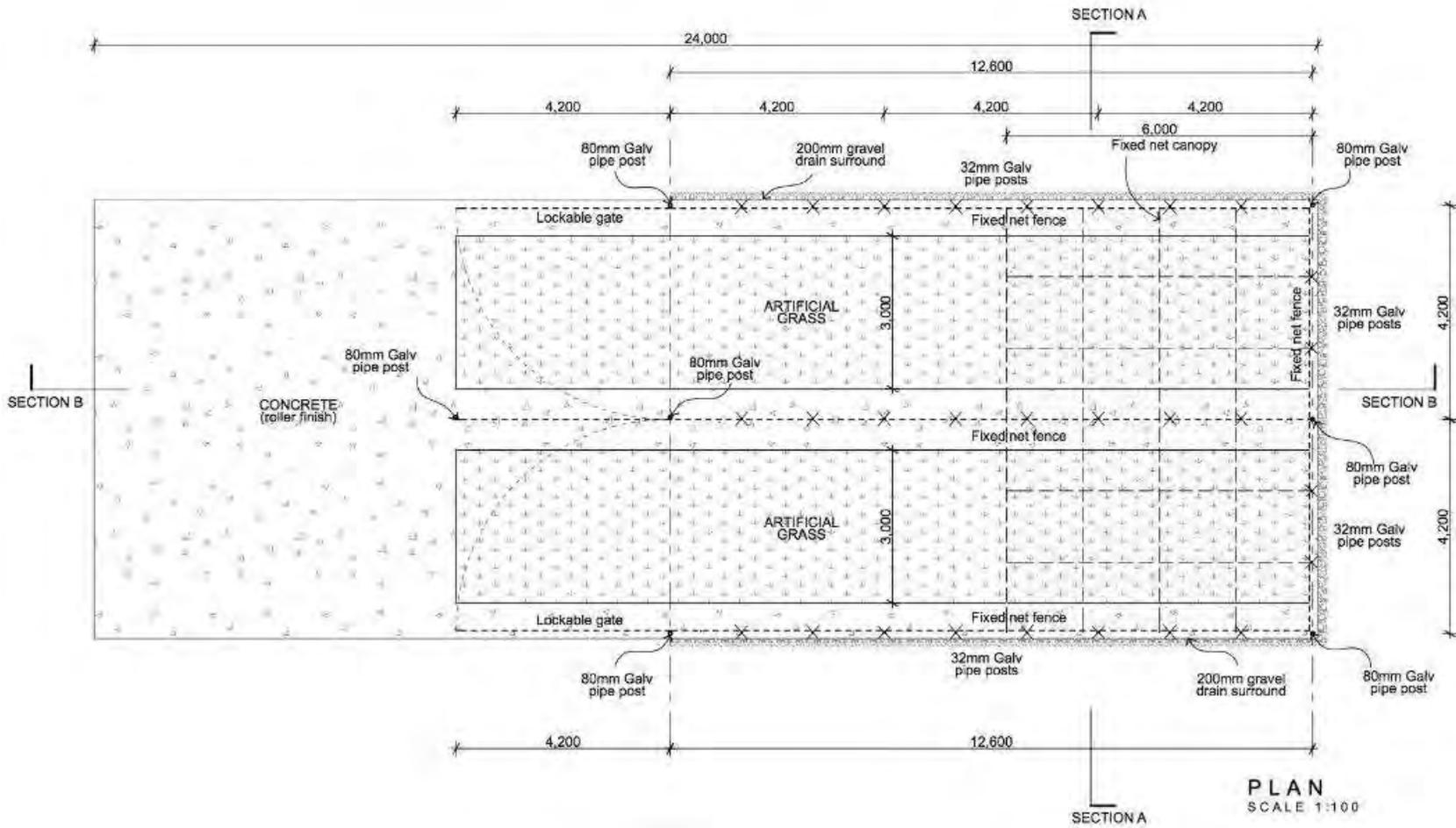
Please let us know if you have any questions.

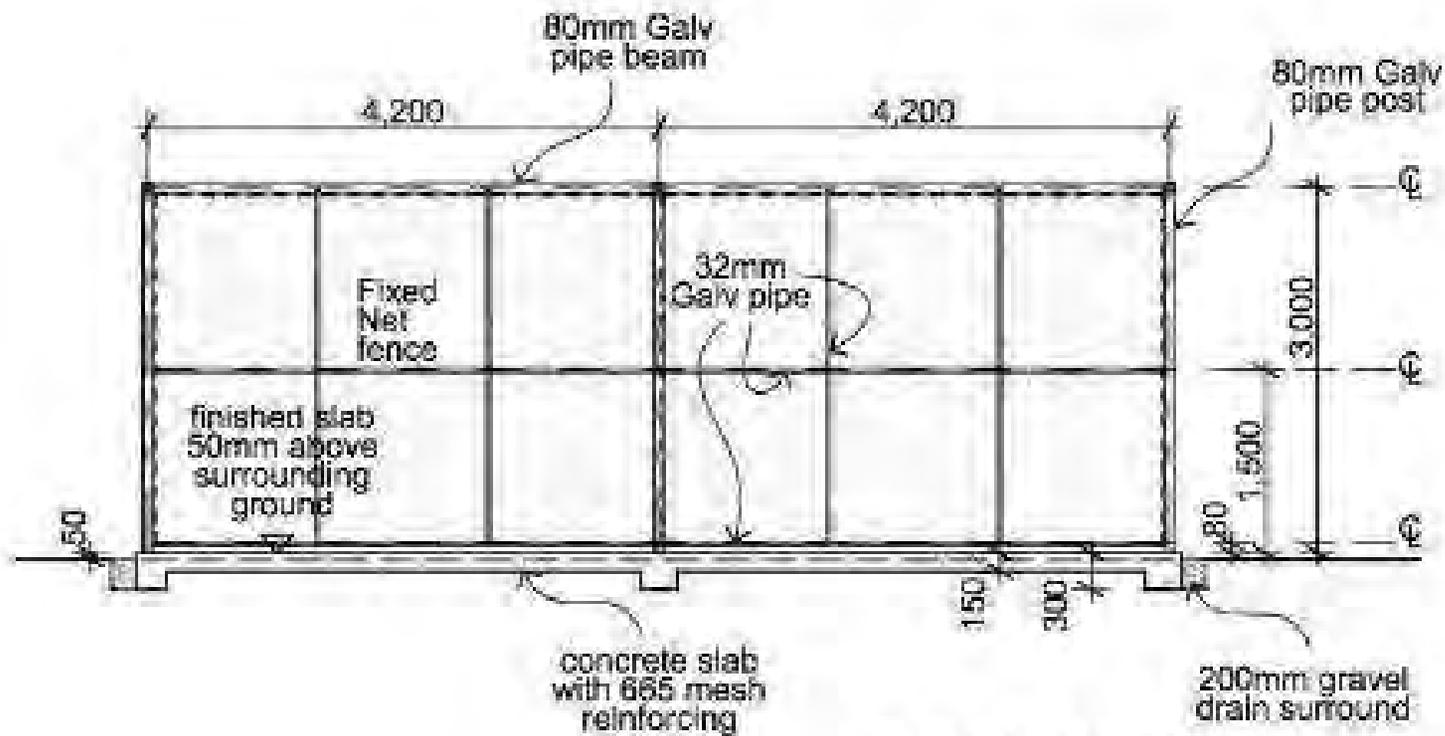
Thanks,

Rameshu Immadi
{ On Behalf of Cricket for Cubs}

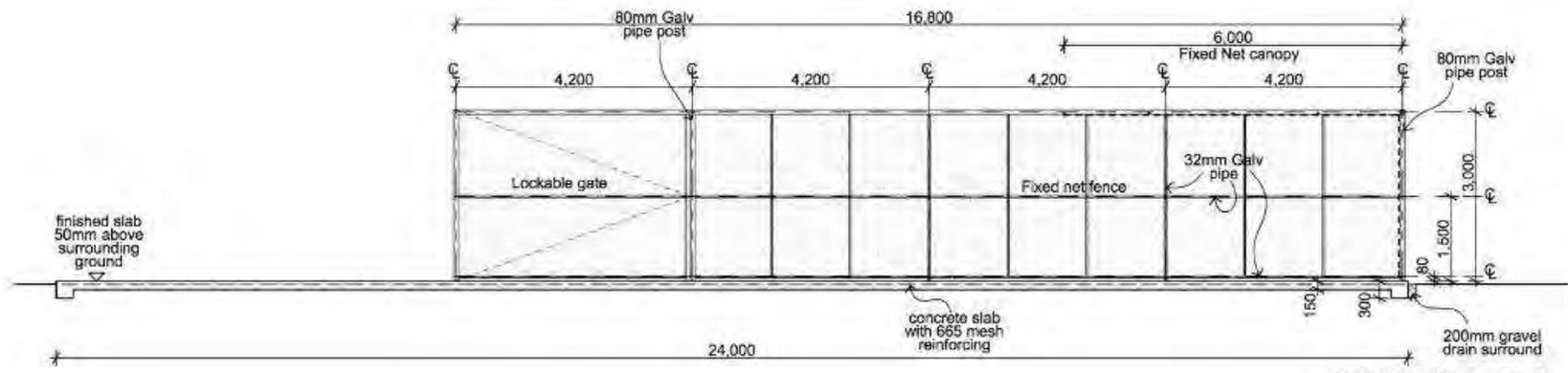
Cricket For Cubs – Sample Cages







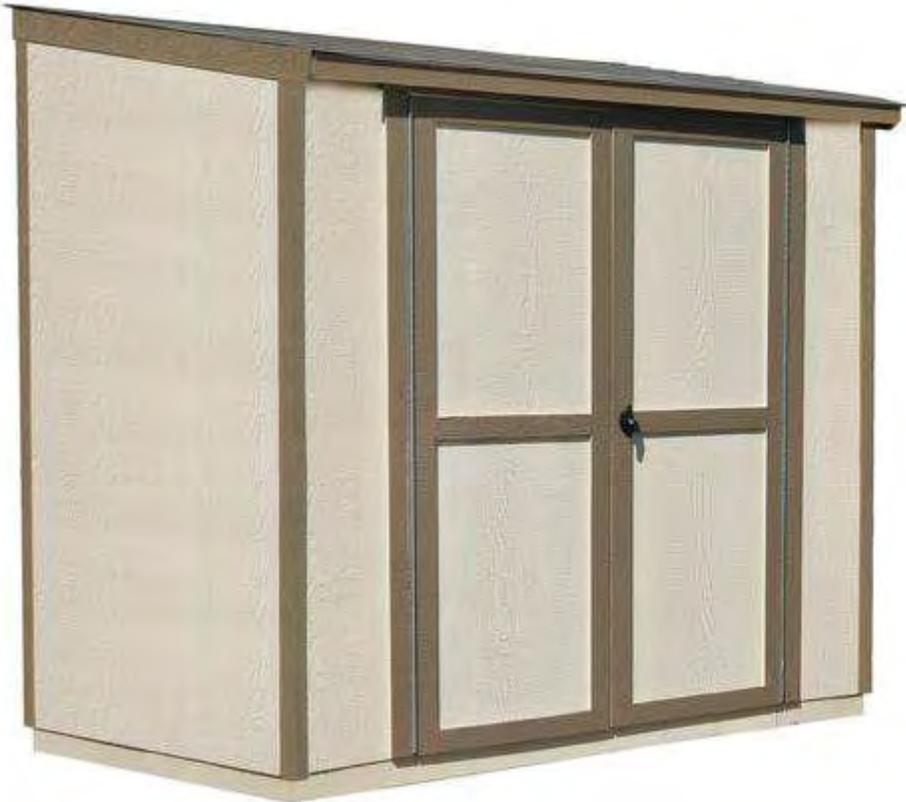
SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100

Cricket For Cubs - Storage Shed Sample:

Dimension – 8 feet X 4 feet





Proposed Cricket Batting Cage Location at Emerald Glen Park - Site Context





Proposed Cricket Batting Cage Location at Emerald Glen Park



Copyright - City of Dublin - 12/1/2015 1:438 1 inch = 36 feet

This map is based on City of Dublin GIS information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



STAFF REPORT CITY COUNCIL

CITY CLERK
File #600-70

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

A handwritten signature in black ink, appearing to read "Chris Foss", is written over the printed name of the City Manager.

SUBJECT: Informational Report on the City's Development Impact, In-Lieu Fees, and Other Fee Programs, including Community Benefits
Prepared by John Bakker, City Attorney and Linda Smith, Assistant City Manager

EXECUTIVE SUMMARY:

The City Council will receive an informational report on the City's fee programs, including the development impact fee and in-lieu programs, as well as community benefit programs.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends that the City Council receive the report.

DESCRIPTION:

At the November 3, 2015 meeting, the City Council requested an informational overview regarding the City's development impact fees, in-lieu fees and community benefit programs.

In response to the Council request, Staff has prepared the following information item in a question and answer format. As a matter of background, the City Council received an informational report specifically on the City's Public Facility Fee Program in July 2015, which is one of the fees that will be discussed broadly again as part of this report. The report contains some helpful information and has been provided as part of this overview. (Attachment 1)

What are Development Impact Fees and In-Lieu Fees?

A development impact fee is charged to new development in connection with approval of a development project for the purpose of defraying all or a portion of the costs of public facilities related to the development project. The legal requirements for enactment of a development impact fee program are set forth in Government Code Sections 66000-66025 (known as the "Mitigation Fee Act"), the bulk of which were as AB 1600 in 1987 and thus are commonly referred to as "AB 1600 requirements." A development impact fee is not a tax or special assessment. By definition, a development impact fee is voluntarily as a condition of development approvals. The amount of the fee must be reasonably related to the cost of the public improvement provided by the local agency. (See Gov. Code, §§ 66001.) Impact fees are

highly regulated, requiring the City to provide documentation and make findings to justify that the amount of the fee does not exceed the amount reasonably required to offset the impacts to the public. (See for example Gov. Code, §§ 66001, subds. (a) & (g) [required findings and standards], 66005 [prohibiting the fee amount from exceeding the estimated reasonable cost of the service or facility], 66016 [requiring disclosure of documentation of costs].)

Impact fees are distinct from other fees and payments made by developers, such as processing fees and fees paid pursuant to development agreements. Those fees are not subject to the requirements of the Mitigation Fee Act. Processing fees, however, may not exceed the estimated reasonable cost of providing the service for which the fee is charged. (See Gov. Code, § 66014.)

An in-lieu fee is a fee pay instead of satisfying some other obligation that the City might otherwise impose. The following two examples are typical. The City's Inclusionary Zoning Regulations require residential developers to produce a certain amount of affordable units but allows developers to pay an in-lieu fee in satisfaction of the portion of the obligation. Similarly, subdividers can under certain circumstances pay a fee in lieu of dedicating park land.

What Types of Fees Does by the City Collect in Conjunction with Development?

The City collects a variety of fees, including impact and in-lieu fees. The following is a table of fees collected from the City's established fee programs (impact and in-lieu). In addition to the collection of these fees, the City does charge processing fees in relation to work done to support development activity in the community, as well as other fees for services. These charges are set forth in the City's Master Fee Study and the Master Fee Schedule, which was most recently approved by the City Council in 2012 (Attachment 2). Following is a more detailed summary of the major fee categories and what they fund.

For illustrative purposes, Staff has attached examples of City-collected fees for three different project types: Mixed-Use Project Downtown; Retail Project in Eastern Dublin; Office Project in Eastern Dublin; and a Residential Project in Eastern Dublin. (Attachment 3)

Impact Fees (Attachment 4)

Traffic Impact Fees

Types:

1. Downtown Traffic Impact Fee
2. Eastern Dublin Traffic Impact Fee - Category 1
3. Eastern Dublin Traffic Impact Fee - Category 2

Traffic Impact Fees (TIFs) in Dublin include the City's entire cost for the street infrastructure necessary to serve new development through the community's buildout. Projects must pay the fee(s) based on their location and their proportionate share of their impact.

Projects west of the Iron Horse Trail are included in the Downtown TIF and projects east of that site are included in the Eastern Dublin TIF, (EDTIF) which includes two categories for payment. Category 1 fees are for roadway improvements within the geographic boundaries of the EDTIF and Category 2 fees are for improvements to areas outside of the boundary of the EDTIF but are necessary because of development within the Eastern Dublin Specific Plan area. The TIF rates vary significantly between the two TIF areas with the Downtown TIF being less expensive due to the existence of transportation infrastructure as opposed to the east, which required

substantial new infrastructure including freeway interchanges. Notably, Dublin Crossing is not part of either TIF, but the project has agreed to pay fees equivalent to the Eastern Dublin TIF as a means of mitigating its impact on the transportation system.

Public Facility Fees

Types:

1. Neighborhood Parks - Land
2. Community Parks - Land
3. Community Nature Parks – Land
4. Neighborhood Parks - Improvements
5. Community Parks - Improvements
6. Community Nature Parks - Imp.
7. Aquatic Center
8. Community Buildings
9. Library
10. Civic Center

New development creates the need for additional community facilities such as parks, libraries, community buildings and administrative space. Facilities standards are used to ensure that the existing level of service is maintained and that development is charged based on the impact to public facilities. The Parks and Recreation Master Plan is the guiding document, adopted by the City Council, which establishes the standards for the parks and community facilities listed above. Other studies have been prepared to determine the need for library and administrative facilities. For example, in the case of parkland, the City Council has established a standard of 5 acres for every 1,000 Dublin residents. Using the Parks and Recreation Master Plan and other plans as the guide, Staff engages the work of a consultant to help determine the fair share costs associated with acquiring and/or building the types of facilities listed above. Those fair share costs are the basis of the Public Facility Fee program.

Both the Parks and Recreation Master Plan and the Public Facility Fee were updated in 2015 and were adopted by the City Council earlier this year. Staff plans to conduct a review of these documents again in the next few years, unless there is a compelling reason to revisit them sooner. An example of that may be decisions relating to the relocation or renovation of Police Services from the Civic Center to the Public Safety Complex and the possible re-use of the Police Wing of the Civic Center for cultural arts, which would impact the expenditures assumed in the current fee program.

Fire Facilities Fee

This fee was created in 1997 and establishes a mechanism to cover the cost associated with the construction of fire stations needed to serve new populations. Fire Stations 17 and 18 were needed prior to the populations they served, so funds were borrowed from the General Fund to cover these expenses and the City has been collecting the fee from development to reimburse the General Fund.

Eastern Dublin Noise Mitigation Fee

This fee funds noise mitigation measures to mitigate the impacts of Eastern Dublin development on existing development in Dublin. Those impacts arise primarily from roadway noise created by vehicle trips associated with new development.

Non-residential Affordable Housing Fee (Linkage Fee)

This fee, established in 2005, implements the goals and objectives of the Housing Element of the City's General Plan by mitigating the impacts of nonresidential development on the affordability of housing within the City.

In-lieu Fees (Attachment 4)

Inclusionary Zoning/Affordable Housing (In-Lieu) Fee

The City adopted an ordinance in 2003 which establishes that 12.5% of all new in projects over 20 units (15% within the Eastern Dublin Transit Center area) be considered affordable at the very low, low and moderate income levels. The ordinance required that 7.5% of the units must be built, and that development could pay an in-lieu fee for 5% of the units. The current in-lieu fee is \$130,276 per unit. The ordinance also provides that development has the option/right to provide a fee in-lieu of constructing a portion or all of the units within the project.

The inclusionary zoning/affordable housing in-lieu fee is updated annually based on a market assessment formula.

Other Fees

Eastern Dublin Freeway Interchange Fee

The fee is established for new development projects within the Eastern Dublin Area to reimburse City of Pleasanton for the costs of constructing improvements to the interchanges on Interstate 580 that benefit developments in both Pleasanton and new development projects in Eastern Dublin.

Tri-Valley Transportation Development Fee

This fee is collected by the City but imposed by the counties of Alameda and Contra Costa, cities in the Tri-Valley as part of the Tri-Valley Transportation Commission. The fee supports regional transportation improvements that are necessitated by development in the five-city Tri-Valley region.

Are there other fees charged to development by the City?

As earlier mentioned, the City Council has an established a Master Fee Schedule based on the Master Fee Study updated in 2012 which establishes all types of fees, including processing fees associated with development and all of the services that are provided by planning, building and engineering services. The Fee Schedule, updated annually, primarily adjusted by the Consumer Price Index, establishes the overhead rate and the billing rates charged for those processing and implementing development projects. It is commonly referred to as charges on a "time and materials" basis.

In addition, the City has established fees for permitting of certain planning, building and engineering services such as use permits, building permits, plan check services, just to name a few.

Are there other fees charged for development which are not collected by the City?

Yes. There are impact fees charged by Dublin Unified School District, Zone 7, and the Dublin San Ramon Services District. These fees are also subject to various legal requirements and must be adopted by those respective boards. The attached examples detail the fee estimate by some recent development projects for illustrative purposes. (Attachment 5)

What is a community benefit payment?

Community benefit payment is a term used by the City to reference contributions made by developers other than impact fees or processing fees. Most typically, they serve as consideration given the City in exchange for vested rights provided development agreements. They are also provided to the City in exchange for development rights under the Downtown Dublin Development Pool. Until just a few years ago, the City required development agreements in the Eastern Dublin Specific Plan area and offered a five year vesting period, and it was unable to demand any significant consideration in exchange. This aspect of the Specific Plan was amended by the City Council (Attachment 6) so development agreements are no longer required in Eastern Dublin. More recent development agreements have therefore included some consideration in exchange for the vested rights. Unlike impact fees, the use to which the City may put such community benefit is not restricted, unless the agreement places restrictions on it.

How is the amount of a community benefit determined?

Community benefit payments with respect to development agreements are determined on a case by case basis. In the past, Staff has negotiated community benefit payments and other consideration for vested rights with developers and presented the negotiated agreements to the City Council for approval. Ultimately, the City Council decides whether the consideration for the vested rights is adequate. The negotiated amounts are highly dependent on the rights being sought and other factors (size of project, term of vested rights, market factors).

Within the Downtown Dublin Specific Plan, there are specific rules in which a community benefit (not necessarily in payment form) applies. The DDSP established the creation of a Downtown Development Pool, which contains new residential units and non-residential square footage above a certain floor area ratio. Developers interested in sites in the Downtown would need to pull units or square feet out of the Pool, and in exchange for the distribution from the Development Pool, provide a community benefit to the City. These “benefits” can be wide ranging and can include payment to the City for the benefit of the Downtown, assisting the City Council in meeting one of its stated Strategic Goals within the Downtown, or constructing infrastructure improvements in the Downtown beyond what would typically be required by the developer. The determination of whether to accept a payment, achieve a goal or construct improvements is typically negotiated between Staff and the developer and presented to the City Council for approval. The DDSP indicates that “So far as possible, the City shall uniformly apply the community benefits requirement such that the community benefits required are proportionate to the amount of density obtained and the time period that it is made available to the project.” (p. 122.)

Currently, there are three projects that are subject to the community benefit payment rules established under the DDSP. The community benefit provided by the BayWest project (313 units and 17,000 sf) at the corner of Dublin Blvd. and Golden Gate Dr. was the sale of a 1.3 acre parcel to an affordable developer (nominal fee - \$100) for the purposes of constructing a Veteran’s Housing project in the Downtown, a stated strategic goal of the City Council. In the case of Avesta, a 40-unit senior housing project and skilled care facility, Staff is recommending the collection of a payment to put towards future Downtown needs. This community benefit agreement has yet to be finalized by the City Council. Most recently, the City Council adopted a community benefit agreement with Trumark Homes that provides up to \$1 million contribution that will take the form of either installation of storm drain facilities that benefit the Downtown or a payment to the Downtown Fund. Trumark would get credit for the improvement completed and would be required to provide the difference in cash into a Downtown Fund.

Because community benefit payments are not ongoing revenue, Staff recommends that they not be used for operational purposes. Past community benefit payment examples include \$1.8 million from Lennar Homes, developer of the Iron Gate project, which will be used for enhancements to the second phase of Fallon Sports Park. The Jordan Ranch project included funding to assist the Tri-Valley YMCA established its regional presence in Dublin and services to residents in the community. The recent amendments to the Jordan Ranch project included an additional community benefit, valued at \$1.6 million, which will be used for the construction of the Jordan Ranch Neighborhood Park by the Developer. Staff has attached a list of the community benefit payments made since 2008. (Attachment 7)

What discretion does the City Council (or Staff) have to increase or decrease any of these fees? Theoretically, the City Council could decrease fees below the amount impact caused by development or choose not to collect such fees at all. This would have the impact of imposing additional direct or indirect costs on the General Fund and/or the community. In other words, the level of service in community services would be degraded unless the City's General Fund were used to pay for upgrades to facilities.

In practice, though, the City's various environmental impact reports prepared for development relied upon development impact fee programs to mitigate the impacts of projects. If those programs were repealed or the recovery from them substantially reduced, it would result in impacts not being mitigated.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

Not applicable.

ATTACHMENTS:

1. City Council Staff Report on Public Facility Fees, dated July 2015
2. Master Fee Schedule
3. City Fee Estimates – Mixed Use Project (Downtown); Retail Project (Eastern Dublin); Office Project (Eastern Dublin); and Residential Project (Eastern Dublin)
4. Impact Fees 2015-2016, Updated October 15, 2015
5. Dublin San Ramon Services District Fee Estimate
6. City Council Staff Report on Development Agreements in Eastern Dublin Specific Plan (2012)
7. Community Benefit Payments Received Since 2008



STAFF REPORT CITY COUNCIL

CITY CLERK
File #600-70

DATE: July 21, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

A handwritten signature in cursive script, appearing to read "Chris Foss".

SUBJECT: Public Facility Fee Program Overview
*Prepared by Roger Bradley, Assistant to the City Manager and Paul McCreary,
Parks and Community Services Director*

EXECUTIVE SUMMARY:

The City Council will receive an informational report on the City's Public Facility Fee program.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends the City Council receive the report and direct Staff to prepare a policy for reimbursement for General Fund loans to the Public Facilities Fee Program.

A handwritten signature in cursive script, appearing to read "Landon Smith".

Reviewed By
Assistant City Manager

DESCRIPTION:

The City Council has received requests from the public to provide an informational overview of the City's Public Facilities Fee (PFF) Program. In response, the City Council asked Staff to make a presentation at a future City Council Meeting regarding the PFF. Staff has prepared an informational report to help answer questions about the impact fee program, such as what the program is designed to accomplish, how fees are collected, what expenses are eligible, as well as provide a discussion of the current fund balance and project priorities.

In addition, Staff is seeking direction from the City Council on the development of a policy to ensure the General Fund is reimbursed for any loans made to the program. With the anticipated projects approved in the Capital Improvement Program (CIP), the City Council has authorized borrowing from the General Fund in order to construct facilities included in the PFF Program.

What is a Public Facility Fee Program?

The Public Facility Fee is one of the City's development impact fees. Development impact fees are fees charged to developers for the purpose of paying all or a portion of the cost of public facilities needed to serve future residents of the development project. Development impact fees are subject to strict requirements. If a development impact fee does not relate to the impact created by development or exceeds the reasonable cost of providing the public facility, then the fee may be declared a special tax and would then be subject to a two-thirds voter approval. In addition, the revenues generated from a development impact fee may only be used for the purpose for which they were collected. In the case of the Public Facilities Fee, this means that the revenues can only be used to fund the proposed public facilities that were used to justify the fee.

In 1996, the City of Dublin adopted a Public Facilities Impact Fee program as one means of paying for infrastructure needs due to new development. As part of the program adoption, the City developed a comprehensive public facilities financing plan for public improvements that are necessary through buildout. The objective is to ensure that adequate public facilities will be available to meet the projected needs of the City as it grows and to further ensure that the facilities planned are consistent with the adopted General Plan. *It is important to note that the Public Facility Fee is only used for the acquisition or construction of facilities, any maintenance or operational costs associated with such facilities must be borne by other sources of funding, such as the General Fund.* Therefore, prior to building new facilities funded by the PFF, the City needs to have a sufficient amount of development to generate the property taxes needed to help fund ongoing operations and maintenance.

What Development Impact Fees Does the City Collect from New Development?

The City can collect impact fees can to fund many types of public facilities. The State law defines public facilities (Government Code section 66000(d)) fairly broadly. For example, public facilities can include public improvements such as fire stations, libraries, sewer plants, traffic improvements, and city administrative buildings, but does not include schools.

The City of Dublin collects various impact fees including the Public Facility Fee, Fire Impact Fee, Eastern Dublin Traffic Impact Fee, Downtown Traffic Impact Fee, Tri-Valley Transportation Development Fee, Freeway Interchange Fee, Noise Mitigation Fee, Affordable Housing In-lieu Fee (residential & nonresidential) and Dublin Ranch West & East Side Storm Drain Benefit Districts. This report focuses solely on the City's PFF Program, which collects fees from new development to build parks, recreational, and administrative facilities within the City of Dublin. Currently, the PFF funds five facility types: Parks, Civic Center, Library, Community Buildings, and Aquatics. The parks category is further broken down into four components, with two additional components being proposed as part of the Public Facility Fee Program Update, which the City Council will consider under another agenda item at a separate time. The park fee categories are as follows: Neighborhood Parkland Acquisition Fee, Neighborhood Park Improvement Fee, Community Parkland Acquisition Fee, Community Park Improvement Fee, Natural Community Parkland Acquisition Fee (new), and Natural Community Park Improvement Fee (new).

Various studies and plans provide standards for the amount or size of the facilities the City needs to have available to provide adequate services to the population within the community. For example, the Parks and Recreation Master Plan established a standard that for every 1,000 residents, the City will provide five-acres of parkland to provide sufficient recreational and cultural opportunities. As a result, for every new residential unit built within the City the increase in population from that new residential unit has an impact on the City's ability to provide

adequate facilities. To mitigate the cumulative impact, the City is justified in charging a public facilities fee so that the new development, both residential and commercial, bears its fair share of the increase in service demands on its facilities. Without this fee, existing Dublin residents would be left to bear the cost of a development's impact otherwise the community's facilities would be overburdened by the expanded population if existing facilities were not expanded.

What are Eligible Expenditures?

As indicated above, different fee categories have been established to mitigate the impact of new development on the City's public facilities. The City can use the fees to design and construct the facilities identified in the program. This includes construction costs, as well as soft-costs such as staff time for project management; contract services for design, engineering, testing, etc.; furnishings, fixtures and equipment; as well as miscellaneous costs such as printing, legal noticing, etc.

What Has the Program Funded?

Since the adoption of the Public Facilities Fee Program in 1996, the City has acquired 175-acres of parkland, improved 118-acres of parks, built the Senior Center, Library, Shannon Community Center, and began construction on the Emerald Glen Recreation and Aquatic Complex.

Fund Balance and Project Priorities

Funds received under the Public Facility Fee program must be segregated from the General Fund and used solely for the purposes of acquiring and developing new parks and public facilities. When a developer remits PFF fees to the City, the fees are deposited to the Public Facilities Fee Fund, for which the balance is reported in the City's Comprehensive Annual Financial Report. While the fees collected are held in this one fund, within the City's accounting system, Staff tracks the receipts and expenditures of fees by fee category (Library, Civic, Neighborhood Park, Community Park, Community Buildings, etc.). This ensures at build-out the City can account for how the fees were spent on the intended facilities.

Since the City receives PFF revenues as development occurs, the PFF cash flow constrains the timeline for constructing facilities funded by the PFF. In some cases—as is detailed below—this has led to the City making loans from the General Fund to the PFF in order to expedite projects that would have otherwise been deferred until adequate PFF funds were collected.

Additionally since the PFF is one fund, or pot of money, the nature of the program is such that funds being tracked in one fee category (i.e. parkland acquisition) are available to fund improvements in another category (i.e. community buildings) which is necessary to allow projects to be built throughout the life of the program, rather than at the latter part when the City has approached build-out. If the City waited until adequate funds were collected within each project's category before pursuing projects in that category, it would significantly delay the City's ability to construct many of the amenities that the Program is designed to fund. The City has used this process since the program's inception in order to timely deliver PFF projects. The larger facilities, such as the Library and the Senior Center, have been the most reliant on this mechanism, because, otherwise, residents would have had to wait until build-out occurs before the City would have collected the needed facility fees in that category.

For example, in 2000, the City needed a new Library because the existing Library was too small to serve the needs of the community. The City had only begun collecting the PFF in 1998, and, therefore, there was insufficient funding in the library category of the PFF to fund the entire project. However, the sum of all the PFF fees from the various categories in the fund was sufficient to move forward with design and construction (including a \$2.0 million gift from the Lin

Family). The library project expenditures were tracked in the accounting system and charged against the library fee (not to the other categories). As a result, the costs of the Library have been accurately accounted for in the PFF fund and the library category has been at a deficit balance ever since. As of June 30, 2014, the category had a negative balance of \$1.8 million. At the build-out of Dublin, there will be no deficit in that category due to the payment of future PFF fees.

The City Council made a similar policy decision when it authorized the Emerald Glen Recreation and Aquatics Complex (EGRAC) and development of the remainder of Emerald Glen Park. At the time, the Public Facilities Fund balance was \$29.3 million. This amount included approximately \$16.1 million within the project's categories: community park improvements, community buildings, and aquatics. This amount was \$13.2 million less than the EGRAC project budget. Therefore, the City needed to use the additional PFF funds from other categories to pursue the project, with a significant portion coming from the neighborhood parks category. This decision was justified by the fact that, at the time, the City was exceeding its park acreage standard in this category and the community need for the aquatics facility (the existing Swim Center is over 40 years old and the water space it provides is insufficient for a community of Dublin's size).

Why is the General Fund Making a Loan to the PFF?

Project priorities are set by the City Council and are adopted as part of the City's Capital Improvement Program (CIP) on an annual basis at a noticed Public Hearing. The CIP includes projects that Staff recommends for funding and shows the timeline for when certain portions of a project will proceed. Staff recommends certain PFF projects based on the standards outlined within the Parks and Recreation Master Plan (MP) and available PFF funding. Importantly, it is a funding program that is designed to be self-sustaining and separate from the City's other sources of revenue.

As reported to the City Council on February 3, 2015, Staff anticipates the total cost of all the projects identified in the current five-year CIP will exceed the PFF fund balance and fees collected. A loan upward of \$6.0 million from the General Fund to the PFF will be necessary in order to keep the projects funded in the CIP moving forward. At the June 16, 2015 City Council meeting, the City Council approved the \$6.0 million General Fund Reserve to cover that loan, if and when it is necessary.

While the PFF program has been established to cover the costs of the impacts related to new development at build-out, cities can loan General Fund monies to advance the timeline to develop facilities. While it would not be prudent to loan large sums of money to the PFF, moderate loans that can be re-paid by development on the near horizon are justifiable because existing residents receive an incidental benefit from the new public improvements.

As the City has committed to provide loans to the program from the General Fund to accelerate the development of certain projects, Staff believes it is prudent for the City to develop a reimbursement policy to ensure that the revenue that has been loaned to the program is returned to the General Fund in a responsible manner. Therefore, Staff is seeking direction from the City Council on the development of this policy and will bring back a recommended policy to the City Council at a future meeting for consideration and possible adoption.

How is a Loan Different than a "Gift"?

It should be noted that, in addition to the anticipated loan, the City Council has committed to allocating \$4.8 million as a "gift" from the General Fund to two PFF projects to pay for

enhancements to the EGRAC (\$3.0 million towards the natatorium) and Fallon Sports Park (\$1.8 million toward synthetic turf and field lighting for the soccer fields) that were not anticipated in the PFF program. These contributions were characterized as “gifts” or “grants” because they paid for enhancements to projects in the PFF and, therefore, would not be eligible for repayment from the PFF in the future.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

None.

ATTACHMENTS: None.

CITY OF DUBLIN MASTER FEE SCHEDULE, 2015-16

EXHIBIT A

Adjusted by CPI change, Dec 2013 - Dec 2014 (+2.1%)

#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
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Section 1.0: General & Administrative

120	Photocopies – (first page or 1-page document)	Reproduction of documents / cost for first page	\$1.00*	\$1.00*
121	Photocopies – (each additional page)	Reproduction of documents / cost per page after first page	\$0.10*	\$0.10*
122	Mailing of photocopies	Documents where a physical copy is requested to be mailed / per mailing	Actual Postage	Actual Postage
123	Retrieval of public documents	<i>(Info Only - Established by State Law)</i> Costs incurred for locating or collecting records / staff time	No Charge – Is included in per page cost	No Charge – Is included in per page cost
124	Copies of Political Reform Act 1974 Documents (Ca Govt Code 81008)	<i>(Info Only - Established by State Law)</i> , any related documents / per page	\$0.10*	\$0.10*
125	Political Reform Act Retrieval (Ca Govt Code 81008)	<i>(Info Only - Established by State Law)</i> - retrieval of documents over 5 years old / per request includes multiple documents requested at the same time	\$5.00**	\$5.00**
126	Bound documents, reports including Budget; CAFR; etc.	General documents which shall not exceed the combined cost if the per page rate in #120 is used / per document	Not to exceed actual cost – As determined by City Manager or designee	Not to exceed actual cost – As determined by City Manager or designee
127	Special Copies:	Construction project plans and specifications; maps; may include oversized pages / per document	Not to exceed actual cost – As determined by City Manager or designee	Not to exceed actual cost – As determined by City Manager or designee
	· Plans and Specifications For Construction			
	· Maps			
	· Aerial Photographs			
128	General Overhead	Unless defined elsewhere General City Overhead to be used for developing equivalent fees and charges / applied to actual costs	44.0%*	44.0%*
129	Equivalent Fees and Charges	Fees for services or costs not explicitly listed in any section in the Master Fee Schedule / Case by case basis, may include: staff costs; contractor / consultant costs; reimbursable expenses; general overhead.	As determined by City Manager or designee based on actual costs and rates plus general overhead	As determined by City Manager or designee based on actual costs and rates plus general overhead

Section 1.1: Finance / Business License

160	First Returned Check Fee (Ca. Civil Code 1719 (a)(1))	<i>(Info Only - Established by State Law)</i> Payments received via check when the payment is declined is declined by the bank / per check	\$25.00 Set by State Law**	\$25.00 Set by State Law**
161	Subsequent Returned Check Fee (Ca. Civil Code 1719 (a)(1))	<i>(Info Only - Established by State Law)</i> Payments received via check when the payment is declined is declined by the bank / per check after first	\$35.00 Set By State Law**	\$35.00 Set By State Law**

* Local Fees and Charges not subject to annual adjustment based on Consumer Price Index (CPI)

** Fees and Charges established by separate ordinance, State Law, or another agency and not subject to CPI adjustment

#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
162	Annual Business Registration (License) Dublin Municipal Code Chapter 4.04.250(A)	<i>(Info Only</i> - Established by City Ord/Code) Annual Business License / per business	\$50.00**	\$50.00**
163	Prorated Annual Business Registration (License) Dublin Municipal Code Chapter 4.04.260	<i>(Info Only</i> - Established by City Ord/Code) Code provides for less than a full calendar year, registration fee shall be prorated on a monthly basis / varies based on months remaining	Per Code**	Per Code**
164	Itinerant Business Registration (License) Dublin Municipal Code Chapter 4.04.250(B)	<i>(Info Only</i> - Established by City Ord/Code) Daily to a maximum of 5 days / per day	\$10.00/ day – Max. \$50.00 per year**	\$10.00/ day – Max. \$50.00 per year**
165	Temporary Business Registration (License) Dublin Municipal Code Chapter 4.04.250(C)	<i>(Info Only</i> - Established by City Ord/Code) Temporary places of sale / daily	\$10.00/ day**	\$10.00/ day**
166	Master Business Registration (License) Dublin Municipal Code Chapter 4.04.250(D)	<i>(Info Only</i> - Established by City Ord/Code) Master license for organizer / per permitted event	\$50.00**	\$50.00**
167	Business License Transfer Dublin Municipal Code Chapter 4.04.280	<i>(Info Only</i> - Established by City Ord/Code) Transfer is substantially similar to the ownership existing before the transfer / per transfer	\$5.00**	\$5.00**
168	Duplicate Business License Dublin Municipal Code Chapter 4.04.290	<i>(Info Only</i> - Established by City Ord/Code) Replace any license previously issued license	\$5.00**	\$5.00**
169	Contract Retention Escrow Fee	Contractors may elect to have retention amounts paid to a third party escrow / per payment	\$23.00	\$24.00

Section 1.2: Administrative Fees - Impact Fee Credit Agreement Administration

401	Original agreement to establish a Park Land Credit	Developers who dedicate excess park land and receive a Credit against future fees / per agreement	\$572.00	\$584.00
402	Transfer agreement For Park Land Credits	Transfers the rights to all or a portion of the credits to a different party / per agreement	\$233.00	\$238.00
403	Original agreement to establish a Traffic Impact Fee Credit	Developers who dedicate excess street right of way and/or construct improvements and receive a Credit against future fees / per agreement	\$747.00	\$763.00
404	Transfer agreement For Traffic Impact Fee Credits	Transfers the rights to all or a portion of the credits to a different party / per agreement	\$425.00	\$434.00
405	Original Agreement to establish a Fire Impact Fee Credit	Developers who dedicate Fire Facilities and receive a Credit against future fees / per agreement	-	\$763.00
406	Transfer agreement for Fire Impact Fee Credits	Transfers the rights to all or a portion of the credits to a different party / per agreement	-	\$434.00
407	Original Agreement to establish Affordable Unit Credit	Developer who built Affordable Housing Units in excess of the required units per Inclusionary Housing Policy	-	\$572.51
408	Impact Fee Annual Statement Fee	Developers who receive/request annual statements for credit balance	-	\$50.00

Section 2.0: Police Services- General (Fingerprints / Records / Vehicles/ Development)

201	Livescan (Fingerprints)	Fingerprinting / per application	\$45.00	\$46.00
202	Fingerprint Card	Card / non-electronic prints	\$45.00	\$46.00
203	Police Report / Inspection Verification	Authorized release of a copy of a Police Report / per report	\$5.00 Flat*	\$5.00 Flat*

* Local Fees and Charges not subject to annual adjustment based on Consumer Price Index (CPI)

** Fees and Charges established by separate ordinance, State Law, or another agency and not subject to CPI adjustment

#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
204	Records Subpoena (Subpoena Duces Tecum) Ca. Govt Code 6254(f) (1) and (2)	(Info Only - Established by State Law) Response to subpoena / per subpoena	\$15.00**	\$15.00**
205	Records subpoena: photos saved to CD	Duplication of photo records / per CD	\$63.00	\$64.00
206	Visa Letter	Preparation of a Visa letter requested for foreign travel / per letter	\$52.00	\$53.00
207	Child Safety Seat Inspection (Non-Resident)	Inspection of the installation of child safety Seat for non-residents / per inspection (Police Chief may waive if part of regional event)	\$25.00	\$26.00
208	Fix-It Ticket Sign-Off	Sign-off on ticket not issued by Dublin Police Services / per citation	\$10.00*	\$10.00*
209	Repossessed Vehicle Release	Process and provide release document / per release	\$20.00	\$20.00
210	Towed / Stored Vehicle Release	Provide release documentation for towed and/or stored vehicle / per vehicle	\$141.00	\$144.00

Section 2.1: Police Services- Permits

220	Alcohol Beverage Control (ABC) – One Day Permit	Issuance of documents required for an application to ABC / per application (Police Chief may waive for Dublin-based non-profit)	\$153.00	\$157.00
221	Bingo Permit (Dublin Municipal Code Chapter 5.44)	Annual license issuance per the Municipal Code / per application	\$163.00	\$166.00
222	Dance Permit (Dublin Municipal Code Chapter 5.52)	Processing of a dance permit per the municipal code / per permit	\$152.00	\$156.00
223	Fortune Teller Permit (Dublin Municipal Code Chapter 4.08)	Processing of a fortune teller permit per the municipal code / per permit	\$295.00	\$301.00
224	Gun Dealer Permit	Processing of a Gun Dealer permit / per permit	\$270.00	\$276.00
225	Massage Establishment – Initial (Dublin Municipal Code Chapter 4.20)	Processing of a massage establishment permit per the municipal code / per location	\$348.00	\$356.00
226	Massage Establishment – Yearly (Dublin Municipal Code Chapter 4.20)	Annual permit after initial massage establishment permit / per permit	\$174.00	\$178.00
227	Massage Technician – Yearly (Dublin Municipal Code Chapter 4.20)	Processing of a massage establishment permit per the municipal code / per year	\$348.00	\$356.00
228	Parade Permit (Dublin Municipal Code Chapter 5.12)	Processing of a parade permit per the municipal code / per event (permit only - service charges per 5.12.100 additional)	\$153.00	\$157.00
229	Peddler Permit (Dublin Municipal Code Chapter 4.16)	Processing of a peddler permit per the municipal code / per application	\$242.00	\$247.00
230	Secondhand Dealer Permit (Dublin Municipal Code Chapter 4.12)	Processing of a secondhand dealer permit per the municipal code / per permit	\$273.00	\$279.00
231	Taxi Company (Owner) Permit - Initial (Dublin Municipal Code Chapter 6.76)	Processing of a taxi company (owner) permit per the municipal code / per initial permit	\$273.00	\$279.00
232	Taxi Company (Owner) Permit – Renewal (Dublin Municipal Code Chapter 6.76)	Annual permit after initial Taxi Company (owner) permit / per permit	\$153.00	\$157.00
233	Taxi Driver (Operator) Annual Permit – (Dublin Municipal Code Chapter 6.76)	Annual permit Taxi Driver (operator) permit / per permit	\$199.00	\$203.00

Section 2.2: Police Services- Hourly Rates

PS1	Sheriffs Technician	Hourly rate for special services not otherwise defined / per hour	\$65.00	\$65.00
PS2	Sheriff's Deputy	Hourly rate for special services not otherwise defined / per hour	\$132.00	\$140.00

* Local Fees and Charges not subject to annual adjustment based on Consumer Price Index (CPI)

** Fees and Charges established by separate ordinance, State Law, or another agency and not subject to CPI adjustment

#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
PS3	Sheriffs Sergeant	Hourly rate for special services not otherwise defined / per hour	\$155.00	\$165.00

Section 4.1 : Fire Prevention Services Plan Review & Inspection

The fees for all plan review and inspection, fire alarm systems, fixed fire systems, and automatic fire sprinkler systems include one inspection and one re-inspection for each inspection type (e.g. weld, hydro, rough, pre-pour, functional, final, etc.). If a permit applicant elects to split inspections into small pieces such as by floor or by system; additional inspection fees will be due based upon the hourly rate.

PLAN REVIEW & INSPECTION				
240	New Construction up to 5000 sq. ft.	Per application	\$287.00	\$293.00
241	New Construction 5000 sq. ft. to 45,000 sq. ft.	Per application	\$431.00	\$441.00
242	New Construction >45,000 sq. ft.	Per application	\$1,041.00	\$1,063.00
243	Tenant Improvement up to 5000 sq. ft.	Per application	\$287.00	\$293.00
244	Tenant Improvement 5000 sq. ft. to 45,000 sq. ft.	Per application	\$344.00	\$351.00
245	Tenant Improvement >45,000 sq. ft.	Per application	\$925.00	\$944.00
246	Custom Single Family Residence	Per application	\$344.00	\$351.00
FIRE ALARM SYSTEMS – (New or Tenant Improvements)				
250	Fire Alarm System < 50 devices	Per application	\$635.00	\$648.00
251	Fire Alarm System > 50 devices	Per application	\$1,215.00	\$1,241.00
252	High-rise System	Per building	\$1,506.00	\$1,537.00
FIXED FIRE PROTECTION SYSTEMS				
260	Medical Gas System	Per system	\$314.00	\$321.00
261	Hood Duct System	Per system	\$344.00	\$351.00
262	Halon or Clean Agent	Per system	\$402.00	\$410.00
263	Spray Booth per booth	Per system	\$518.00	\$529.00
AUTOMATIC FIRE SPRINKLER SYSTEMS, COMMERCIAL– (New or Tenant Improvements)				
270	System < 20 heads	Base fee per system	\$287.00	\$293.00
271	System > 20 heads	Base fee per system	\$635.00	\$648.00
272	Plus amount per head in excess of 100 heads	Per head	\$6.00	\$6.00
273	Underground Water Supply	Per system / tap	\$431.00	\$441.00
AUTOMATIC FIRE SPRINKLER SYSTEMS, RESIDENTIAL– (New and Alterations)				
275	NFPA 13 D master plan check and inspection	Per system	\$402.00	\$410.00
276	Additional permits for already approved master plan	Per application	\$344.00	\$351.00
277	NFPA 13R system (per unit, per building)	Per unit	\$287.00	\$293.00
278	NFPA 13 System	Per unit	\$490.00	\$500.00
279	Underground Water Supply	Per system / tap	\$431.00	\$441.00

Section 4.2 : Fire Prevention Services Regulated Activities

300	Aerosol	Per site	\$262.00	\$268.00
301	Aviation Facilities	Per site	\$149.00	\$152.00
302	Amusement Buildings	Per site	\$206.00	\$210.00
303	Open Flames and Candles	Per application	\$79.00	\$80.00
304	Carnivals and Fairs	Per event	\$675.00	\$689.00
305	Cellulose Nitrate Film	Per site	\$186.00	\$190.00

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** Fees and Charges established by separate ordinance, State Law, or another agency and not subject to CPI adjustment

#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
306	Combustible Fiber Storage	Per site	\$262.00	\$268.00
307	Compressed Gases	Per site	\$224.00	\$229.00
308	Cryogenics	Per site	\$224.00	\$229.00
309	Dry Cleaning Plants	Per site	\$262.00	\$268.00
310	Combustible Dust Producing Operations	Per site	\$262.00	\$268.00
311	Exhibits and Trade Shows	Per event	\$206.00	\$210.00
312	Explosives	Per application	\$264.00	\$270.00
313	Fire Hydrants and Valves	Per application	\$110.00	\$113.00
314	Flammable or Combustible Liquids	Per site	\$262.00	\$268.00
315	Floor Finishing	Per site	\$116.00	\$119.00
316	Fruit and Crop Ripening	Per bus	\$91.00	\$93.00
317	Fumigation & Thermal Insecticidal Fogging	Per site	\$77.00	\$79.00
318	Repair Garages and Motor Fuel-Dispensing Facilities	Per site	\$91.00	\$93.00
319	Hazardous Materials	Per site	\$116.00	\$119.00
320	HPM Facilities (Hazardous Production Materials)	Per facility	\$91.00	\$93.00
321	High Piled Storage	Per site	\$149.00	\$152.00
322	Hot Work Operations	Per application	\$149.00	\$152.00
323	LP-GAS	Per application	\$131.00	\$134.00
324	Liquid or Gas Fueled Equipment in assembly buildings	Per application	\$131.00	\$134.00
325	Lumberyards and Woodworking Plants	Per site	\$91.00	\$93.00
326	Wood products	Per site	\$91.00	\$93.00
327	Magnesium	Per facility	\$186.00	\$190.00
328	Miscellaneous Combustible Storage	Per facility	\$149.00	\$152.00
329	Open Burning	Per application	\$60.00	\$61.00
330	Open Flames and Torches	Per application	\$79.00	\$80.00
331	Organic Coatings	Per site	\$149.00	\$152.00
332	Industrial Ovens	Per site	\$149.00	\$152.00
333	Places of Assembly	Per site	\$149.00	\$152.00
334	Pyrotechnical Special Effects Material (non display)	Per application	\$149.00	\$152.00
335	Pyroxylin Plastics	Per site	\$206.00	\$210.00
336	Refrigeration Equipment	Per site	\$264.00	\$270.00
337	Spraying and Dipping Operations	Per site	\$206.00	\$210.00
338	Rooftop Heliports	Per site	\$149.00	\$152.00
339	Temporary Membrane Structures and Tents >400 sq. ft.	Per structure/tent	\$199.00	\$203.00
340	Waste Handling	Per site	\$149.00	\$152.00
341	Cutting and Welding	Per site	\$149.00	\$152.00
342	Storage of Scrap Tires and Tire Byproducts	Per site	\$149.00	\$152.00
343	Equivalent Fees and Charges	Fees for services or costs not explicitly listed in any section in the Master Fee Schedule / Case by case basis, may include: staff costs; contractor / consultant costs; reimbursable expenses; general overhead.	As determined by City Manager or designee based on actual costs and rates plus general overhead	As determined by City Manager or designee based on actual costs and rates plus general overhead

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#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
ANNUAL NOTICE OF INSPECTION (Self Inspection)				
344	Annual notice of inspection (Waived if business is subject to Annual Regulated Activity Permit)	Collected as supplement to the Annual Business Registration imposed under Dublin Municipal Code Chapter 4.04.250 / per year	\$20.00*	\$20.00*

4.3 Fire Works Displays & Sales

FIRE WORKS DISPLAYS				
350	Display Aerial Base Fee	Per event	\$151.00	\$155.00
351	Additional amount per shell group 60 shells	If applicable added to base fee	\$430.00	\$439.00
352	Additional amount per shell group 61-120 shells	If applicable added to base fee	\$384.00	\$392.00
353	Additional amount per shell group 121-181 shells	If applicable added to base fee	\$384.00	\$392.00
354	Additional amount per shell group 181-240 shells	If applicable added to base fee	\$500.00	\$511.00
355	Additional amount per shell group > 241 shells	If applicable added to base fee	\$463.00	\$473.00
FIRE WORKS SALES				
356	Fireworks Stand Application Dublin Municipal Code Chapter 5.24.070(B)	(Info Only - Established by City Ord/Code) Processing and administration of fireworks stands	\$150.00**	\$150.00**
357	Fireworks Stand Inspection	Cost to inspect sales locations	\$143.00	\$146.00

Section 4.4: Fire Prevention Services- Hourly Rates

FR1	Deputy Fire Marshal	Hourly rate for special services not otherwise defined / per hour	\$161.00	\$162.00
FR2	Fire Code Compliance Officer	Hourly rate for special services not otherwise defined / per hour	\$89.00	\$90.00

Section 5.1: Housing Services Program Fees

501	Below Market Ownership Units -	Administration of the "For Sale" Inclusionary units / per unit per change in ownership – Including Initial	\$1,500.00*	\$1,500.00*
502	Below Market Rate Secondary Rentals Unit	Administration of the "Second Units" designated to meet Affordable Program requirements / per unit per change in ownership – including Initial	\$872.00*	\$872.00*
503	Below Market Rental Developments	Rental developments with Inclusionary units / per development with restricted rent	\$826.00*	\$826.00*
504	Refinance Charges	Administrative cost for document preparation and research when an inclusionary unit requires City approval / per request	\$200.00*	\$200.00*
505	First time home loan program - administrative fee	Administrative charge for review and approval of first time home buyer loan / per loan approved	\$1,500.00*	\$1,500.00*

Section 6.1 : Planning Division

For all activities noted as Time and Materials (T&M), the cost shall be determined using composite City Staff rates and designated overhead factors. Overhead shall also be applicable to any work contracted by the City. An initial deposit shall be made by the applicant as determined by City Staff based on the scope and complexity of the project. Additional deposits shall be collected as necessary during processing. Any applicant funds remaining after completion of the project shall be refunded to the applicant.

USE PERMITS (TUP/CUP)				
550	Minor Use Permit	Per application	\$600.00*	\$600.00*

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#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
551	Minor Use Permit – Minor Amendment	Per application	\$129.00*	\$129.00*
552	Minor Use Permit – Major Amendment	Per application	\$600.00*	\$600.00*
553	Non-Residential Conditional Use Permit (CUP) / (Approval considered by Planning Commission)	Per application	\$1,100.00*	\$1,100.00*
554	Non-Residential Conditional Use Permit (CUP) / (Can be approved by Zoning Administrator)	Per application	\$1,100.00*	\$1,100.00*
555	Residential Conditional Use Permit (CUP) / (Approval considered by Planning Commission)	Per application	\$1,939.00*	\$1,939.00*
556	Residential Conditional Use Permit (CUP) / (Can be approved by Zoning Administrator)	Per application	\$1,939.00*	\$1,939.00*
557	Conditional Use Permit (CUP) – Daycare Center (15+ children)	Per application	\$1,100.00*	\$1,100.00*
558	Conditional Use Permit (CUP) – Large Family Daycare Home	Per application	\$650.00*	\$650.00*
559	Conditional Use Permit – Minor Amendment (Administrative Determination)	Per request	\$225.00*	\$225.00*
560	Conditional Use Permit – Time Extension (Administrative Determination)	Per request	\$225.00*	\$225.00*
561	Conditional Use Permit – Time Extension (Planning Commission Determination)	Per request	\$1,125.00*	\$1,125.00*
562	Temporary Use Permit - Minor	Per application	\$200.00*	\$200.00*
563	Temporary Use Permit – Major	Per application	T&M	T&M
ZONING CLEARANCE				
570	Accommodations for persons with disabilities Review	Per application	No Fee	No Fee
571	Banner / Balloon	Per sign / balloon	\$55.00*	\$55.00*
572	Indoor recreational Facilities	Per application	\$250.00*	\$250.00*
573	Large Family Day Care Home	Per application	\$100.00*	\$100.00*
574	Zoning Clearance-General	Per application	\$50.00*	\$50.00*
VARIANCE				
580	Non-Residential Variance	Per application	T&M	T&M
581	Residential Variance	Per application	T&M	T&M
SITE DEVELOPMENT REVIEW (SDR)				
590	Site Development Review - General	Per application	T&M	T&M
591	Site Development Review – Residential Additions > 500 sq. ft.	Per application	T&M	T&M
592	Site Development Review – Single Sign (Master Sign Program is handled as a Site Development Review-General)	Per Sign	\$325.00*	\$325.00*
593	Site Development Review Waiver	Per request	\$250.00*	\$250.00*
594	Site Development Review – Time Extension (Administrative Determination)	Per request	\$225.00*	\$225.00*
595	Site Development Review – Time Extension (Planning Commission Determination)	Per request	\$1,125.00*	\$1,125.00*
PLANNED DEVELOPMENT (PD) PROCESSING				
600	Planned Development Application (Stage 1 / Stage 2)	Per application	T&M	T&M
601	Planned Development Minor Amendment –(Administrative Determination)	Per application	\$512.00*	\$512.00*

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#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
602	Planned Development Minor Amendment – (Planning Commission Determination)	Per application	T&M	T&M
603	Planned Development Major Amendment – (City Council Determination)	Per application	T&M	T&M

Section 6.2: Other Planning Fees

OTHER CHARGES				
610	Appeal of Action by Applicant	Per appeal	T&M	T&M
611	Appeal of Action by member of public (non-applicant)	Per appeal	\$200.00*	\$200.00*
612	Estoppel Certificate – Development Agreement	Per certificate prepared when requested by entity not a party to the Development Agreement	\$250.00*	\$250.00*
613	Heritage Tree Removal Permit	Per tree	\$25.00*	\$25.00*
614	Preparation of Mailing Address Labels (Noticing Requirements)	Per set of labels	\$65.00*	\$65.00*
615	Equivalent Fees and Charges	Fees for services or costs not explicitly listed in any section in the Master Fee Schedule / case by case basis, may include: staff costs; contractor / consultant costs; reimbursable expenses; general overhead	As determined by City Manager or designee based on actual costs and rates plus general overhead	As determined by City Manager or designee based on actual costs and rates plus general overhead

Section 6.3: Planning Composite Hourly Rates & Overhead

PL1	Composite City Planning Staff Hourly Rate (Includes Overhead)	Per Hour for T&M activities	\$222.00	\$226.00
PL2	Off-Site Overhead Rate – Applied to actual costs incurred for consultant services and expenses billed under T&M	Percentage applied to City costs	44.0%*	44.0%*
PL3	On-Site Overhead Rate – Applied to actual costs incurred for consultant services and expenses billed under T&M	Percentage applied to City costs	54.0%*	54.0%*

Section 7.1 : Building and Safety Division – Building Permits (Total Valuation)

Building Permits which are not established as fixed fee shall be determined using the total valuation. In this case the fee due is based on: Occupancy and Construction Type; estimated cost of services and the Building, Residential, Mechanical, Plumbing, Electrical, Cal Green and Energy codes as adopted by the City Council including any amendments.

Calculation of the Building Permit fee to be collected shall be in accordance with the Table below. The determination of the valuation and annual adjustments to the valuation shall be made by the Building Official as authorized in Dublin Municipal Code section 7.28.430(E).

Building Permits Based on Valuation Formula /\$ Valuation				
700	\$0-\$500	Per calculated valuation	\$50.00*	\$50.00*
701	\$501-\$1,000	Per calculated valuation	\$100.00*	\$100.00*
702	\$1,001-\$2,000	Per calculated valuation	\$147.00	\$150.00
703	\$2,001-\$3,000	Per calculated valuation	\$198.00	\$202.00
704	\$3,001-\$4,000	Per calculated valuation	\$228.00	\$232.00
705	\$4,001-\$5,000	Per calculated valuation	\$283.00	\$289.00
706	\$5,001-\$10,000 (first \$5000)	Per calculated valuation	\$283.00	\$289.00
707	\$5,001-\$10,000 (each additional \$1000)	Per calculated valuation	\$43.00 for ea. \$1,000 or fraction thereof	\$44.00 for ea. \$1,000 or fraction thereof

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#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
708	\$10,001-\$50,000 (first \$10,000)	Per calculated valuation	\$505.00	\$516.00
709	\$10,001-\$50,000(each additional \$1000)	Per calculated valuation	\$25.00 for ea. \$1,000 or fraction thereof	\$26.00 for ea. \$1,000 or fraction thereof
710	\$50,001-\$100,000 (first \$50,000)	Per calculated valuation	\$1,552.00	\$1,584.00
711	\$50,001-\$100,001 (each additional \$1000)	Per calculated valuation	\$22.00 for ea. \$1,000 or fraction thereof	\$23.00 for ea. \$1,000 or fraction thereof
712	\$100,001-\$500,000 (first \$100,000)	Per calculated valuation	\$2,705.00	\$2,762.00
713	\$100,001-\$500,000 (each additional \$1000)	Per calculated valuation	\$18.00 for ea. \$1,000 or fraction thereof	\$18.00 for ea. \$1,000 or fraction thereof
714	\$500,001 and up (first \$500,000)	Per calculated valuation	\$10,255.00	\$10,470.00
715	\$500,001 and up (each additional \$1000)	Per calculated valuation	\$11.00 for ea. \$1,000 or fraction thereof	\$11.00 for ea. \$1,000 or fraction thereof
716	Demolition permits and removal of underground tanks	Calculate using valuation factors above	50% of the fee calculation based on valutaion	50% of the fee calculation based on valutaion

Section 7.2 : Building and Safety Division – Master Plan Check / Green Building

Building Permits Based on Valuation Formula /\$ Valuation Single Family detached tract housing (when using a Master Plan Check)				
720	\$100,001-\$500,000 (first \$100,000)	Per calculated valuation	\$1,700.00	\$1,735.00
721	\$100,001-\$500,001 (each additional \$1000)	Per calculated valuation	\$8.00 for ea. \$1,000 or fraction thereof	\$8.00 for ea. \$1,000 or fraction thereof
722	\$500,001 and up (first \$500,000)	Per calculated valuation	\$5,557.00	\$5,674.00
723	\$500,001 and up (each additional \$1000)	Per calculated valuation	\$3.00 for ea. \$1,000 or fraction thereof	\$3.00 for ea. \$1,000 or fraction thereof
CalGreen Building Permit Surcharge				
724	Surcharge applicable to permits subject to CalGreen Standards	Percentage is applied to Building Permit Fees if the application is subject to the CALGreen Building Standards Code	8%*	8%*
Building Permit State Surcharges				
725	California Building Standards Commission Green Building Valuation Surcharge	<i>(Info Only)</i> State fee required to be collected based on permit valuation	\$1.00** for ea. \$25,000 or fraction thereof	\$1.00** for ea. \$25,000 or fraction thereof
726	Residential - California Strong Motion Instrumentation Program (SMIP) Surcharge	<i>(Info Only)</i> State fee required to be collected based on permit valuation	\$0.10** per \$1,000	\$0.10** per \$1,000
727	Non-Residential - California Strong Motion Instrumentation Program (SMIP) Surcharge	<i>(Info Only)</i> State fee required to be collected based on permit valuation	\$0.21** per \$1,000	\$0.21** per \$1,000

Section 7.3 : Building and Safety Division – Residential Flat Fees

The provisions for residential flat fees may be applied when the specific work involved is for a single dwelling unit and /or appurtenant accessory structures where there is no other work except the item listed herein. "Service Explanations" follow the Table.

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** Fees and Charges established by separate ordinance, State Law, or another agency and not subject to CPI adjustment

#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
Residential Building Permits - Flat Fees				
730	Bathroom Remodel or Repair	Per bathroom	\$366.00	\$373.00
731	Electrical Appliances	Per Appliance - Installation of electrical appliances per "Service Explanation" #1	\$80.00*	\$80.00*
732	Electrical Circuits (first)	First or single circuit per "Service Explanation" #2	\$75.00*	\$75.00*
733	Electrical Circuits (each additional)	Fee for each additional circuit per "Service Explanation" #2	\$30.00*	\$30.00*
734	Electrical Panels (first)	First or single panel per "Service Explanation" #3	\$141.00	\$144.00
735	Electrical Panels (each additional)	Fee for each additional panel per "Service Explanation" #3	\$38.00	\$39.00
736	Fireplace Insert	Per single installation / per "Service Explanation" #4 and #5	\$181.00	\$185.00
737	Garbage Disposal	Per single installation / per "Service Explanation" #1	\$60.00*	\$60.00*
738	Gas Piping System	Per single installation / per "Service Explanation" #6	\$141.00	\$144.00
739	Hot Tub / Spa Portable	Per single installation "Service Explanation" #7	\$141.00	\$144.00
740	HVAC System	Per system / "Service Explanation" #8	\$100.00*	\$100.00*
741	Kitchen Remodel or Repair (w/o structural modifications)	Per permit, limited to one kitchen	\$580.00	\$592.00
742	Lawn Sprinkler System	Per system for any lawn sprinkler or irrigation system	\$60.00	\$61.00
743	Motors	Per "Service Explanation" #9	\$141.00	\$144.00
744	Plumbing Fixture	Per "Service Explanation" #1 and #2	\$60.00*	\$60.00*
745	Roofing Replacement (Residential)	For re-roofing a single family dwelling	\$179.00	\$183.00
746	Shower / tub replacement only	Per unit	\$139.00	\$142.00
747	Solar Panel - Residential Rooftop Photovoltaic	Per permit	\$250.00*	\$250.00*
748	Solar Pool Heating System	Per system (when not included with original pool permit)	\$100.00*	\$100.00*
749	Solar Water Heaters	Per application	\$100.00*	\$100.00*
750	Ventilation Fan	Per "Service Explanation" #10	\$60.00	\$61.00
751	Water Heater	Per "Service Explanation" #8	\$60.00*	\$60.00*
752	Water Piping System	Per single installation / per "Service Explanation" #6	\$141.00	\$144.00
753	Window Replacements (first 5 windows)	Per application containing 1-5 windows	\$179.00	\$183.00
754	Window Replacements (each additional window)	Additional per window charge added to base 1-5 window charge on same application	\$12.00	\$12.00

SERVICE EXPLANATIONS FOR RESIDENTIAL FLAT FEES

- 1 For installation, relocation, or replacement of any electrical appliance which requires plumbing installation such as garbage disposal, dishwasher, etc., (includes all necessary circuits, outlets, switches, receptacles, fixtures, water piping, and waste and vent piping).
- 2 For installation, alteration or replacement of an electrical circuit (includes all necessary outlets, switches, receptacles, and lighting fixtures).
- 3 For installation, relocation or replacement of temporary power poles, power pedestals, subpanels or service upgrades (includes all necessary circuits, outlets, switches, receptacles, fixtures).
- 4 For the installation, relocation or replacement of each vent or factory-built chimney.
- 5 For the installation of a solid burning fuel appliance (includes all necessary electrical circuits, outlets, fixtures, switches, receptacles factory-built chimney).
- 6 For each installation or alteration of each water piping system, gas piping system, or refrigerant piping system or portion thereof where fixtures or appliances are not installed.
- 7 For the installation, relocation or replacement of any spa / hot tub; includes all necessary outlets, receptacles, gas piping (only for spas supported on a slab. See Valuation Table for spas located on decking).
- 8 For the installation, relocation or replacement of each heating, cooling or refrigeration appliance (includes all necessary electrical circuits, outlets, fixtures, switches, receptacles, gas piping vents, water piping and duct work). OR (a) For the installation, relocation or replacement of each gas fired water heater (includes all necessary water and gas piping and vents). OR (b) For the installation relocation or replacement of each electrical water heater (includes all necessary water piping, electrical circuits, outlets, fixtures, receptacles, and switches).

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#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
9	For installation, relocation or replacement of any motor (not an integral part of an integral part of an electrical appliance, fan, heating appliance, cooling appliance), generator, heater, electrical furnace, welding machine, transformer, and rectified (includes all necessary circuits, outlets, fixtures, switches, controls).			
10	For installation, relocation or replacement of ventilation fans connected to a single duct or outlets, switches, receptacles, fixtures and duct work).			

Section 7.4 : Building and Safety Division – Non-Residential Flat Fees

Non-Residential Building Permits - Flat Fees				
760	Solar Systems (base)- Photovoltaic systems	Includes one inverter and up to ten panels	\$923.00	\$942.00
761	Solar Systems - each additional inverter	Per each additional inverter	\$104.00	\$106.00
762	Each additional 100 panels	For each additional 100 panels or fraction thereof	\$119.00	\$121.00
763	Replacement in - kind Heating and or Air conditioning units	Per unit	\$685.00	\$699.00
764	Water heaters - standard	Per water heater	\$141.00	\$144.00
765	Reroof Base (Initial square)	Per initial square (10ft X 10ft) area	\$100.00	\$102.00
766	Reroof – Additional beyond base	Each additional square (10ft x 10ft) area or fraction thereof	\$15.00	\$15.00

Section 7.5 : Building and Safety Division – Construction Debris & Demolition

770	Residential	Per unit	\$119.00	\$121.00
771	Residential Second Unit (Attached to single family home)	Per unit – Provided at the same time as the permit for the original unit	Zero	Zero
772	Commercial - bonded	Per application	\$793.00	\$809.00
773	Commercial - non-bond	Per application	\$317.00	\$323.00

Section 7.6: Building & Safety- Composite Hourly Rates & Overhead

BS1	Composite City Building & Safety Staff Hourly Rate (Includes Overhead)	Per hour for T&M activities	\$171.00	\$174.00
BS2	Overhead Rate – Applied to actual costs incurred for consultant services and expenses billed under T&M	Percentage applied to City costs	44.0%*	44.0%*

Section 7.6 : Building and Safety Division – Other Fees

For all activities noted as Time and Materials (T&M), the cost shall be determined using composite City Staff rates and designated overhead factors. Overhead shall also be applicable to any work contracted by the City. An initial deposit shall be made by the applicant as determined by City Staff based on the scope and complexity of the project. Additional deposits shall be collected as necessary during processing. Any applicant funds remaining after completion of the project shall be refunded to the applicant.

780	Additional plan checking, alternate means and methods applications, or plan revisions		T&M	T&M
781	Certified Accessibility Specialist (CASp)- Meeting	Initial meeting and review; all other work is T&M	\$629.00	\$643.00
782	Code compliance survey	Initial 100 sq. ft.	\$496.00	\$507.00
783	Code compliance survey	Each additional 100 sq. ft. or fraction thereof	\$38.00	\$39.00
784	In-plant inspections	If inspection is required at a fabrication facility outside jurisdiction	T&M	T&M
785	Moved building inspection fee:	Per building	\$2,404.00	\$2,455.00
786	Plan storage fee	Applies to plans required to be prepared by a professional engineer or architect	\$10.00	\$10.00
787	Re-inspection fee.	Per each re-inspection; on Multi-Family, fee is calculated per unit	\$156.00	\$160.00

* Local Fees and Charges not subject to annual adjustment based on Consumer Price Index (CPI)

** Fees and Charges established by separate ordinance, State Law, or another agency and not subject to CPI adjustment

#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
788	Review geologic reports required by the Alquist-Priolo Special Studies Zones Act	Per application request	T&M	T&M
789	Service requested outside of regular working hours / business days (4 hour min)	Per hour with a four hour minimum	\$258.00	\$263.00
790	Special Investigations (Code compliance survey, lockout inspection or other special investigation.)	Per investigation; cost of investigation shall be in addition to the fees for any new installation made as part of the correction	T&M	T&M
791	Equivalent Fees and Charges	Fees for services or costs not explicitly listed in any section in the Master Fee Schedule / case by case basis, may include: staff costs; contractor / consultant costs; reimbursable expenses; general overhead	As determined by City Manager or designee based on actual costs and rates plus general overhead	As determined by City Manager or designee based on actual costs and rates plus general overhead

Section 8.1 : Engineering / Public Works – Other Fees

For all activities noted as Time and Materials (T&M), the cost shall be determined using composite City Staff rates and designated overhead factors. Overhead shall also be applicable to any work contracted by the City. An initial deposit shall be made by the applicant as determined by City Staff based on the scope and complexity of the project. Additional deposits shall be collected as necessary during processing. Any applicant funds remaining after completion of the project shall be refunded to the applicant.

800	Permit processing fee	Includes cost of processing grading or encroachment permit	\$104.00	\$106.00
801	Plan checking	Per hour	T&M	T&M
802	Trenching / Road Cuts – Base Transfers and longitudinal tranches, road cuts, 1 - 100 SF	Base Permit cost up to 100 sq. ft.	\$216.00	\$221.00
803	Trenching / Road Cuts – Over 100 SF Transfers and longitudinal tranches, road cuts, >100 SF	Additional permit cost per additional square foot in excess of 100 sq. ft.	\$1.00	\$1.00
804	Construction concrete sidewalk, curb, and gutter 1- 50 SF	Base Permit cost up to 50 sq. ft.	\$216.00	\$221.00
805	Construction concrete sidewalk, curb, and gutter greater than 50 SF	Additional permit cost per additional linear foot in excess of 50 sq. ft.	\$2.00	\$2.00
806	Constructing concrete driveways: residential	Per Driveway- Residential	\$375.00	\$383.00
807	Constructing concrete driveways: commercial	Per Driveway - Commercial	\$563.00	\$575.00
808	Constructing drain inlets, manholes, and connections to same	Connection of inlet	\$433.00	\$443.00
809	Encroachment Permit Resurfacing Surcharge – 50 square feet or less	Per each permit where roadway asphalt is cut impacting 50 sq. ft. or less of roadway	\$50.00*	\$50.00*
810	Encroachment Permit Resurfacing Surcharge – per square foot after 50 sq ft.	In addition to base charge for up to 50 sq. ft. – an additional per sq. ft.	\$1.00 per square foot	\$1.00 per square foot
811	Transportation / Oversized Vehicle Permits: Annual	<i>(Info Only State Limits Max. Fee Per Calif. Vehicle Code 35795 (b)(1)); per annual permit application</i>	\$16.00**	\$16.00**
812	Transportation / Oversized Vehicle Permits: Single trip	<i>(Info Only State Limits Max. Fee Per Calif. Vehicle Code 35795 (b)(1)); per single trip application</i>	\$90.00**	\$90.00**
813	Block party / street closure	Per application	\$79.00	\$80.00
814	Filming / Photography Within Public Right of Way - Basic fee	Per application	\$237.00 (Permit Only – Public Service Charges At Cost may apply)	\$248.00 (Permit Only – Public Service Charges At Cost may)
815	Building division permit referral - residential	Per application	\$219.00	\$224.00
816	Building division permit referral - non residential	Per application	\$440.00	\$449.00
817	ADA site compliance review	Per application	\$329.00	\$336.00

* Local Fees and Charges not subject to annual adjustment based on Consumer Price Index (CPI)

** Fees and Charges established by separate ordinance, State Law, or another agency and not subject to CPI adjustment

#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
818	Newsrack Permit	Per application / single space in City-owned newsrack	\$180.00*	\$180.00*
819	Inspection: Public improvements construction; grading; encroachment permits	Per hour	T&M	T&M
820	Subdivision and Development Plan Checking	Per hour	T&M	T&M
821	Equivalent Fees and Charges	Fees for services or costs not explicitly listed in any section in the Master Fee Schedule / case by case basis, may include: staff costs; contractor / consultant costs; reimbursable expenses; general overhead	As determined by City Manager or designee based on actual costs and rates plus general overhead	As determined by City Manager or designee based on actual costs and rates plus general overhead

Section 8.2: Engineering- Cash Bond Required For Encroachment Permit (If No Surety Bond)

850	Transverse and longitudinal trenches, road cuts, and other street excavation work – 50 square feet or less	Minimum Bond Amount Per Application - See Section 8.2(A): Conditions	\$500.00*	\$500.00*
851	Transverse and longitudinal trenches, road cuts, and other street excavation work – in excess of 50 square feet	Minimum Bond Amount Per Application - See Section 8.2(A): Conditions	\$500.00 + \$5.00/ sq. ft. in excess of 50 sq. ft.*	\$500.00 + \$5.00/ sq. ft. in excess of 50 sq. ft.*
852	Concrete Sidewalk 50 square feet or less	Minimum Bond Amount Per Application - See Section 8.2(A): Conditions	\$500.00*	\$500.00*
853	Concrete Sidewalk more than 50 square feet	Minimum Bond Amount Per Application - See Section 8.2(A): Conditions	\$500.00 + \$5.00/ sq. ft. in excess of 50 sq. ft.*	\$500.00 + \$5.00/ sq. ft. in excess of 50 sq. ft.*
854	Concrete Curb and / or gutter of 30 linear feet or less	Minimum Bond Amount Per Application - See Section 8.2(A): Conditions	\$500.00*	\$500.00*
855	Concrete Curb and / or gutter more than 30 linear feet	Minimum Bond Amount Per Application - See Section 8.2(A): Conditions	\$500.00 + \$20.00/ linear ft. in excess of 30 linear ft.*	\$500.00 + \$20.00/ linear ft. in excess of 30 linear ft.*
856	Residential Concrete Driveway	Minimum Bond Amount Per Application - See Section 8.2(A): Conditions	\$500.00 Minimum*	\$500.00 Minimum*
857	Commercial Concrete Driveway	Minimum Bond Amount Per Application - See Section 8.2(A): Conditions	\$1,000.00 Minimum*	\$1,000.00 Minimum*
858	Drop inlets, manholes and connections to same	Minimum Bond Amount Per Application - See Section 8.2(A): Conditions	\$1,000.00 Minimum*	\$1,000.00 Minimum*
859	Temporary street or lane closures	Minimum Bond Amount Per Application - See Section 8.2(A): Conditions	No Deposit / Bond Required	No Deposit / Bond Required
860	Miscellaneous encroachment work	Minimum Bond Amount Per Application - See Section 8.2(A): Conditions	Amount to be determined by the Public Works Director in accordance with the nature and scope of work	Amount to be determined by the Public Works Director in accordance with the nature and scope of

* Local Fees and Charges not subject to annual adjustment based on Consumer Price Index (CPI)

** Fees and Charges established by separate ordinance, State Law, or another agency and not subject to CPI adjustment

#	Item / Service	Description / Unit	Fees through 6/30/15	Fee Effective 7/1/2015
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Section 8.2(A) : Conditions: -Cash Bond Required For Encroachment Permit

- **Conditions For Release:** Bonds shall be released six months after the work has been accepted by the City, provided there are no defects in the work
- **Annual Bonds:** A minimum annual cash deposit of \$5,000.00 may be posted in lieu of a cash or a surety bond for each permit. The City may require additional bonds or cash deposits when the nature of the work is such that the amounts hereinbefore provided are insufficient to cover expenses that may be incurred in restoring the right-of-way to its former condition.

Section 8.3: Engineering- Composite Hourly Rates & Overhead

EN1	Composite City Engineering Staff (Excludes Inspectors) Hourly Rate (Includes Overhead)	Per hour for T&M activities	\$222.00	\$227.00
EN2	Composite City Public Works / Engineering Inspectors Rate (Includes Overhead)	Per hour for T&M activities	\$158.00	\$161.00
EN3	Off-Site Overhead Rate – Applied to actual costs incurred for consultant services and expenses billed under T&M	Percentage applied to City costs	37%*	37%*
EN4	On-Site Overhead Rate – Applied to actual costs incurred for consultant services and expenses billed under T&M	Percentage applied to City costs	41%*	41%*

Section 9.1 : City Attorney – Development Application Processing

For all development related activities noted as Time and Materials (T&M), the cost of the City Attorney shall be determined by applying the designated overhead factor to the Cost for City Attorney services incurred by the City. An initial deposit shall be made by the applicant as determined by City Staff based on the scope and complexity of the project. Additional deposits shall be collected as necessary during processing. Any applicant funds remaining after completion of the project shall be refunded to the applicant.

CA1	Overhead Rate – Applied to City Attorney Costs associated with Planning and Engineering Applications	Percentage applied to City costs	12/1/12 25%* 7/1/13 31%* 7/1/14 38%* 7/1/15 44%*	12/1/12 25%* 7/1/13 31%* 7/1/14 38%* 7/1/15 44%*
CA2	Equivalent Fees and Charges	Fees for services or costs not explicitly listed in any section in the Master Fee Schedule / case by case basis, may include: staff costs; contractor / consultant costs; reimbursable expenses; general overhead	As determined by City Manager or designee based on actual costs and rates plus general overhead	As determined by City Manager or designee based on actual costs and rates plus general overhead

* Local Fees and Charges not subject to annual adjustment based on Consumer Price Index (CPI)

** Fees and Charges established by separate ordinance, State Law, or another agency and not subject to CPI adjustment



ADMINISTRATIVE SERVICES DEPARTMENT
 100 CIVIC PLAZA
 DUBLIN CA 94568
 TELEPHONE: (925) 833-6640 FAX: (925) 833-8741

ESTIMATE ONLY - PROPOSED FEES EFFECTIVE OCTOBER 2015

PRO FORMA - NOT FOR PAYMENT PURPOSES

THIS ESTIMATE IS PRELIMINARY AS THERE IS NO BUILDING PERMIT OR SPECIFIC PROJECT PENDING. PROJECTED FEES ARE AN INDICATION BASED ON FEES EFFECTIVE OCTOBER 2015 AND ASSUMPTIONS WHICH MAY DIFFER AT THE TIME OF THE FINAL APPROVAL.

DATE: August 17, 2015 INVOICE NUMBER: Estimate

PROJECT: RESIDENTIAL PROJECT [REDACTED] # OF UNITS: 313

IMPACT FEES	FEE PER UNIT	TOTAL FEES ¹
Improvements, Community Parks	5,251.00	1,643,563.00 ²
Community Buildings	3,433.00	1,074,529.00 ²
Libraries	977.00	305,801.00 ²
Civic Center	892.00	279,196.00 ²
Improvements, Neighborhood Parks	1,254.00	392,502.00 ²
Aquatic Center	496.00	155,248.00 ²
Improvements, Community Nature Parks	1,212.00	379,356.00 ²
Traffic Impact Fees	1,568.00	490,784.00
Tri-Valley Transportation Development Fee	2,107.50	659,647.50
Fire Impact Fees	544.00	170,272.00
SUB-TOTAL IMPACT FEES		5,550,898.50
IN-LIEU FEES		
Community Parks, Land	7,378.00	2,309,314.00 ²
Neighborhood Parks, Land	3,113.00	974,369.00 ²
Community Nature Parks, Land	438.00	137,094.00 ²
Affordable Housing In Lieu Fees	130,276.00	³
Public Arts In-lieu Fees		⁴
SUB-TOTAL IN-LIEU FEES		\$3,420,777.00
TOTAL ESTIMATED IMPACT FEES & IN-LIEU FEES		<u>\$8,971,675.50</u> ⁵

1 The fees estimated above are based upon 313 High-Density residential units located on Dublin Boulevard at Golden Gate Drive. Total acreage for the project is 4.97 acres.

2 Fee rates are based on new Public Facilities Fee effective October 15, 2015

3 Affordable Housing In-Lieu Fee : Developers of projects with 20 units or more, subject to Dublin Municipal Code 8.68.030A shall construct 12.5% of the total number of dwelling units within the development as affordable units. Upon request of the applicant, the City Council shall permit the applicant to pay a fee in lieu of constructing up to 40% of the affordable units that the developer would otherwise be required to construct



ADMINISTRATIVE SERVICES DEPARTMENT
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DUBLIN CA 94568
TELEPHONE: (925) 833-6640 FAX: (925) 833-8741

ESTIMATE ONLY - PROPOSED FEES EFFECTIVE OCTOBER 2015

PRO FORMA - NOT FOR PAYMENT PURPOSES

THIS ESTIMATE IS PRELIMINARY AS THERE IS NO BUILDING PERMIT OR SPECIFIC PROJECT PENDING. PROJECTED FEES ARE AN INDICATION BASED ON FEES EFFECTIVE OCTOBER 2015 AND ASSUMPTIONS WHICH MAY DIFFER AT THE TIME OF THE FINAL APPROVAL.

DATE: August 17, 2015 INVOICE NUMBER: Estimate

PROJECT: RESIDENTIAL PROJECT [REDACTED] # OF UNITS: 313

313 Project Units x 12.5% affordable requirement = 39 units project affordable obligation. Forty percent of obligation may be met with In-Lieu Fees: 39 Unit Obligation x 40% = 16 units @ \$130,276/unit. Remaining 23 units must be constructed with project. If additional units are constructed with project fee will be less. Actual final terms as an affordable housing project may differ. **The estimated Affordable Housing In-Lieu Fee is \$2,084,416** has not been included in the above Total Estimated Impact & In Lieu Fees because the proposal for the Veterans Assisted Living with Eden Housing would fulfill the obligation.

- This estimate does not include Public Arts In-lieu Fees which would result from the Developer opting to make a monetary contribution in lieu of providing public art. Public art in-lieu contribution must be equal to five-tenths percent (0.5%) of the project's building valuation (exclusive of land) for all new residential development projects in excess of 20 residential units.
- The fees listed above do not include water and sewer impact fees and drainage fees assessed by DSRSD and Zone 7, or School Fees assessed by the Dublin Unified School District. Please contact these agencies to obtain estimates of these fees. It also does not include any Building Permit Fees to be charged by the City.



ADMINISTRATIVE SERVICES DEPARTMENT
 100 CIVIC PLAZA
 DUBLIN CA 94568
 TELEPHONE: (925) 833-6640 FAX: (925) 833-8741

ESTIMATE ONLY - FEES EFFECTIVE 7/1/2015
PRO FORMA - NOT FOR PAYMENT PURPOSES
 THIS ESTIMATE IS PRELIMINARY AS THERE IS NO BUILDING PERMIT OR SPECIFIC PROJECT PENDING.
 PROJECTED FEES ARE AN INDICATION BASED ON FEES EFFECTIVE 7/1/2015 AND ASSUMPTIONS WHICH
 MAY DIFFER AT THE TIME OF THE FINAL APPROVAL.

DATE: August 17, 2015

INVOICE NUMBER: Estimate

PROJECT: [REDACTED]

IMPACT FEES	FEE RATE	TOTAL FEES
Land, Community Parks	\$1,969.00	\$1,772,100.00
Community Parks, Improvements	767.00	690,300.00
Community Buildings	112.00	100,800.00
Libraries	215.00	193,500.00
Civic Center	65.00	58,500.00
Aquatic Center	17.00	15,300.00
Freeway Interchange Fee (Componet 1 - Base)	21.46	695,304.00
Freeway Interchange Fee (Componet 2 - Esc)	11.98	388,152.00
Traffic Impact Fees - Category 1	718.00	23,263,200.00 ²
Traffic Impact Fees - Category 2	194.00	6,285,600.00 ²
Tri-Valley Transportation Development Fee	3.41	3,069,000.00
Fire Impact Fees	0.131	117,900.00 ²
Noise Mitigation Fee	23.71	21,339.00
Nonresidential Affordable Housing Impact Fee	1.02	918,000.00
SUB-TOTAL IMPACT FEES		\$37,588,995.00
IN-LIEU FEES		
Public Arts In-lieu Fees		³
SUB-TOTAL IN-LIEU FEES		\$0.00
TOTAL IMPACT FEES & IN-LIEU FEES		<u>\$37,588,995.00</u>

Notes:

- 1 The fee estimate is based on a 900,000 square foot Medical-Dental Office Building located in Eastern Dublin with a trip rate of 36.13 trips per 1,000 square feet.
- 2 Should Developer acquire rights to use Fee Credits (requires executed transfer agreement from Developer holding Credits). Terms of any transfer transactions between Developers are determined by the private parties; the City of Dublin is not a party to the terms of such transactions. However, use of Credits and recording the ownership of the credits are regulated by City Policy. The following are maximum credits allowed for the project:
 - Traffic Impact Fee Category 1: 89%
 - Traffic Impact Fee Category 2: 75%
 - Fire Impact Fee : 100%
- 3 This estimate does not include Public Arts In-lieu Fees. The developer of a non-residential development project of more than 50,000 square feet may make a monetary contribution to the City equal to five-tenths percent (0.5%) of the development project's building valuation (exclusive of land).
- 4 The fees listed above do not include water and sewer impact fees and drainage fees assessed by Dublin San Ramon Services District and Zone 7, or School Fees assessed by the Dublin Unified School District. Please contact these agencies to obtain estimates of these fees.
 It also does not include any Building Permit Fees to be charged by the City.

Review by:
 Date:



ADMINISTRATIVE SERVICES DEPARTMENT
100 CIVIC PLAZA
DUBLIN CA 94568
TELEPHONE: (925) 833-6640 FAX: (925) 833-8741

ESTIMATE ONLY - PROPOSED FEES EFFECTIVE OCTOBER 2015
PRO FORMA - NOT FOR PAYMENT PURPOSES
 THIS ESTIMATE IS PRELIMINARY AS THERE IS NO BUILDING PERMIT OR SPECIFIC PROJECT PENDING.
 PROJECTED FEES ARE AN INDICATION BASED ON FEES EFFECTIVE **OCTOBER 2015** AND
 ASSUMPTIONS WHICH MAY DIFFER AT THE TIME OF THE FINAL APPROVAL.

DATE: August 10, 2015

PROJECT: [REDACTED] # OF UNITS 54

IMPACT FEES	FEE PER UNIT	TOTAL FEES ¹
Community Parks, Improvements	5,251.00	283,554.00
Community Buildings	3,433.00	185,382.00
Libraries	977.00	52,758.00
Civic Center	892.00	48,168.00
Improvements, Neighborhood Parks	1,254.00	67,716.00
Aquatic Center	496.00	26,784.00
Improvements, Community Nature Parks	1,212.00	65,448.00
Freeway Interchange Fee (Component 1 - Base)	214.60	11,588.40
Freeway Interchange Fee (Component 2 - Esc)	120.76	6,521.04
Traffic Impact Fees - Category 1	7,521.00	406,134.00 ²
Traffic Impact Fees - Category 2	1,936.00	104,544.00 ²
Traffic Impact Fees - Category 2 (Bart)	790.00	42,660.00
Tri-Valley Transportation Development Fee	3,059.50	165,213.00
Fire Impact Fees	544.00	29,376.00 ²
Noise Mitigation Fees	4.74	255.96
SUB-TOTAL IMPACT FEES		\$1,496,102.40
IN-LIEU FEES		
Community Parks, Land	7,378.00	398,412.00 ³
Neighborhood Parks, Land	3,113.00	168,102.00 ⁴
Community Nature Parks, Land	438.00	23,652.00
Affordable Housing In-lieu Fees	130,276.00	⁶
Public Arts In-lieu Fees		⁷
SUB-TOTAL IN-LIEU FEES		\$590,166.00
TOTAL ESTIMATED IMPACT FEES & IN-LIEU FEES		\$2,086,268.40

Note:

¹ The fees listed above are based on 54 Medium density (6.1 to 14.0 units per acre) single family homes located in Eastern Dublin. Estimate is based on impact fees adjusted on July 1, 2015 and new Public Facilities Fee effective October 15, 2015.

² Should Developer acquire rights to use Fee Credits (requires executed transfer agreement from Developer holding Credits). Terms of any transfer transactions between Developers are determined by the private parties; the City of Dublin is not a party to the terms of such transactions. However, use of Credits and recording the ownership of the credits are regulated by City Policy. The following are maximum credit allow for the project:

- Traffic Impact Fee Category 1 = 89%



ADMINISTRATIVE SERVICES DEPARTMENT
 100 CIVIC PLAZA
 DUBLIN CA 94568
 TELEPHONE: (925) 833-6640 FAX: (925) 833-8741

ESTIMATE ONLY - PROPOSED FEES EFFECTIVE OCTOBER 2015
PRO FORMA - NOT FOR PAYMENT PURPOSES
 THIS ESTIMATE IS PRELIMINARY AS THERE IS NO BUILDING PERMIT OR SPECIFIC PROJECT PENDING.
 PROJECTED FEES ARE AN INDICATION BASED ON FEES EFFECTIVE **OCTOBER 2015** AND
 ASSUMPTIONS WHICH MAY DIFFER AT THE TIME OF THE FINAL APPROVAL.

DATE: August 10, 2015

PROJECT: [REDACTED] # OF UNITS 54

- Traffic Impact Fee Category 2 = 75%
- Fire Impact Fee = 100%

- 3 Community Park Land In-lieu Fee: parkland dedication requirement of 0.0081 acres per unit or In-lieu fee of \$7,378 per unit. Community Parkland Dedication requirement can be met with the transfer of parkland credit from developers with available credits.
- 4 Neighborhood Park Land In-lieu Fee: parkland dedication requirement of 0.0046 acres per unit or In-lieu fee of \$3,113 per unit. Neighborhood Parkland Dedication requirement can be met with the transfer of parkland credit from developers with available credits.
- 5 Community Nature Park Land In-lieu Fee: parkland dedication requirement of 0.0008 acres per unit or In-lieu fee of \$438 per unit. Community Nature Parkland requirement can be met with the transfer of parkland credit from developers with available credits.
- 6 Affordable Housing In-Lieu Fee : Developers of projects subject to Dublin Municipal Code 8.68.030A shall construct 12.5% of the total number of dwelling units within the development as affordable units. Upon request of the applicant, the City Council shall permit the applicant to pay a fee in lieu of constructing up to 40% of the affordable units that the developer would otherwise be required to construct
 54 Project Units x 12.5% affordable requirement = 7 units project affordable obligation. Forty percent of obligation may be met with In-Lieu Fees: 7 Unit Obligation x 40% = 3 units @ \$130,276/unit. Remaining 4 units must be constructed with project. If additional units are constructed with project fee will be less. Actual final terms as an affordable housing project may differ. **The estimated Affordable Housing In-Lieu Fee of \$390,828** has not been included in the above Total Estimated Impact & In Lieu Fees .
- 7 This estimate does not include Public Arts In-lieu Fees which would result from the Developer opting to make a monetary contribution in lieu of providing public art. Public art in-lieu contribution must be equal to five-tenths percent (0.5%) of the project's building valuation (exclusive of land).
- 8 The fees listed above do not include water and sewer impact fees and drainage fees assessed by DSRSD and Zone 7, or School Fees assessed by the Dublin Unified School District. Please contact these agencies to obtain estimates of these fees. It also does not include any Building Permit Fees to be charged by the City.





**COMMUNITY DEVELOPMENT
BUILDING & SAFETY DIVISION
100 CIVIC PLAZA DUBLIN CA 94568
TELEPHONE: (925) 833-6620 FAX: (925) 833-6628**

DATE: December 9, 2015

INVOICE NUMBER: 0

PROJECT: SHOPPING CENTER IN EASTERN DUBLIN (300,001 SF)

IMPACT FEES

Land, Community Parks	4101.0000.49163	438,901.46
Improvements, Community Parks	4103.0000.49163	312,601.04
Land, Community Nature Parks	4110.0000.49163	26,100.09
Improvements, Community Nature Parks	4111.0000.49163	72,000.24
Community Buildings	4105.0000.49163	44,400.15
Libraries	4106.0000.49163	63,600.21
Civic Center	4107.0000.49163	71,100.24
Aquatic Center	4108.0000.49163	6,300.02
Freeway Interchange Fee (Componet 1 - Base)	1001.24102	212,454.71
Freeway Interchange Fee (Componet 2 - Esc)	1001.24109	119,394.40
Traffic Impact Fees - Category 1	4301.0000.49163	7,108,223.69
Traffic Impact Fees - Category 2	4302.0000.49163	1,920,606.40
Tri-Valley Transportation Development Fee	4306.0000.49163	1,023,003.41
Fire Impact Fees	4201.0000.49163	39,300.13
Noise Mitigation Fee	2902.0000.49163	7,113.02
Nonresidential Affordable Housing Impact Fee	2901.0000.49163	306,001.02

SUB-TOTAL IMPACT FEES

\$11,771,100.23

IN-LIEU FEES

SUB-TOTAL IN-LIEU FEES

\$0.00

PROCESSING FEES

SUB-TOTAL PROCESSING FEES

\$0.00

FEES LEVIED BY OTHER AGENCIES

City Must Verify Dublin Unified School District Fees are Paid Prior to Issuance of Building Permits

SUB-TOTAL FEES COLLECTED ON BEHALF OF OTHER AGENCIES

\$0.00

GRAND TOTAL PAYMENT REQUIRED

\$11,771,100.23

Note: Payment of the invoice shall be considered as authorization from the Developer for the use of City credits as shown.



CITY OF DUBLIN

FISCAL YEAR 2015-16 IMPACT FEES

Effective October 15, 2015

PUBLIC FACILITY IMPACT FEES – (RESIDENTIAL)

Citywide	Single Family (6.0 Units per acre or less)	Multi-Family (6.1 Units per acre or more)	Second Units
Neighborhood Parks, Land	\$3,113	\$3,113	\$3,113
Neighborhood Parks, Improvements	1,254	1,254	1,254
Community Parks, Land	7,378	7,378	7,378
Community Parks, Improvements	5,251	5,251	5,251
Community Nature Parks, Land	438	438	438
Community Nature Parks, Improvements	1,212	1,212	1,212
Community Buildings	3,433	3,433	3,433
Aquatic Center	496	496	496
Civic Center	892	892	892
Library	977	977	977
TOTAL PUBLIC FACILITY FEE	\$24,444	\$24,444	\$24,444

PUBLIC FACILITY FEES – (NON-RESIDENTIAL)

Citywide	Commercial	Office	Industrial
Community Parks, Land	\$1,463	\$1,966	\$729
Community Parks, Improvements	1,042	1,401	519
Community Nature Parks, Land	87	117	43
Community Nature Parks, Improvements	240	322	119
Community Buildings	148	199	74
Aquatic Center	21	28	10
Civic Center	237	319	118
Library	212	285	105
TOTAL PUBLIC FACILITY FEE⁽¹⁾	\$3,450	\$4,637	\$1,717

⁽¹⁾ Fee is based on Land-Use Type per 1,000 square feet.

CITY-WIDE FIRE IMPACT FEE

RESIDENTIAL	Single Family (6.0 Units per acre or less)	Multi-Family (6.1 Units per acre or more)	Second Units
Per Dwelling Unit	\$870	\$544	\$544

NON-RESIDENTIAL	Commercial	Office	Industrial
Land-Use Type (Per square foot)	\$0.131	\$0.254	\$0.112

EASTERN DUBLIN TRAFFIC IMPACT FEE (RESIDENTIAL)

OUTSIDE TRANSIT CENTER	Low (0-6 units/acre)	Medium (6.1-14 units/acre)	Medium High (14.1-25 units/acre)	High (25.1+ units/acre)	Second Units
EDTIF Cat. 1	\$7,521	\$7,521	\$5,265	\$4,513	\$4,513
Sub-Total EDTIF 1	\$7,521	\$7,521	\$5,265	\$4,513	\$4,513
EDTIF Cat. 2	\$1,936	\$1,936	\$1,356	\$1,161	\$1,161
EDTIF Cat. 2 (BART Garage)	790	790	553	474	474
Sub-Total EDTIF 2	\$2,726	\$2,726	\$1,909	\$1,635	\$1,635
TOTAL EASTERN DUBLIN TIF	\$10,247	\$10,247	\$7,174	\$6,148	\$6,148

INSIDE TRANSIT CENTER	Low (0-6 units/acre)	Medium (6.1-14 units/acre)	Medium High (14.1-25 units/acre)	High (25.1+ units/acre)	Second Units
EDTIF Cat. 1	\$7,521	\$7,521	\$5,265	\$3,434	\$3,434
Sub-Total EDTIF 1	\$7,521	\$7,521	\$5,265	\$3,434	\$3,434
EDTIF Cat. 2	\$1,936	\$1,936	\$1,356	\$871	\$871
Sub-Total EDTIF 2	\$1,936	\$1,936	\$1,356	\$871	\$871
TOTAL EASTERN DUBLIN TIF	\$9,457	\$9,457	\$6,621	\$4,305	\$4,305

EASTERN DUBLIN TRAFFIC IMPACT FEE (NON-RESIDENTIAL)

NON-RESIDENTIAL*	Commercial	Office	Industrial
EDTIF Cat. 1 (Per 1,000 sf)	\$718	\$718	\$718
EDTIF Cat. 2 (Per 1,000 sf)	194	194	194
TOTAL EASTERN DUBLIN TIF	\$912	\$912	\$912

*Total fee calculation is based on traffic density of Land-Use Type

DOWNTOWN TRAFFIC IMPACT FEE (OUTSIDE OF EASTERN DUBLIN)

RESIDENTIAL	Low (0-6 units/acre)	Medium (6.1-14 units/acre)	Medium High (14.1-25 units/acre)	High (25.1+ units/acre)	Second Units
Per Unit	\$2,615	\$2,615	\$1,832	\$1,568	\$1,568

NON-RESIDENTIAL	Commercial	Office	Industrial
Land-Use Type (Per 1,000 sf)	\$261	\$261	\$261

CITY-WIDE TRI-VALLEY TRANSPORTATION DEVELOPMENT FEE

RESIDENTIAL	Single Family (Detached for occupation by one family)	Multi- Family (Bldgs. With multiple dwelling units on the same parcel)	Affordable Housing Units
PER UNIT	\$3,059.50	\$2,107.50	Exempt

NON-RESIDENTIAL	Commercial	Office	Industrial	Other (per average AM/PM trip)
Land-Use Type (per sq. ft.)	\$3.41	\$5.20	\$3.03	\$3,399.50

EASTERN DUBLIN NOISE MITIGATION FEE

RESIDENTIAL	Low (0-6 units/acre)	Medium (6.1-14 units/acre)	Medium High (14.1-25 units/acre)	High (25.1+ units/acre)	Second Units
Per Unit	\$4.74	\$4.74	\$3.32	\$2.85	\$2.85

NON-RESIDENTIAL	Commercial	Office	Industrial
Land-Use Type (Per 1,000 sf)	\$23.71	\$7.11	\$2.37

EASTERN DUBLIN FREEWAY INTERCHANGE FEE (City of Pleasanton)

FEES EFFECTIVE SEPTEMBER 1, 2015 - AUGUST 31, 2016

RESIDENTIAL	Low Density (0-6/acre)	Medium Density (6.1-14 units/acre)	Medium High Density (14.1-25 units/acre)	High Density (25.1 + units/acre)
Base Fee	\$214.60	\$214.60	\$150.22	\$128.76
Escalator	120.76	120.76	84.53	72.45
TOTAL	\$335.36	\$335.36	\$234.75	\$201.21

NON-RESIDENTIAL	Commercial	Office	Industrial
Base Fee (Per 1,000 sf)	\$21.46	\$21.46	\$21.46
Escalator (Per 1,000 sf)	12.06	12.06	12.06
TOTAL	\$33.52	\$33.52	\$33.52

*Total fee calculation is based on ITE trip rate of Land-Use Type

CITY-WIDE RESIDENTIAL AFFORDABLE HOUSING IN LIEU FEE

In-Lieu Fee for Each Required Affordable Unit Not Constructed

Per Unit	\$130,276
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CITY-WIDE NON-RESIDENTIAL AFFORDABLE HOUSING FEE

Industrial	Office	Research & Development	Retail	Services & Accommodations
\$0.49	\$1.27	\$0.83	\$1.02	\$0.43

*Fees per square foot of non-residential building (Buildings less than 20,000 sf are exempt)

STORM DRAIN BENEFIT ASSESSMENT DISTRICTS
(REIMBURSEMENT FOR IMPROVEMENTS INSTALLED BY OTHERS)

1. DUBLIN RANCH WEST SIDE STORM DRAIN BENEFIT ASSESSMENT DISTRICT

Parcel	Owner / Reference	Balance (07/01/2015)
Parcel #2	Dublin Land Co.	\$143,145.57
Parcel #3	Dublin Land Co.	185,082.37
Parcel #4	Dublin Land Co.	91,405.24
TOTAL		\$419,633.18

2. DUBLIN RANCH EAST SIDE STORM DRAIN BENEFIT ASSESSMENT DISTRICT

Note – Some Properties made payment which reduced the balance owed.

Parcel	Original Assessment Report Owner / Reference	Balance (07/01/2015)
Parcel #3	Chen	\$607,165.77
Parcel #4	EBJ Partners	7,093.40
Parcel #5	Anderson	2,579.43
Parcel #7	Croak	531,732.18
Parcel #8	Anderson	255,648.74
Parcel #9	Righetti	306,090.64
Parcel #10	Branough	245,331.07
Parcel #11	Monte Vista	59,971.41
TOTAL		\$2,015,612.64



ENGINEERING DEPARTMENT - PLANNING AND PERMITTING FEES INVOICE

Customer **Patxi's Pizza**
Address

Invoice Ref 00934
Invoice Date 6/6/2014
InvoiceAmount \$134,456.89

Contact Jared Taylor
Phone Email

Prepared By R Pendergraft
DP or LCP No. ESTIMATE

Project Miscellaneous Commercial
Service Area San Ramon Pressure Zone 1

TractName Patxi's Pizza and Bar
Tract No Site 16A

Description	Qty	Min Qty	Net Qty	Unit Cost	Subtotal	Minimum Fee (if applicable)	Amount (Subtotal+Min Fee)
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CAPACITY RESERVE FEES - REGIONAL SEWER SYSTEM *Total DUE purchased =* **7.41**

All others based on peak month flow, gpd

1755	0	1755	\$62.96	\$110,494.80	\$0.00	\$110,494.80
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All others based on peak month flow, gpd (*Credit - see notes)

-125.4	0	-125.4	\$62.96	(\$7,895.18)	\$0.00	(\$7,895.18)
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All others based on BOD, #/day

10.61165	0	10.61165	\$1,479.74	\$15,702.48	\$0.00	\$15,702.48
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All others based on BOD, #/day (*Credit - see notes)

-0.2395	0	-0.2395	\$1,479.74	(\$354.40)	\$0.00	(\$354.40)
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All others based on SS, #/day

4.02505	0	4.02505	\$778.65	\$3,134.11	\$0.00	\$3,134.11
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All others based on SS, #/day

-0.2562	0	-0.2562	\$778.65	(\$199.49)	\$0.00	(\$199.49)
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Subtotal: **\$120,882.32**

CAPACITY RESERVE FEES - LOCAL SEWER SYSTEM

All others based on peak month flow, BOD, and SS

1755	0	1755	\$8.33	\$14,619.15	\$0.00	\$14,619.15
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All others based on peak month flow, BOD, and SS (*Credit - see notes)

-125.4	0	-125.4	\$8.33	(\$1,044.58)	\$0.00	(\$1,044.58)
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Subtotal: **\$13,574.57**

Payment Details - FOR DSRSD USE ONLY:

ESTIMATE-NOT PAID
Invoice Paid Date Check No Received by

Thank you. Please pay total amount ==>

\$134,456.89

NOTES

Sewer capacity estimates for a 2,500 sf (interior) and 1,500 sf (exterior patio) pizza and bar. Plan review and miscellaneous fees not included with this estimate and shall be determined upon actual plan submittal. Inspection fees may be determined upon actual plan submittal. Water capacity fees not included.

Usage for exterior patio area is based upon seasonal use.

*CREDIT - from general retail sewer allocation for the same space to be paid by Regency Centers when shell building is built.

PLEASE NOTE: 1) Invoice valid for 30 days from invoice date. Subject to fee increase without notice after 30 days from invoice date. 2) For water connection, Zone 7 fees must be paid prior to meter set requests.



ENGINEERING DEPARTMENT - PLANNING AND PERMITTING FEES INVOICE

Customer **Urban Plates**
Address

Invoice Ref 00906
Invoice Date 7/7/2014
InvoiceAmount \$185,133.86

Contact David Kelly
Phone (925) 279-1864 Email

Prepared By R Pendergraft
DP or LCP No. ESTIMATE

Project Miscellaneous Commercial TractName
Service Area San Ramon Pressure Zone 1 Tract No

Description	Qty	Min Qty	Net Qty	Unit Cost	Subtotal	Minimum Fee (if applicable)	Amount (Subtotal+Min Fee)
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CAPACITY RESERVE FEES - REGIONAL SEWER SYSTEM *Total DUE purchased =* **10.19**

All others based on peak month flow, gpd

2441.88	0	2441.88	\$62.96	\$153,740.76	\$0.00	\$153,740.76
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All others based on peak month flow, gpd (*Credit - see notes)

-200.2	0	-200.2	\$62.96	(\$12,604.59)	\$0.00	(\$12,604.59)
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All others based on BOD, #/day

14.7648	0	14.7648	\$1,479.74	\$21,848.07	\$0.00	\$21,848.07
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All others based on BOD, #/day (*Credit - see notes)

-0.3824	0	-0.3824	\$1,479.74	(\$565.85)	\$0.00	(\$565.85)
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All others based on SS, #/day

5.6005	0	5.6005	\$778.65	\$4,360.83	\$0.00	\$4,360.83
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All others based on SS, #/day (*Credit - see notes)

-0.4091	0	-0.4091	\$778.65	(\$318.55)	\$0.00	(\$318.55)
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Subtotal: \$166,460.66

CAPACITY RESERVE FEES - LOCAL SEWER SYSTEM

All others based on peak month flow, BOD, and SS

2441.88	0	2441.88	\$8.33	\$20,340.86	\$0.00	\$20,340.86
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All others based on peak month flow, BOD, and SS (*Credit - see notes)

-200.2	0	-200.2	\$8.33	(\$1,667.67)	\$0.00	(\$1,667.67)
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Subtotal: \$18,673.19

Payment Details - FOR DSRSD USE ONLY:

NOT PAID
Invoice Paid Date _____ Check No _____ Received by _____

Thank you. Please pay total amount ==>

\$185,133.86

NOTES

Sewer capacity fees for a 4000 sq ft Urban Plates with 1,044 sq ft dedicated patio. This estimate does not contain any applicable plan review, inspection, water capacity, or Zone 7 fees.

*Credit - sewer capacity fees for a general retail space to be paid by Regency Centers when shell building is constructed.

PLEASE NOTE: 1) Invoice valid for 30 days from invoice date. Subject to fee increase without notice after 30 days from invoice date. 2) For water connection, Zone 7 fees must be paid prior to meter set requests.

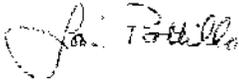


STAFF REPORT CITY COUNCIL

CITY CLERK
File #420-20

DATE: December 4, 2012

TO: Honorable Mayor and City Councilmembers

FROM: Joni Pattillo, City Manager 

SUBJECT: Eastern Dublin Specific Plan Amendment to Eliminate the Requirement for Development Agreements and related Financing Plans and Infrastructure Sequencing Programs
Prepared by Kit Faubion, City Attorney's Office

EXECUTIVE SUMMARY

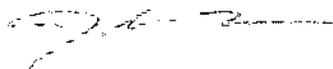
The Eastern Dublin Specific Plan (EDSP) requires that Applicants for development in the specific plan area enter into a mutually acceptable development agreement with the City. The EDSP also requires the development agreements to include detailed financing plans and infrastructure sequencing programs. The City's original purpose for these requirements in the EDSP was to ensure the adequate provision of infrastructure needed by planned development. There are now other implementation measures in place that insure the provision of infrastructure and payment of fees, so these requirements are no longer necessary. City staff is recommending that the EDSP be amended to eliminate the above requirements because they are no longer needed and because the City would then have the opportunity to negotiate for community benefits when developers desire the certainty provided by a voluntary development agreement.

FINANCIAL IMPACT

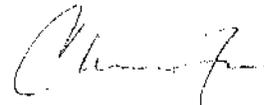
None.

RECOMMENDATION:

Staff recommends that the City Council: 1) Receive Staff presentation; 2) Open the public hearing; 3) Take testimony from the public; 4) Close the public hearing and deliberate; and 5) Adopt a Resolution amending the Eastern Dublin Specific Plan to eliminate the requirement for development agreements and related financing plans and infrastructure sequencing programs.



Submitted By
City Attorney



Reviewed By
Assistant City Manager

DESCRIPTION

Section 11.3.1 of the Eastern Dublin Specific Plan (EDSP) requires all Applicants for development in the Specific Plan area to enter into a “mutually acceptable development agreement” with the City. The EDSP also requires the development agreements to include detailed financing plans and infrastructure sequencing programs. On May 15, 2012, following a staff presentation on the matter, the City Council directed that staff prepare and present, to the Planning Commission and City Council, an amendment to the Eastern Dublin Specific Plan that eliminates the development agreement requirement. The proposed amendment would delete the development agreement requirement from the Specific Plan, and would also delete the related requirements for financing plans and infrastructure sequencing programs. The proposed amendments are shown in ~~strikethrough~~ and underline in Attachment 1, a resolution approving the amendments.

ANALYSIS

Authority for Development Agreements

Under the common law of California, the approval of a development project does not give the developer a right to proceed to complete the project. Rather, the local agency can change the rules and regulations at any point up until the developer has been issued a building permit and incurred substantial liabilities in good faith reliance on the permit. Even then, the vested right only gives the developer the right to complete the development described in the building permit.

To provide relief from this rule, the Legislature has developed two means by which a developer may protect its project from subsequent changes in regulations. The first is a vesting tentative map, which gives the developer the right to proceed with development in substantial compliance with the rules and regulations in effect at the time the map application was deemed complete. (See Gov. Code, § 66498.1(b).) The second is a development agreement between the local agency and the developer. A development agreement vests the developer’s right to proceed with the approved project and, unless otherwise specified in the agreement, locks in the rules and regulations applicable to the property. The local agency normally has no obligation to enter into a development agreement, and therefore it can negotiate for consideration (community benefits) in exchange for giving the developer vested rights.

Eastern Dublin Specific Plan Requirement for Development Agreements

In contrast to a typical voluntary development agreement, Section 11.3.1 of the Eastern Dublin Specific Plan requires all Applicants for development in the Specific Plan area to enter into a “mutually acceptable development agreement” with the City.

As further directed by the EDSP, the City Council adopted a standard master development agreement on October 10, 1994 and amended it on November 28, 1995. Over the years, the City Council has unofficially established five years as the time for specific plan required development agreements. However, because the Specific Plan requires a development agreement, the City cannot bargain for consideration from the developer in exchange for the development agreement. For this reason, the standard Specific Plan development agreements have not been used by the City to exact benefits the City cannot otherwise obtain.

Purpose of Eastern Dublin Development Agreements

The Specific Plan identifies the following purposes of the development agreement requirement: (1) augment the City's standard development regulations for specific projects; (2) spell out the precise financial responsibilities of the developer; (3) ensure the timely provision of adequate public facilities; (4) streamline the development approval process by coordinating various discretionary approvals; (5) provide the terms for reimbursement when a developer advances funding for specific facilities which have community wide area benefits; and (6) provide for mutuality to the City and the developer regarding entitlements to the developer in return for commitments for public improvements. (Section 11.3.1.)

At this point in the development of Eastern Dublin, none of these purposes offers a compelling rationale to maintain the requirement. This is because some level of entitlement has been approved for virtually all specific plan properties and major infrastructure has been constructed or planned for construction through these approvals. Additionally, when the Plan was first adopted, there were not administrative or formal procedures in place to ensure these purposes could be accomplished. The development agreement temporarily filled that need and is no longer necessary.

Advantages and Disadvantages of the Development Agreement Requirements

The specific plan development agreement requirement has advantages and disadvantages. The advantages of the specific plan development agreement requirement are that (1) the agreements satisfy the Specific Plan requirement for "financing plans" and "infrastructure sequencing programs"; (2) the agreements secure project conditions that cannot be satisfied at final map; and (3) the agreements can clarify conditions of approval. The disadvantages of the specific plan development agreement requirement are that (1) the City, since it effectively gives away five years of vested rights, cannot bargain for community benefits in exchange for providing vested rights; and (2) the requirement, by adding another required city approval, increases the developers' costs to process their projects.

The advantages are not significant. The requirements for a "financing plan" and an "infrastructure sequencing program" are facilitated by the development agreement, but in light of the City's comprehensive impact fee program and extensive body of development standards and ordinances, these requirements are no longer necessary. Further, development agreements would not be needed to clarify conditions if the conditions are clearly written. Finally, project conditions that cannot be satisfied at final map can be secured by a separate agreement prior to final map approval.

On the other hand, the disadvantages of the requirement are significant. First, most developers in Eastern Dublin apply for vesting tentative maps and are thereby able to obtain vested rights. These rights may be adequate for many developers. For developers who desire development agreements, eliminating the requirement will give the City the ability to bargain for consideration in exchange for providing vested rights to the developer. There are no restrictions on what the City can ask for or receive, other than what the developer will agree to provide. Any future development agreements for properties in Eastern Dublin would be freely negotiated. Second, over the years many developers, particularly those that are ready to immediately proceed with development, have expressed displeasure about the need to enter into a development agreement. These developers have expressed concern both about the costs and time associated with drafting, negotiating, and processing the development. Thus, eliminating the

requirement will have an economic development benefit in that it will reduce the expense of and expedite the processing of development in Eastern Dublin.

Planning Commission Recommendation

The Planning Commission held a public hearing on the proposed EDSP amendments on November 13, 2012. There were no speakers on the proposal. The Planning Commission adopted Resolution 12-41 recommending approval of the amendment on a 3-0 vote (2 Commissioners absent). The Planning Commission Resolution is included as Attachment 2; the draft minutes of the meeting are included as Attachment 3.

CONSISTENCY WITH GENERAL PLAN, APPLICABLE SPECIFIC PLANS

The development agreement requirement and its related financing plan and infrastructure sequencing program is unique to the Eastern Dublin Specific Plan. There is no comparable provision in the General Plan, nor is there any General Plan direction that the EDSP include these requirements. As amended by the Project, the EDSP would remain internally consistency because other existing City processes insure adequate infrastructure will support development, including impact fees, PD-Planned Development zoning and other application reviews that apply adopted development standards and ordinances.

NOTICING REQUIREMENTS/PUBLIC OUTREACH

In accordance with State law, a Public Notice was published in the Valley Times and posted at several locations throughout the City. A notice of this hearing was mailed to those requesting such notice ten days before the hearing and the Staff Report and attachments were made available for public review prior to the public hearing in accordance with Government Code Sections 65090 and 65091. A notice of this Public Hearing was also sent to active developers within the Specific Plan area.

ENVIRONMENTAL REVIEW:

The California Environmental Quality Act (CEQA), together with the State Guidelines and City Environmental Regulations require that certain projects be reviewed for environmental impacts and when applicable, environmental documents be prepared. Staff recommends that the Project be found exempt under the general rule in CEQA Guidelines section 15061(b)(3) that CEQA does not apply where it can be seen with certainty that there is no possibility for a significant effect on the environment. There is no such possibility for the Project since all applicable development standards and ordinances, including payment of impact fees, would continue to apply to development projects to ensure they are supported by needed infrastructure and public utilities.

ATTACHMENTS:

1. City Council Resolution amending the Eastern Dublin Specific Plan to eliminate the requirement for development agreements and related financing plans and infrastructure sequencing programs.
2. Planning Commission Resolution 12-41 recommending that the City Council amend the Eastern Dublin Specific Plan to eliminate the requirement for development agreements and related financing plans and infrastructure sequencing programs.
3. Draft minutes of the November 13, 2012 Planning Commission meeting

RESOLUTION NO. XX-12
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN

**AMENDING THE EASTERN DUBLIN SPECIFIC PLAN TO ELIMINATE THE REQUIREMENT FOR
DEVELOPMENT AGREEMENTS AND RELATED FINANCING PLANS AND INFRASTRUCTURE
SEQUENCING PROGRAMS**

WHEREAS, in 1993, the City adopted the Eastern Dublin Specific Plan (EDSP) to guide future development of approximately 3,300 acres of undeveloped lands east of Camp Parks over a 20-30 year planning period. Subsequent amendments have increased the size of the specific plan area, and most of the most of the basic infrastructure has been constructed or is planned for construction through annexation agreements, PD-Planned Development zoning, vesting tentative map approvals, and/or other development entitlements; and

WHEREAS, the EDSP area was largely undeveloped when the plan was adopted; therefore, an important goal of the plan was to ensure that infrastructure improvements and public utilities were provided as needed by potential urban development. Among the implementation tools for this goal were requirements that developers in the specific plan area prepare detailed financing plans and infrastructure sequencing programs to identify necessary capital improvements, including public facilities, streets and utilities and insure their timely financing through related development agreements. The EDSP development agreements typically vest development rights for a 5-year term and specify the precise financial responsibilities of each developer; and

WHEREAS, originally intended to ensure that infrastructure would be guaranteed as development proceeded in Eastern Dublin, the requirement for development agreements is no longer needed for that purpose and also constrains the City's ability to negotiate voluntary agreements that provide certainty to developers in exchange for community benefits; and

WHEREAS, the specific plan amendment will remove development agreements, and related financing plans and infrastructure sequencing programs from the EDSP implementation requirements (hereafter, "Project"). All development in the Eastern Dublin Specific Plan area will continue to be subject to previously adopted EIRs and other CEQA reviews and mitigations, EDSP development policies and standards, zoning and development review, and all applicable subdivision and development ordinances; and

WHEREAS, a Planning Commission staff report, dated November 13, 2012 and incorporated herein by reference, described and analyzed the Project; and

WHEREAS, the Planning Commission considered the staff report and all written and oral testimony submitted at a noticed public hearing on November 13, 2012, at which time all interested parties had the opportunity to be heard, and adopted Resolution 12-41 recommending adoption of the proposed Project, which resolution is incorporated herein by reference; and

WHEREAS, a City Council staff report dated December 4, 2012 and incorporated herein by reference, described and analyzed the Project; and

WHEREAS, the City Council considered the staff report, the Planning Commission recommendation, and all written and oral testimony submitted at a noticed public hearing on December 4, 2012, at which time all interested parties had the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED that the City Council finds the Project exempt under the general rule in CEQA Guidelines section 15061(b)(3) that CEQA does not apply where it can be seen with certainty that there is no possibility for a significant effect on the environment. There is no such possibility for the Project since all previously adopted EIRs and other CEQA reviews and mitigation measures, EDSP development policies and standards, zoning and development review, and all applicable subdivision and development ordinances, including payment of impact fees, would continue to apply to development projects to ensure they are supported by needed infrastructure and public utilities.

BE IT FURTHER RESOLVED that the City Council approves the following Eastern Dublin Specific Plan Amendment based on findings that the amendment is consistent with the Dublin General Plan and that the Specific Plan as so amended will remain internally consistent (edit markings will be removed from the adopted amendments).

A. Amend the Summary, Section 3.9.2, Financing Goals and Policies, to read as follows:

3.9.2 FINANCING GOALS AND POLICIES

The Specific Plan states that new development should pay the full cost of infrastructure needed to serve the area and should fund the costs of mitigating adverse impacts to the City's existing infrastructure and services.

B. Amend the Summary, Section 3.9.3, Implementation, to read as follows:

3.9.3 IMPLEMENTATION

Various actions are specified to carry out the financing policies of the Specific Plan, including adoption of area of benefit ordinances, creation of a special assessment or Mello-Roos District, establishment of a landscaping and lighting district and geologic hazards abatement district, evaluation of Marks-Roos bond pooling, reviewing the need for a builder impact fee system, and coordinating efforts with the school district and CalTrans on public improvements.

C. Amend the Summary, Section 3.10.1, Key Implementing Actions, to delete the last bullet "Preparation of Financing Plans", as follows:

3.10.1 KEY IMPLEMENTING ACTIONS

- EIR Certification
- Adoption of CEQA Findings
- Amendment of the General Plan
- Adoption of the Specific Plan
- Rezoning
- Conclude Property Tax Exchange with the County
- Annexation of the Specific Plan area to the City of Dublin
- Preparation of a Plan for Services
- Annexation of Specific Plan area into DSRSD
- Preparation of Subarea Planned Development Plans
- Filing of Tentative Maps
- Site Development Review/Design Review

- Preparation of Public Improvement Plans
- Filing of Final Map
- Preparation of Park Improvement Plan

D. Amend the Summary, Section 3.10.2, Other Implementing Actions, to delete the first bullet "Entering into Development Agreements", as follows:

3.10.2 OTHER IMPLEMENTING ACTIONS

In addition to the procedural steps given above, the following actions will assist in implementing the Specific Plan.

- Adoption of Area of Benefit Ordinance
- Analysis of Financing Techniques
- Analysis of Feasibility of Marks-Roos Bond Pooling
- Analysis of Feasibility of Citywide Builder Impact Fee System

E. Amend the Summary, Section 3.10.3, Administration of the Specific Plan, to read as follows:

3.10.3 ADMINISTRATION OF THE SPECIFIC PLAN

Responsibility for administering the Specific Plan will be a joint effort of the City of Dublin and developers in Eastern Dublin. The City will review and approve projects in the Planning Area.

F. Amend Section 4.4.1, Location and Diversity, Action Program: Location and Diversity, to delete Program 4D, as follows, and renumber subsequent programs as appropriate:

G. Amend Section 10.1, Introduction to read as follows:

10.1 INTRODUCTION

The two primary purposes of this financing chapter are 1) to show how the major infrastructure costs of new eastern Dublin development will be financed and 2) to show that measures have been taken to ensure that new development will not drain existing City resources.

H. Amend Section 10.4, Goals and Policies, to delete the Goal statement at the top of p. 209, as follows:

I. Amend Policy 10-6 on p. 209 to read as follows:

Policy 10-6: Require developers who proceed ahead of any applicable infrastructure phasing plans to pay the costs of extending the backbone infrastructure to their project subject to future reimbursement.

J. Amend the 3rd full paragraph on p. 211 to read as follows:

The generally accepted standard is that total annual assessments (ad-valorem property taxes plus Mello-Roos or other assessments) should be less than two percent of property value. Since one percent is already accounted for in the ad-valorem property tax, the assessments should not exceed one percent. Note that in Table 10.4 all of the residential and commercial units would have annual assessments equal or below one percent. In short, this financing approach would spread the debt burden amongst the various land uses without placing any undue burden on any one land use.

K. Amend the Action Program: Financing, on p. 211 to remove the first bullet, as follows:

L. Amend the bulleted list in Section 11.1 on p. 219 to delete the last two bullets as follows:

11.1 SUMMARY: SPECIFIC PLAN IMPLEMENTATION PROGRAM

The following shows the approximate sequence of the key implementing steps that should be followed by the City to effectively implement this Specific Plan.

- Certify the Eastern Dublin Specific Plan Program Environmental Impact Report
- Adopt findings as required by the California Environmental Quality Act (CEQA)
- Amend the General Plan
- Adopt the Specific Plan
- Adopt rezoning for the Specific Plan area
- Conclude property tax exchange agreement with the County
- Annex currently unincorporated Specific Plan areas into the City and DSRSD service area
- Prepare a Plan for Services
- Adopt development review procedures for projects in the Specific Plan area
- Adopt Subarea Planned Development Plans
- Approve Master Grading, Utility and Drainage Plans
- Review and approve individual Tentative Subdivision maps
- Adopt Public Improvement Plans

M. Amend Section 11.2.7, second paragraph, to read as follows:

"Planned Development Plans" shall be prepared in greater detail than the Specific Plan, in keeping with zoning ordinance requirements. The plan shall show the location and arrangement of all proposed uses, specify the circulation system, define parcels, refine the design standards, specify the infrastructure requirements, reflect the applicable mitigation measures of the Final EIR, include master neighborhood landscape plans, and note neighborhood park location. Planned Development plans shall also include a written statement which discusses affordable housing and any other such material or information required by the Eastern Dublin Specific Plan, the Dublin General Plan, and/or needed for the type of development proposed. Action programs within the Specific Plan provide specific requirements.

N. Amend 11.2.10, Public Improvement Plans, to read as follows:

11.2.10 PUBLIC IMPROVEMENT PLANS

The on-site and off-site public improvements necessary to serve the eastern Dublin planning area need to be specifically designed. The applicants should prepare for City review and approval Public Improvement Plans, consisting of detailed engineering designs and documents for all utilities necessary to develop the land uses identified in the Specific Plan.

O. Delete Section 11.2.13, Financing Plans, as follows, and renumber subsequent sections as appropriate:

P. Amend Table 11.2, Responsibilities for Key Implementing Actions, to delete the last line referencing "Financing Plans", as follows:

RESPONSIBILITIES FOR KEY IMPLEMENTING ACTIONS

<u>Key Implementing Actions</u>	<u>Responsibility for Document Preparation</u>	<u>Adoption by</u>
EIR Certification	City	City
CEQA Findings	City	City

General Plan Amendments	City	City
Specific Plan Adoption	City	City
Rezoning	City	City
Annexation	City/DSRSD	City
Subarea Plans	Developers	City
Tentative Map	Developers	City
Site Development/Design Review	City	City
Public Improvement Plans	Developers	City
Final Subdivision Map	Developers	City
Park Improvement Plans	City	City

Q. Delete Section 11.3.1, Development Agreements, as follows and renumber subsequent sections, as appropriate:

R. Amend Table 11-3, Responsibilities for Other Implementing Actions, as follows:

**Table 11-3
RESPONSIBILITIES FOR OTHER IMPLEMENTING ACTIONS**

Other Implementing Actions	Responsibility For Document Preparation	Adoption by
Individual Development Agreement	City	City
Area of Benefit Ordinance	City	City
Special Assessment District or Mello-Roos CFD	Developers	City
Landscaping and Lighting District	Developers	City
Geological Hazards Abatement District	Developers	City
Marks-Roos Bond Pooling	City	City
Citywide Builder Impact Fee System	Developers	City

S. Amend Section 11.4.1, Responsibilities for Administration of the Specific Plan, to read as follows:

11.4.1 RESPONSIBILITIES FOR ADMINISTRATION OF THE SPECIFIC PLAN
Administration of the Eastern Dublin Specific Plan will be a joint effort of the City of Dublin and developers in Eastern Dublin .

T. Amend Action Program: Location and Diversity, on p. A5-2 to delete Program 4D, as follows, and renumber subsequent programs as appropriate:

U. Amend Appendix 5 to delete the second Goal statement on p. A5-33 as follows:

V. Amend Policy 10-6 on p. A5-34 to read as follows:

Policy 10-6: Require developers who proceed ahead of any applicable infrastructure phasing plans to pay the costs of extending the backbone infrastructure to their project subject to future reimbursement.

W. Amend Action Program: Financing, on p. A%-34 to remove the first bullet, as follows:

X. Make necessary conforming amendments to the EDSP for consistency with the above amendments, including revisions to the table of contents, renumbering or relettering provisions, as appropriate.

BE IT FURTHER RESOLVED that this resolution shall become effective thirty (30) days after passage.

PASSED, APPROVED, AND ADOPTED this 4th day of December, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

RESOLUTION 12-41

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUBLIN

RECOMMENDING THAT THE CITY COUNCIL AMEND THE EASTERN DUBLIN SPECIFIC PLAN TO ELIMINATE THE REQUIREMENT FOR DEVELOPMENT AGREEMENTS AND RELATED FINANCING PLANS AND INFRASTRUCTURE SEQUENCING PROGRAMS

WHEREAS, the specific plan amendment will remove development agreements, and related financing plans and infrastructure sequencing programs, from the Eastern Dublin Specific Plan (EDSP) implementation requirements (hereafter, "Project"). All development in the Eastern Dublin Specific Plan area will continue to be subject to previously adopted EIRs and other CEQA reviews and mitigation measures, EDSP development policies and standards, zoning and development review, and all applicable subdivision and development ordinances; and

WHEREAS, originally intended to ensure that infrastructure would be guaranteed as development proceeded in Eastern Dublin, the requirement for development agreements is no longer needed for that purpose and also constrains the City's ability to negotiate voluntary agreements that provide certainty to developers in exchange for community benefits; and

WHEREAS, a Planning Commission Staff Report, dated November 13, 2012 and incorporated herein by reference, described and analyzed the Project; and

WHEREAS, the Planning Commission considered the Staff Report and all written and oral testimony submitted at a noticed public hearing on November 13, 2012, at which time all interested parties had the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council find the Project exempt under the general rule in California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) that CEQA does not apply where it can be seen with certainty that there is no possibility for a significant effect on the environment. There is no such possibility for the Project since all previously adopted EIRs and other CEQA reviews and mitigation measures, EDSP development policies and standards, zoning and development review, and all applicable subdivision and development ordinances, including payment of impact fees, would continue to apply to development projects to ensure they are supported by needed infrastructure and public utilities.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council adopt the resolution attached as Exhibit A and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 13th day of November, 2012 by the following vote:

AYES: Wehrenberg, Schaub, Brown

NOES:

ABSENT: O'Keefe, Bhuthimethee

ABSTAIN:

Planning Commission Chair

ATTEST:

Assistant Community Development Director

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Planning Commission Minutes

Tuesday, November 13, 2012

CALL TO ORDER/ROLL CALL

A regular meeting of the City of Dublin Planning Commission was held on **Tuesday, November 13, 2012**, in the City Council Chambers located at 100 Civic Plaza. Chair Wehrenberg called the meeting to order at 7:00:24 PM

Present: Chair Wehrenberg; Commissioners Schaub and Brown; Jeff Baker, Assistant Community Development Director; Kit Faubion, Assistant City Attorney; Kristi Bascom, Principal Planner; Linda Smith, Economic Development Director; and Debra LeClair, Recording Secretary.

Absent: Vice Chair O'Keefe and Cm. Bhuthimethee

ADDITIONS OR REVISIONS TO THE AGENDA – NONE

MINUTES OF PREVIOUS MEETINGS – Vice Chair O'Keefe and Cm. Bhuthimethee were absent from the meeting and Cm. Schaub was absent from the October 9, 2012 meeting, therefore, the minutes of the October 9, 2012 meeting were not approved as there was no quorum.

On a motion by Cm. Brown and seconded Chair Wehrenberg the minutes from the October 30, 2012 Study Session were approved as written.

ORAL COMMUNICATIONS – NONE

CONSENT CALENDAR – NONE

WRITTEN COMMUNICATIONS – NONE

PUBLIC HEARINGS –

8.1 PLPA 2011-00003 – Moller Ranch (Braddock & Logan Services, Inc.) General Plan and Eastern Dublin Specific Plan Amendments, Planned Development rezone with related Stage 1 and Stage 2 Development Plan, Vesting Tentative Tract 8102, a Development Agreement and a Supplemental Environmental Impact Report.

Jeff Baker, Assistant Community Development Director, briefly discussed the project and recommended that the Planning Commission continue the item to a date uncertain in order to finish the response to comments on the Supplemental EIR.

Chair Wehrenberg opened the public hearing and having no speakers, closed the public hearing.

On a vote of 3-0-2, with Vice Chair O'Keefe and Cm. Bhuthimethee being absent, the Planning Commission voted to continue the item to a date uncertain.

8.2 PLPA-2012-00060 Community Benefit Agreement and Development Agreement for the Kingsmill Group Mixed-Use Retail/Residential project at the former Crown Chevrolet site in Downtown Dublin.

Linda Smith, Economic Development Director, presented the project as outlined in the Staff Report.

Cm. Brown asked about income qualifications of the applicants for the affordable housing portion of the project.

Ms. Smith answered that she did not have income level information but stated the project would primarily serve special needs veterans, as well as those veterans eligible for housing vouchers through the Alameda County Housing Authority.

Cm. Brown asked if the 76 affordable housing units will continue to be affordable housing restricted to veterans.

Ms. Smith responded that there is a typical 55 year deed restriction on the affordable units. She added that the project will be primarily marketed to special needs veterans and veterans and their families. She stated that they will also ensure there will be a supply of multi-bedroom apartments for veterans with families, not only those veterans in transition.

Cm. Schaub asked how many units are planned for the Dublin Blvd side of the project.

Ms. Smith answered, there are 314 units planned.

Cm. Schaub asked, with this type of development agreement, would a future Planning Commission be able to reduce the number of units in the project if they felt it was too dense for Dublin Blvd or would they be bound by the number of units mentioned in the agreement. He was concerned with the number of units in a nearby project and asked what the unit count was for that project.

Ms. Smith answered the Essex project has 309 units on 3.8 acres.

Cm. Schaub was concerned with building units close to Dublin Blvd and asked if a future Planning Commission could reduce the number of units in the project or would the development agreement lock in the number of units.

Mr. Baker answered that the unit count would be allocated to the developer but the design of the building would not. He compared this project to the Essex project which is 3.8 acres with 309 units; this project is 314 units on 5 acres, which is a larger site.

Cm. Schaub felt the design could be stepped back to keep the units back from the street.

Mr. Baker referred to Cm. Brown's question regarding income requirements for the affordable units; Section 6.2.2 of the agreement states "...restricts the use of Parcel B to the provision of

affordable housing for low-income households whose incomes do not exceed eighty percent (80%) of the area median income as adjusted for actual household size..."

Cm. Schaub felt that it may be harder to rent to veterans in the future, but the units could be offered to other low-income residents who are not veterans.

Ms. Smith agreed and stated that while the project will be marketed to veterans, the goal would be to ensure that the units are occupied with low-income residents.

Chair Wehrenberg opened the public hearing.

Woodie Carp, Senior Project Developer, Eden Housing, spoke in favor of the project. He stated that Eden housing was asked to participate in the project and was happy to. He stated that the project will primarily serve veterans and the families of veterans as a rental project. The project will be restricted to residents with income at or below 80% Area Median Income (AMI) but stated that EDEN Housing targets populations with incomes which are much lower and could be below 50% AMI, with some units as low as 30% of AMI. He stated that the specific funding program being requested would be to serve a special needs population, which in this situation would be disabled veterans. The specific program requires that at least 50% of the total units be rented to the special needs population. The units may be rented to veterans and their families but will also be offered to low-income households.

Chair Wehrenberg asked if they would be offering any other services to the veterans other than housing.

Mr. Carp answered no; Eden has executed a Memorandum of Understanding (MOU) with Sentinels of Freedom, an organization that works with disabled veterans for on-site services.

Chair Wehrenberg asked if the project would be strictly housing with no group rooms for meetings or for the resident's use.

Mr. Carp responded that all their projects are designed to include a services office as well as a counseling office that would be available for the Sentinels of Freedom or other service providers to utilize. He stated there is also a community room for the residents to use for other programs as well as programs provided by Eden. He stated that through the tax credit program, Eden is required to provide services for the residents.

Ms. Smith added that the project is located across from the Chabot/Las Positas College site that has done work with returning veterans. She stated Staff has started initial discussions with Chabot/Las Positas College regarding how the college can support the project.

Cm. Brown asked how mobility/accessibility issues will be dealt with in the project.

Mr. Carp answered that the concept will be a 4-story structure with an elevator and an adjacent 4-story garage structure that will be accessible from every level. Every unit will be built so that it can be converted to a fully accessible unit and there will be fully equipped, ADA accessible units per the code. He stated Eden will determine how many additional accessible units will be built in order to meet the needs of the population.

Cm. Schaub felt the project was located in an ideal area which is close to amenities and transportation. He asked if active service members and their families would also be eligible for this project and given priority.

Mr. Carp answered yes; it is being evaluated and Eden will work closely with the Fair Housing Attorney to ensure compliance with all fair housing rules and regulations. If possible, Eden would consider a priority for families of veterans and families of active service members, but stated that a minimum of 50% of the units would have to be reserved for the special needs population.

Chair Wehrenberg closed the public hearing.

Chair Wehrenberg agreed that the project is in a perfect location, and stated she is in support of the project.

Cm. Brown felt this was the first Community Benefit Agreement in the Downtown Dublin Specific Plan (DDSP).

Ms. Smith stated this project is the first agreement under the adopted DDSP.

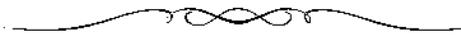
Cm. Brown felt this is a good model and is in support of the project.

On a motion by Cm. Schaub and seconded by Cm. Brown, on a vote of 3-0-2, with Vice Chair O'Keefe and Cm. Bhuthimethee absent, the Planning Commission adopted:

RESOLUTION NO. 12-39

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF DUBLIN**

**RECOMMENDING THAT THE CITY COUNCIL ADOPT
AN ORDINANCE APPROVING A COMMUNITY BENEFIT/DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF DUBLIN AND DIAMOND HEIGHTS INVESTMENTS IV, LLC. FOR A
MIXED-USE RETAIL/RESIDENTIAL PROJECT**



8.3 PLPA-2012-00061 Commercial Corridor Design Guidelines. Creation of design guidelines for commercial and industrial properties, amendments to the Zoning Ordinance (Chapter 8.33 and Chapter 8.104), and an amendment to the Zoning Map for the purposes of project implementation.

Kristi Bascom, Principal Planner, presented the project as outlined in the Staff Report.

Chair Wehrenberg opened the public hearing and having no speakers, closed the public hearing.

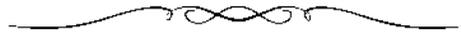
The Planning Commission was in support of the project and the revisions made at the Planning Commission Study Session on October 30, 2012.

On a motion by Cm. Brown and seconded by Cm. Schaub, on a vote of 3-0-2 with Vice Chair O'Keefe and Cm. Bhuthimethee absent, the Planning Commission adopted:

RESOLUTION NO. 12 - 40

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF DUBLIN**

RECOMMENDING CITY COUNCIL APPROVAL OF THE COMMERCIAL CORRIDOR DESIGN GUIDELINES AND RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ADDING CHAPTER 8.33 TO THE DUBLIN MUNICIPAL CODE (ZONING ORDINANCE) ESTABLISHING THE COMMERCIAL CORRIDOR OVERLAY ZONING DISTRICT AND AMENDING SECTION 8.104.040 RELATING TO THE COMMERCIAL CORRIDOR OVERLAY ZONING DISTRICT SITE DEVELOPMENT REVIEW AND AMENDING THE ZONING MAP TO ADD AN OVERLAY ZONING DISTRICT DESIGNATION TO THE COMMERCIAL CORRIDOR AREA



8.4 Eastern Dublin Specific Plan Amendment to Eliminate the Requirement for Development Agreements and related Financing Plans and Infrastructure Sequencing Programs.

Kit Faubion, Assistant City Attorney, presented the project as outlined in the Staff Report.

The Planning Commission was in support of the project.

Chair Wehrenberg opened the public hearing and having no speakers, closed the public hearing.

On a motion by Cm. Schaub and seconded by Cm. Brown, on a vote of 3-0-2, with Vice Chair O'Keefe and Cm. Bhuthimethee absent, the Planning Commission adopted:

RESOLUTION 12 - 41

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF DUBLIN**

RECOMMENDING THAT THE CITY COUNCIL AMEND THE EASTERN DUBLIN SPECIFIC PLAN TO ELIMINATE THE REQUIREMENT FOR DEVELOPMENT AGREEMENTS AND RELATED FINANCING PLANS AND INFRASTRUCTURE SEQUENCING PROGRAMS



NEW OR UNFINISHED BUSINESS – NONE

OTHER BUSINESS - NONE

- 10.1 **Brief INFORMATION ONLY** reports from the Planning Commission and/or Staff, including Committee Reports and Reports by the Planning Commission related to meetings attended at City Expense (AB 1234).
- 10.2 Mr. Baker mentioned there will be a Study Session regarding the Economic Development Element of the General Plan scheduled for Tuesday, December 11, 2012 at 6:00 pm.
- 10.3 Mr. Baker discussed the upcoming agendas for future Planning Commission meetings.
- 10.4 Chair Wehrenberg mentioned that the Downtown Regional Sign Appeal will be heard at the November 20th City Council meeting. Mr. Baker agreed.

ADJOURNMENT – The meeting was adjourned at 7:34:05 PM

Respectfully submitted,

Doreen Wehrenberg
 Planning Commission Chair

ATTEST:

Jeff Baker
 Assistant Community Development Director

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COMMUNITY BENEFIT PAYMENTS SUMMARY

BY DEVELOPERS:

Received From	For	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Grand Total
ACSPA	DA Extension	100,000	100,000	100,000	100,000	100,000	100,000	100,000		700,000
BJP ROF - JORDAN RANCH	Jordan Ranch			2,280,000	280,000	2,180,000	1,180,000	80,000		6,000,000
BRADDOCK AND LOGAN	Positano	117,450	265,100	107,382	355,704	151,007				996,643
DR HORTON BAY	Positano		110,738	191,275	114,094	268,456	332,214	33,557		1,050,334
DR WALLIS LLC	DA Extension	1,000,000								1,000,000
GTIS HOV	Positano			57,047	114,094					171,141
K HOVNANIAN HOMES	Positano			60,403	93,960	161,074	137,584	3,356		456,375
KB HOMES	Positano		127,517			43,624	359,060	197,986		728,187
LENNAR HOMES	Brannigan				50,000					50,000
	Fallon Sports Park							1,800,000		1,800,000
REGENT LAND	DA Extension		100,000							100,000
SCHAEFER RANCH	Endowment for maint & operation of Dublin Heritage Park					500,000				500,000
	Historic Park					750,000				750,000
TOLL BROTHER	Historic Park							750,000		750,000
WESTERN PACIFIC HOUSING	Positano		33,557							33,557
PULTE HOMES	Heritage Park								324,000	324,000
Grand Total		1,217,450	736,912	2,796,107	1,107,851	4,154,160	2,108,858	2,964,899	324,000	15,410,237

BY PROJECT:

For	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Grand Total	Applied Units
Brannigan				50,000					50,000	
DA Extension	1,100,000	200,000	100,000	100,000	100,000	100,000	100,000		1,800,000	
Endowment for maint & operation of Dublin Heritage Park					500,000				500,000	
Fallon Sports Park							1,800,000		1,800,000	
Historic Park					750,000		750,000		1,500,000	
Jordan Ranch			2,280,000	280,000	2,180,000	1,180,000	80,000		6,000,000	
Positano	117,450	536,912	416,107	677,851	624,160	828,858	234,899		3,436,237	1,024
Heritage Park								324,000	324,000	54
Grand Total	1,217,450	736,912	2,796,107	1,107,851	4,154,160	2,108,858	2,964,899	324,000	15,410,237	



STAFF REPORT CITY COUNCIL

CITY CLERK
File #400-20/410-30/420-30/450-30

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

A handwritten signature in black ink, appearing to read "Chris Foss".

SUBJECT: Schaefer Ranch General Plan Amendment, Planned Development Rezone with related Stage 1 and Stage 2 Development Plan, Site Development Review, Vesting Tentative Map 8136 to Create 19 Single-Family Lots, and a CEQA Addendum (PLPA 2012-00013)
Prepared by Mike Porto, Consulting Planner

EXECUTIVE SUMMARY:

The City Council will consider an application by Schaefer Ranch Holdings LLC (Discovery Builders) for a General Plan Amendment and Planned Development Zoning with a Stage 1 and Stage 2 Development Plan to change the land use designation and zoning of 17.30 acres designated as Estate Residential and originally approved for six residential estate lots and common areas, to 7.04 acres designated as Single-Family Residential for 19 single-family detached homes and 10.26 acres designated as Open Space. This proposal results in a net increase of 13 homes to a total of 419 homes, which is below the 474 homes originally anticipated within the Schaefer Ranch project. The application also includes a Site Development Review Permit and Vesting Tentative Map for the proposed homes on the 19 lots. A CEQA Addendum was prepared for this project described above and for a 1.14 acre area at the end of Ridgeline Place contemplated for a future General Plan Amendment.

FINANCIAL IMPACT:

All costs associated with this project will be borne by the Applicant. The developer will donate \$250,000 towards the operation and maintenance of the Dublin Heritage Park and Museums upon the City Council's approval of this project as previously agreed to when the Schaefer Ranch Park Improvement agreement was amended.

RECOMMENDATION:

Staff recommends that the City Council conduct the public hearing, deliberate, and adopt the **Resolution** Adopting a CEQA Addendum and a Statement of Overriding Considerations for the Schaefer Ranch Unit 3 and a portion of Unit 1 Project; adopt the **Resolution** Approving a General Plan Amendment for the Schaefer Ranch Unit 3 Project; waive the reading and **INTRODUCE** an Ordinance Rezoning the Schaefer Ranch Unit 3 Project site to PD-Planned Development and approving a related Stage 1 and Stage 2 Development Plan; and adopt the **Resolution** Approving a Site Development Review Permit and Vesting Tentative Subdivision Tract Map 8136 for the Schaefer Ranch Unit 3 Project.

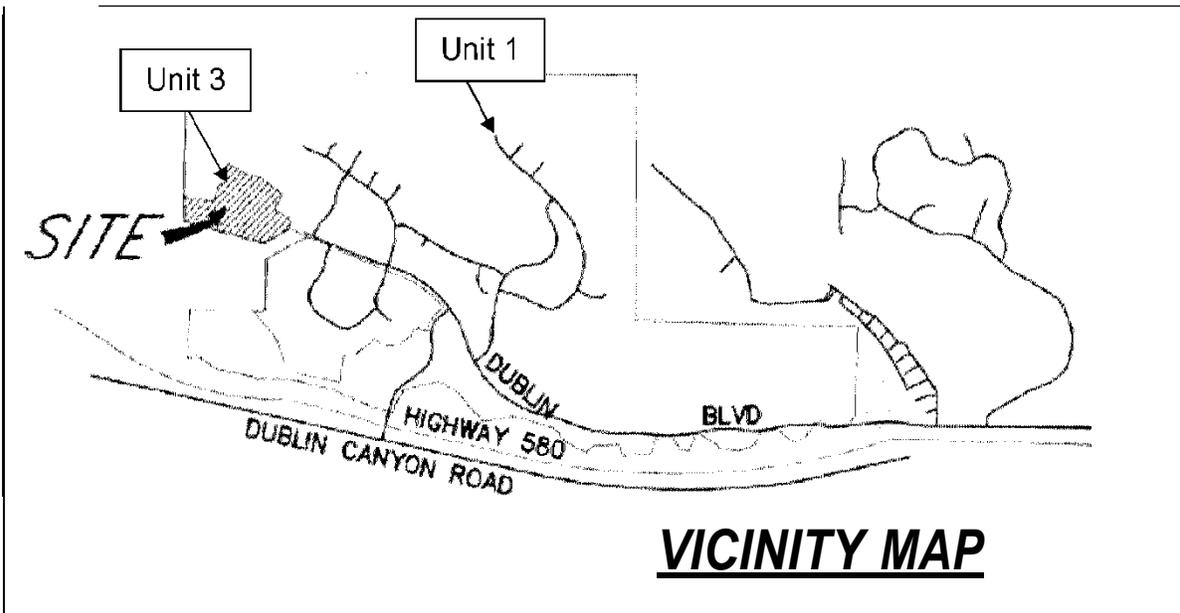

Submitted By
Community Development Director


Reviewed By
Assistant City Manager

DESCRIPTION:

The Project Site is located within Schaefer Ranch which is an area of approximately 500 acres located generally at the westerly city limits north of the Interstate 580 freeway (1-580) and south of an unincorporated area of Alameda County, near the intersection of Schaefer Ranch Road and the westerly extension of Dublin Boulevard.

The Schaefer Ranch project area was annexed to the City and approved for development in 1996. The original approvals anticipated 474 single-family homes in four neighborhoods. The Schaefer Ranch project currently includes 406 lots. Significant portions of the Schaefer Ranch development have since been constructed and much of the surrounding hillside open space areas have been dedicated to the East Bay Regional Parks District or placed in permanent conservation easements. The remaining undeveloped areas of Schaefer Ranch include Unit 2, the 140 lot subdivision located south of Dublin Boulevard, of which 91 are completed and 49 are yet to be completed, and the six existing undeveloped large estate lots that comprise Unit 3 that are located at the western terminus of Dublin Boulevard. This Staff Report addresses a development proposal for Unit 3 along with the environmental analysis to add one additional lot in Unit 1 at the end of Ridgeline Court. However, no development entitlements are proposed for the additional lot on Ridgeline Court at this time.



The applicant is currently requesting approval of the following entitlements. Please refer to Attachment 1 for a complete discussion of the proposed project and refer to Attachment 2 for the Applicant's submittal package.

- **General Plan Amendment-** To change 17.30 acres from Estate Residential (0.01-0.8 units per acre) to 7.04 acres of Single-Family Residential (0.9 to 6 units per acre) and 10.26 acres of Open Space.
- **Planned Development Rezone-** Planned Development Rezone with related Stage 1 and Stage 2 Development Plan.
- **Site Development Review-** To construct a 19 single-family detached residential homes.
- **Vesting Tentative Map -** To allow the subdivision of 19 residential lots with the remainder as private access and Open Space.
- **CEQA Addendum-** To evaluate the environmental effects of the proposed Land Use change from Estate Residential to Single Family Residential and Open Space for 17.30 acres on Schaefer Way and for a 1.14 acre area at the end of Ridgeline Place contemplated for a future General Plan Amendment.

Discovery Builders has provided a number of community benefits associated with the Schaefer Ranch project. Discovery Builders built the School of Imagination (\$1,550,000), the East Bay Regional Park Staging Area and trail system (\$400,000), Schaefer Ranch Community Park (\$3,100,000), and contributed funds toward the construction of the Dublin Heritage Park and Museums (\$1,500,000).

Discovery Builders entered into a Park Improvement Agreement which obligated them to construct Schaefer Ranch Park within a specified schedule. In 2011, the Developer requested an amendment to the agreement giving them additional time to complete the improvements. In exchange for this time extension, the Developer agreed to make a \$750,000 donation, in two payments, to partially fund the operation and maintenance of the Heritage Park and Museums. A \$500,000 donation was received by the City in September 2012. The remaining \$250,000 donation will be made subsequent to approval by the City Council of the requested entitlements for the 19 lot subdivision in Unit 3 of Schaefer Ranch (Attachment 3).

Discovery Builders has satisfied their inclusionary housing requirements for their existing entitled project, including the six existing estate residential lots in Unit 3, by way of in-lieu fee payments and the construction of affordable units. The proposed re-subdivision of the six lots will result in 13 additional lots. Section 8.68.030 of the City of Dublin Zoning Ordinance requires all new residential development projects of 20 units or more to construct affordable units. Therefore, the proposed project is exempt from the Inclusionary Zoning Requirements.

Tonight, the City Council will consider the proposed General Plan Amendment, Planned Development Zoning, Site Development Review Permit, and Vesting Tentative Map for the proposed 19 unit project located within Unit 3, and environmental clearance for one additional lot within Unit 1 of Schaefer Ranch. The Resolutions and Ordinance related to the proposed project entitlements are included as Attachments 4-7 of this Staff Report.

PLANNING COMMISSION ACTION:

The Planning Commission considered the proposed project at its meeting on October 27, 2015. Written public comments received after the Planning Commission Agenda was published are included as Attachment 8. The Planning Commission recommended, by a 3-0-2 vote (2 Planning Commissioners were absent), that the City Council not approve the project. The Planning Commission Resolution and draft meeting minutes are included (Attachments 9 and 10).

ENVIRONMENTAL REVIEW:

An Initial Study has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA), CEQA Guidelines, and City of Dublin Environmental Guidelines. The Initial Study assesses the potential environmental impacts of implementing the proposed project beyond the impacts identified in the 1996 Schaefer Ranch EIR.

The proposed project is a modification of a project already approved by the City for the Schaefer Ranch project. The impacts of the Schaefer Ranch project were analyzed in an Environmental Impact Report that was certified by the City in 1996 (Schaefer Ranch Project/General Plan Amendment Environmental Impact Report, State Clearinghouse No. 95033070 (the "Schaefer Ranch EIR" or "1996 EIR"). The EIR assumed 474 dwelling units, including the six-lot Estate Residential development area. The Initial Study identified no additional impacts from the proposed project, primarily because the project is within the previous assumed density and also within the assumed development area. On the basis of the Initial Study, the City prepared a CEQA addendum in accordance with CEQA Guidelines section 15162/3 and 15164.

In 2008, the City approved an Addendum to the 1996 EIR for properties in Unit 2 of the Schaefer Ranch project that included a General Plan Amendment, Planned Development Rezone with related Stage 1 and 2 Development Plan, a Vesting Tentative Subdivision Map, and a Development Agreement to eliminate a 5.69-acre retail commercial site on the southwest corner of Dublin Boulevard and Schaefer Ranch Road, 12 estate lots, and 24 single-family lots on the south side of Dublin Boulevard and generally west of the retail commercial site. These uses were replaced with up to 140 single-family detached lots. The 2008 Addendum was approved by Dublin City Council Resolution No. 203-08 on November 4, 2008. The 2008 Addendum did not affect land uses on the current project site.

A Resolution recommending that the City Council adopt a CEQA Addendum is included as Attachment 7 with the Initial Study and Addendum attached as included as Exhibits A and B, respectively.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

In accordance with State law, a public notice was mailed to all property owners and occupants within 300 feet of the proposed project as well as the entirety of Schaefer Ranch and California Highlands to advertise the project and the upcoming public hearing. A public notice also was published in the Tri-Valley Times and posted at several locations throughout the City. A copy of this Staff Report has been provided to the Applicant.

ATTACHMENTS:

1. Planning Commission Staff Report (without attachments) October 13, 2015
2. Applicant's submittal package dated September 25, 2015
3. Letter from Discovery Builders dated December 2, 2015
4. Resolution approving a General Plan Amendment for the Schaefer Ranch Unit 3 Project
5. Ordinance rezoning the Schaefer Ranch Unit 3 Project site to PD-Planned Development and approving a related Stage 1 and Stage 2 Development Plan
6. Resolution approving a Site Development Review Permit and Vesting Tentative Map 8136 for the Schaefer Ranch Unit 3 Project
7. Resolution adopting a CEQA Addendum and a Related Statement of Overriding Considerations for the Schaefer Ranch Unit 3 and a portion of Unit 1 Project with the Initial Study and Addendum attached as included as Exhibits A and B, respectively
8. Written comments to the Planning Commission
9. Planning Commission Resolution 15-13
10. Draft Planning Commission meeting minutes dated October 27, 2015



STAFF REPORT PLANNING COMMISSION

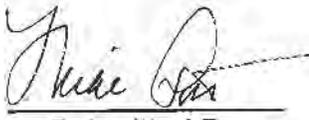
DATE: October 13, 2015

TO: Planning Commission

SUBJECT: **PLPA 2012-00013 – Schaefer Ranch General Plan Amendment, Planned Development Rezone with related Stage 1 and Stage 2 Development Plan, Site Development Review, Vesting Tentative Map 8136 to create 19 single-family lots, and a CEQA Addendum**
Report prepared by Mike Porto, Consulting Planner

EXECUTIVE SUMMARY: Application by Schaefer Ranch Holdings LLC (Discovery Builders) for a General Plan Amendment and Planned Development Zoning with a Stage 1 and Stage 2 Development Plan to change the land use designation and zoning of 17.30 acres designated as Estate Residential and originally approved for 6 residential estate lots and common areas, to 7.04 acres designated as Single-Family Residential for 19 single-family detached homes and 10.26 acres designated as Open Space. This proposal results in a total of 419 homes (a net increase of 13 homes) which is below the 474 homes originally anticipated within the Schaefer Ranch project. The application also includes a Site Development Review Permit and Vesting Tentative Map for the proposed homes on the 19 lots. A CEQA Addendum was prepared for this project described above and for a 1.14 acre area at the end of Ridgeline Place contemplated for a future General Plan Amendment.

RECOMMENDATION: Staff recommends that the Planning Commission: 1) Receive Staff presentation; 2) Open the Public Hearing; 3) Take testimony from the Applicant and the public; 4) Close the public hearing and deliberate; and 5) Adopt a Resolution recommending that the City Council adopt a CEQA Addendum and a Statement of Overriding Considerations for the Schaefer Ranch Unit 3 and a portion of Unit 1 Project; 6) Adopt a Resolution recommending City Council adopt a Resolution approving a General Plan Amendment for the Schaefer Ranch Unit 3 Project; 7) Adopt a Resolution recommending that the City Council adopt an Ordinance rezoning the Schaefer Ranch Unit 3 Project site to PD-Planned Development and approving a related Stage 1 and Stage 2 Development Plan; 8) Adopt a Resolution recommending City Council adopt a Resolution approving a Site Development Review Permit and Vesting Tentative Subdivision Tract Map 8136 for the Schaefer Ranch Unit 3 Project.


Submitted By
Consulting Planner


Reviewed By
Assistant Community Development Director

COPIES TO: Applicant
File

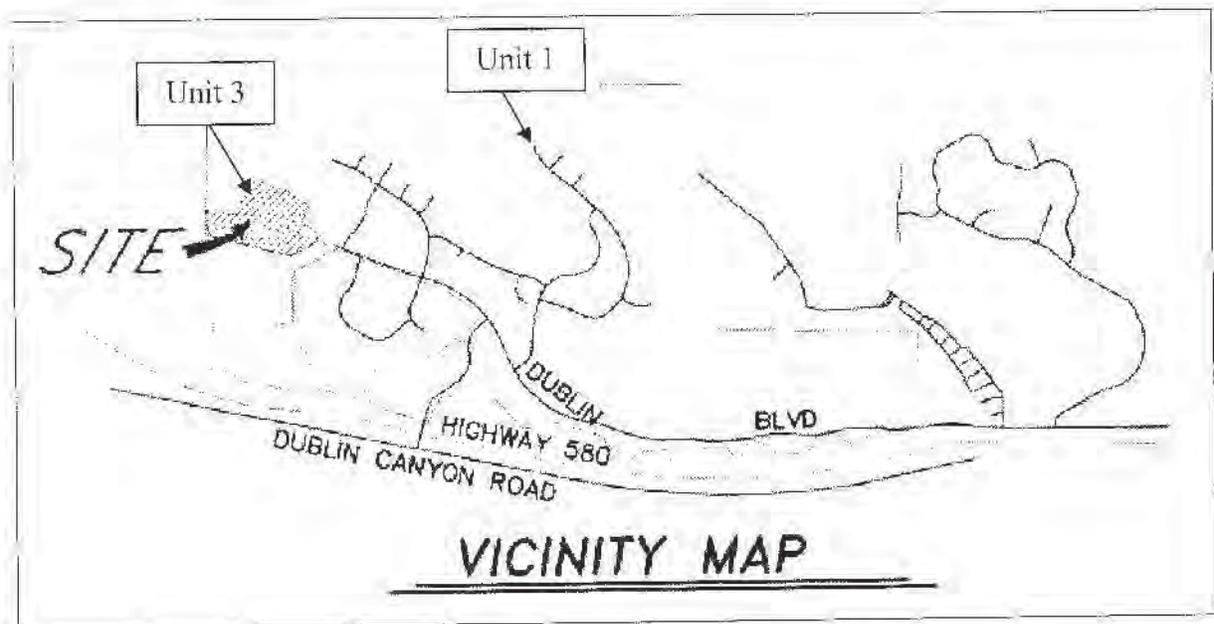
PROJECT DESCRIPTION:

Background

The Project Site is located within Schaefer Ranch which is an area of approximately 500 acres located generally at the westerly city limits north of the Interstate 580 freeway (I-580) and south of unincorporated area of Alameda County, near the intersection of Schaefer Ranch Road and the westerly extension of Dublin Boulevard.

The Schaefer Ranch project area was annexed to the City and approved for development in 1996. The original approvals anticipated 474 single-family homes in four neighborhoods. The Schaefer Ranch project currently includes 406 lots. Significant portions of the Schaefer Ranch development have since been constructed. The remaining undeveloped areas of Schaefer Ranch include Unit 2, the 140 lot subdivision located south of Dublin Boulevard, which is currently under construction. There also are 6 existing undeveloped large estate lots that comprise Unit 3 that are located at the western terminus of Dublin Boulevard. Much of the hillside open space area has been dedicated to the East Bay Regional Parks District or placed in permanent conservation easements. Unit 3 is the subject of this Staff Report, and is comprised of the six large lots with an Estate Residential land use, along with environmental analysis to add one additional lot in Unit 1 at the end of Ridgeline Court. However, no development entitlements are proposed for the additional lot on Ridgeline Court at this time). The project site currently is vacant and is characterized by gentle canyon terrain which has been graded

The 17.30 -acre Schaefer Ranch Unit 3 project site is shown on the vicinity map below:



Adjacent and Surrounding Land Uses:

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
North	PD	Open Space and Public/Semi-Public	Hillside Open Space and DSRSD Water Tank
South	PD	Estate Residential	Original Ranch Home and Operating Facilities
East	PD	Public/Semi-Public and Parks/Public Recreation Estate Residential	DSRSD Tank Site public park Original Ranch Home and Operating Facilities
West	PD	Open Space	Vacant

Current Request

The current request for the proposed Schaefer Ranch project includes:

- **General Plan Amendment** – To change 17.30 acres from Estate Residential (0.01-0.8 units per acre) to 7.04 acres of Single-Family Residential (0.9 to 6 units per acre) and 10.26 acres of Open Space.
- **Planned Development Rezone** – Planned Development Rezone with related Stage 1 and Stage 2 Development Plan.
- **Site Development Review** – To construct a 19 single-family detached residential homes.
- **Vesting Tentative Map** - To allow the subdivision of 19 residential lots with the remainder as private access and Open Space.
- **CEQA Addendum** – To evaluate the environmental effects of the proposed Land Use change from Estate Residential to Single Family Residential and Open Space for 17.30 acres on Schaefer Way and for a 1.14 acre area at the end of Ridgeline Place contemplated for a future General Plan Amendment.

ANALYSIS:

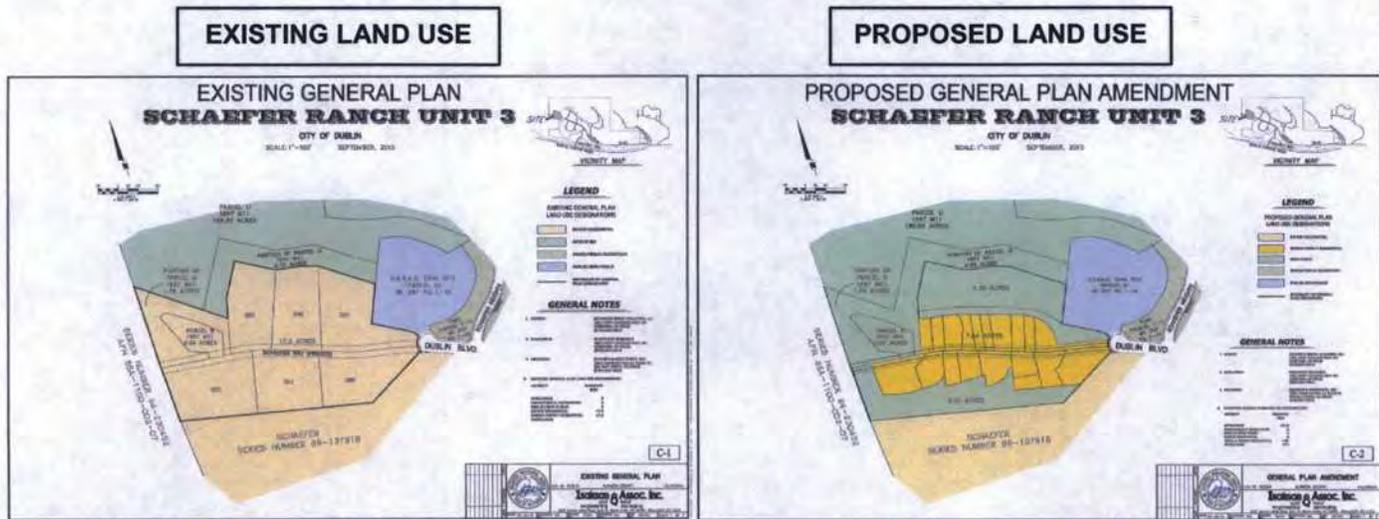
General Plan Amendment

The Applicant proposes to amend the General Plan and Specific Plan land uses as follows:

TABLE 1: General Plan/Specific Plan Land Uses

Land Use	Existing	Proposed
	acres	acres
Estate Residential	17.30	0
Single Family Residential	0	7.04
Opens Space	0	10.26
Total	17.30	17.30
Density	2.70	units per acre

The existing and proposed General Plan land use designations are shown on the Land Use map, below:



The requested amendments to the General Plan would require adjustments to various figures, texts, and tables in the General Plan to ensure consistency throughout the documents. A Resolution recommending City Council approval of a General Plan Amendment as proposed is included as Attachment 1 with the draft City Council Resolution included as Exhibit A.

Planned Development Rezone

The requested action is a Planned Development (PD) rezone with a related Stage 1 and Stage 2 Development Plan. The PD Rezone addresses the plan currently proposed for 19 single-family detached units and open space areas.

The proposed Stage 1 and Stage 2 Development Plan include the following:

1. A list of permitted, conditional and accessory uses
2. Site plan
3. Development densities by land use
4. Phasing Plan
5. Master Landscape Plan
6. Grading
7. Development Regulations/Standards
8. Architectural Design Standards
9. Landscape Design Standards

The proposed project follows the same description of residential uses, single-family detached residential densities and residential development standards adopted for the adjacent neighborhood which is located south of Dublin Boulevard and currently under construction by Toll Brother's. The Site Plan, Architectural Design, Landscape Plan, Phasing, and Grading are discussed under the Site Development Review.

A Resolution recommending that the City Council adopt an Ordinance approving the Planned Development Rezone with related Stage 1 and Stage 2 Development Plan for Schaefer Ranch Unit 3 is included as Attachment 2 with the draft City Council Ordinance included as an Exhibit A and the related Stage 1 and Stage 2 Development Plan as Exhibit B.

Site Development Review/Vesting Tentative Map

The Applicant's submittal package (including Site Plans, Floor Plans, Landscape Plans, Architecture and the Vesting Tentative Tract Map) are provided in Attachment 3. A Resolution recommending that the City Council approve the Site Development Review and Vesting Tentative Tract Map are included as Attachment 4 with the draft City Council Resolution attached as Exhibit A.

Site Layout/Plotting

The Vesting Tentative Map would create 19 single-family lots from the 6 existing lots and open space. Ten lots would be located along the north side of Schaefer Way. Nine lots would be located along the south side. The 7.04 acres of Single Family Residential (SFR) use would be comprised of these 19 lots. Open Space and utilities would be located at the end of Schaefer Way and redesignated as Open Space (Lots R and Q). The hillside areas behind the proposed lots also would become part of the 10.26 acres of Open Space.

Lot size ranges from 7,007 square feet (Lot 410) to 28,664 square feet (Lot 302) with a maximum coverage of 45% for all of the two-story structures, including optional loggias. Per the Development Regulations each lot has at a minimum, usable private yard area of 500 square feet of contiguous flat area with a minimum dimension of 10 feet on any one side and a clear diameter of 15 feet.

Any of the four approved floor plans may be constructed on any of the 19 lots, with some exceptions, as shown on Sheet C-5 and identified in the floor plan "fit list" for each lot (Sheet C-7). However, Plan 3 fits only on Lots 301 and 414. The purpose of allowing this flexibility is to enhance sales and marketing while maintaining sufficient diversity along the street scene. The parameters for this plotting provision would be applied as follows:

- Any single floor plan may not exceed 45% of the subdivision.
- Individual floor plans may be placed next to each other. However, only two of the same individual floor plans may be plotted next to each other without being interrupted by a different floor plan.
- If two of the same individual floor plans are plotted next to each other, the same individual floor plan may not be plotted across the street from the two.
- In no case will the same architectural elevation or color scheme be allowed next to or across the street from each other, unless they are a different individual floor plan.
- Insufficient rear yard minimums may be increased by providing a retaining wall to create additional flat usable area.

As individual plot plans are submitted for each phase of development, the Applicant shall provide a master plotting plan for the previous phases to ensure compliance with these standards. The smaller lot sizes for the proposed project than approved initially results in additional open space.

Access & Circulation

All lots are accessible via Schaefer Way, a private street, to be located at the westerly terminus of Dublin Boulevard. With the terrain as a factor, eight lots share driveway access through easements across other lots.

Development Regulations

The Development Regulations generally are listed as follows:

TABLE 2: Development Regulations

Standard	Minimum (unless otherwise noted)
Lot Size	4,500 sf
Lot Width	
Typical Street	45 ft
Cul-de-Sac (measure at right-of-way)	35 ft
Lot Depth	100 ft
Lot Coverage	
One Story	50% maximum
Two Story	45% maximum
Building Height (Two Story Maximum)	35 ft
Setbacks	
Front Yard	
To Living Area or Porch	10 ft
To Front Entry Garage	18 ft
To side entry Garage	15 ft
Side Yard	
Typical (Interior Lot)	5 ft
Corner Lot	5 ft
Rear Yard	10 ft
Usable Yard	
Size	500 sf of contiguous flat
Dimension	10 ft minimum for any one side and 15 ft minimum diameter clear within the usable yard area.
Parking	Two enclosed spaces per unit plus one uncovered guest space per unit which may be curbside, on private driveway or in dedicated parking areas.

Architecture

Styles/Elevations – The three architectural styles proposed are included from the five styles approved previously for Neighborhood A of Schaefer Ranch. Three architectural styles proposed are: (A) Early California, (B) Monterey, and (C) English Country and further described in the Stage 1 and 2 Development Plan (Attachment 2, Exhibit B). The three styles are proposed for each of the four floor plans.

Each style is identified and described with standards for architectural elements such as: 1) roofs, 2) exterior finishes, 3) windows and doors, 4) trim, and 5) accent elements. The Development Standards ensure that the garage plane will be situated further back from the entry on the front elevation of each floor plan.

Color and materials are shown on Sheets A0.7 and A0.8. Among the three styles, the color and materials sheet offer ten color schemes, including six (6) color/styles of brick veneer, seventeen (17) styles of cultured stone veneer, ten (10) color/styles of concrete "S" roof tiles, five (5) color/styles of concrete shake, and four (4) color styles of concrete slate tile. Roll-up garage doors with natural light panels would be installed and coordinated with each color scheme.

Floor Plans

Each home is two stories with floor plans offered as a four or five-bedroom unit with some loft and/or den options. Each home has a covered front porch, direct interior access to an attached two-car garage, and optional rear ground floor loggia with optional upper level deck for increasing the living area. The ground floor of all plans has access to at least one bathroom or powder room. For Plans 1, 2, and 4, the formal living room and dining areas are near the entry with Family Room integral to the kitchen. Plan 3, which fits only fits on Lots 301 and 414, is arranged with a horizontal layout generally to accommodate the terrain. Each unit has a dedicated laundry room with wash basin, and each kitchen has an island, pantry, and a nook/informal dining area. All Family Rooms would have a gas-burning fireplace with optional fireplaces in each Master bedroom and as a feature to each optional loggia.

On the second floor, each unit has at least 4 bedrooms and 2 bathrooms, including a master suite. Each Master bathroom has dual basins, separate water closet, and separate tub and shower. A walk-in closet is accessible through the Master Bathroom. Each secondary bathroom has dual basins and separate compartments for bathing and water closets. With exception of Plan 1, all laundry rooms are on the second floor.

Floor plan details are shown in Table 3, below.

TABLE 3: Floor Plans

Plan	Square Feet	Bedrooms and Options	Bathrooms	Parking	Elevations	Stories
1	2,933 sf	4 + loft + loggia + upper deck	2½	2	A, B, & C	2
2	3,210 sf	5 + loft + loggia	3	2	A, B, & C	2
3	3,370 sf	4 + 1 (or den) + loft + loggia	3	2	A, B, & C	2
4	3,469 sf	5 + loft + loggia	2 + ¾ + ½	2	A, B, & C	2
Total						

Elevation styles: All three Elevation styles are available for reach of the four floor plans.
(A) Early California, (B) Monterey, and (C) English Country.

In addition to the common features described above, the floor plans are uniquely described as follows:

Plan 1 – Plan 1 is the smallest at 2,933 square feet. All four bedrooms and optional loft are located on the second floor. In addition to the 2 full bathrooms on the second floor, the ground floor has a powder room, or half bathroom, and laundry room as a transition area

from the garage to the living area. The optional ground floor loggia would be located outside of the kitchen/nook area, and the optional second level deck accessible from the Master bedroom.

Plan 2 – Plan 2 is 3,210 square feet with 5 bedrooms, including one downstairs bedroom with an adjacent full bathroom. Second floor area also may be built out with optional loft space. As with Plans 3 and 4, a dedicated laundry room would be located on the second floor. The optional loggia may be situated adjacent to the kitchen area or the family room; the family room location would accommodate an optional upper level deck adjacent to the Master bedroom.

Plan 3 – This 3,370 square foot Floor Plan is limited to Lots 301 and 314. Plan 3 is a four-bedroom unit plus a ground level (fifth) bedroom (or optional den) with adjacent full bathroom. The entry features double front doors. The horizontal layout results in a linear configuration of the family and dining rooms along the rear of the home, and the four upstairs bedrooms along the front of the home. Optional loft space also may be built out on the second floor. Plan 3 offers two smaller optional loggias, one off of the living room behind the garage and a separate one adjacent to the Family Room with fireplace options for both. An upper level deck would be an available option above the smaller loggia adjacent to the loft area.

Plan 4 – Plan 4 is the largest at 3,469 square feet. The ground floor is provided with a “Junior Master Bedroom” with a shower-equipped *en suite* bathroom (¾ bathroom) and walk-in closet. A separate powder room also would be located on the ground floor. The second floor would be accessed from a circular stairway in the center of the house to reach the four bedrooms (including the Master suite), laundry room, optional and loft. Of the four available floor plans, Plan 4 offers the largest optional loggia. The location of the loggia can be accommodated either adjacent to the ground floor bedroom, where it could provide an optional Master Bedroom deck, or adjacent to the Family Room with no upper deck option.

Parking - The parking requirement is two enclosed parking spaces per unit (38 spaces) with one guest space per unit (19 spaces) that may be provided curbside, on the driveway, or in dedicated parking areas. Based on this standard, the residential parking required for Schaefer Ranch Unit 3 would be 57 spaces. The parking is provided with the attached two-car garages provided with each unit for a total of 38 enclosed parking spaces. Guest space parking is satisfied in driveways (2 per unit resulting in 38 spaces) and curbside along the south side of Schaefer Way (29 spaces) for a total of 67 guest spaces, resulting in an excess of 48 guest spaces. The proposed parking is shown on Attachment 3, Sheet C-8.

Landscape/Streetscape Plan

The landscaping and streetscape is subject to the characteristics and constraints of a hillside area. Although Schaefer Way is a private street, the landscaping theme and character is intended to reflect the improvements elsewhere in Schaefer Ranch. Sections along the streetscape would include landscaped slopes within front setback areas and along individual and shared driveways. The landscape plans have been prepared to reflect the building footprint of each floor plan in addition to the overall landscape plan for the neighborhood. The landscaping has been designed to be compatible and complement the architecture as to theme and character of the residential structures. Landscape materials include a variety of native and other drought tolerant species.

Pedestrian circulation is accommodated by sidewalks on both sides of Schaefer Way, and the clustering of driveway access points creates additional segments along the street for landscaping.

The Landscape Plans also indicate the type, style, and placement of walls and fences that will be used within the project. The topography is placed in a visual context by the type of fencing materials utilized. This project proposes five different types of fencing. The fence types include: ranch rail fence, tubular metal view fence, wire mesh view fencing primarily for rear yard hillsides, split-view fence of solid wood and lattice, and solid good neighbor fences between private property side yards.

The Landscape Plans are provided in Attachment 3, Sheets L-1 through L-6 and include: landscape concept, planting plan, fence types and locations, and grading along with the proposed palette of trees and shrubs. The landscaping for the individual lots will be required to conform to the City Water Efficient Landscape Ordinance.

Vesting Tentative Tract Map 8136

The 17.30 area is currently comprised of 6 legal lots and a lot for an existing water quality basin. The applicant is proposing to re-subdivide the area to provide 19 single family residential lots (net gain of 13 lots) and two lots to be designated for open space (one of which will contain the existing water quality basin).

A Resolution recommending that the City Council adopt a Resolution approving the Site Development Review and Vesting Tentative Tract Map 8136 is included as Attachment 4.

Affordable Housing/Inclusionary Zoning – In accordance with Section 8.68.030 A. of the City of Dublin Zoning Ordinance, projects with 20 or more lots are subject to the Inclusionary Housing requirements. This project will comprise a total of 19 lots if approved and, therefore is not subject to this requirement.

Public Art Compliance – In accordance with Section 8.58.030 B. of the City of Dublin Zoning Ordinance, projects with 20 or more lots are subject to the Public Art provision requirements. This project will comprise a total of 19 lots if approved and, therefore is not subject to this requirement.

CONSISTENCY WITH GENERAL PLAN & ZONING ORDINANCE

The proposed amendment to the General Plan and Planned Development Rezoning reflect land uses that are compatible with open space preservation and neighborhood character within the area. The proposed project will contribute to housing opportunities and diversity of product type as a complement to the surrounding neighborhoods, including the neighborhood south of Dublin Boulevard that is currently under construction by Toll Brother's. The proposed Stage 1 Planned Development rezoning is consistent with the requested land use amendments.

The proposed project has been reviewed for conformance with the Community Design and Sustainability Element of the General Plan. The project has been designed to be compatible with adjacent and surrounding development via architectural elevations, site planning, and design details and integration with the Schaefer Ranch community over all as lots sizes, densities and development standards mirror the neighborhood under construction south of Dublin Boulevard in Schaefer Ranch. The Applicant intends to exceed the City of Dublin Green Building Ordinance and will exceed the 50 point threshold in the City's program. In general, the

proposed project furthers the goals of the Community Design and Sustainability Element of the General Plan by providing a high quality of life and preserving resources and opportunities for future generations.

REVIEW BY APPLICABLE DEPARTMENT AND AGENCIES:

The Building Division, Fire Prevention Bureau, Public Works Department, Dublin Police Services and Dublin San Ramon Services District reviewed the project to ensure that the Project is established in compliance with all local Ordinances and Regulations. Conditions of Approval from these departments and agencies are included in the Resolution approving Site Development Review and Tentative Map Subdivisions (Attachment 4).

ENVIRONMENTAL REVIEW:

An Initial Study has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA), CEQA Guidelines, and City of Dublin Environmental Guidelines. The Initial Study assesses the potential environmental impacts of implementing the proposed project beyond the impacts identified in the 1996 Schaefer Ranch EIR.

The proposed project is a modification of a project already approved by the City for the Schaefer Ranch project. The impacts of the Schaefer Ranch project were analyzed in an environmental impact report that was certified by the City in 1996 (Schaefer Ranch Project/General Plan Amendment Environmental Impact Report, State Clearinghouse No. 95033070 (the "Schaefer Ranch EIR" or "1996 EIR"). The EIR assumed 474 dwelling units, including the 6-lot Estate Residential development area. The Initial Study identified no additional impacts from the proposed project, primarily because the project is within the previous assumed density and also within the assumed development area. On the basis of the Initial Study, the City prepared a CEQA addendum in accordance with CEQA Guidelines section 15162/3 and 15164.

In 2008, the City approved an Addendum to the 1996 EIR for properties in Unit 2 of the Schaefer Ranch project that included a General Plan Amendment, Planned Development Rezone with related Stage 1 and 2 Development Plan, a Vesting Tentative Subdivision Map, and a Development Agreement to eliminate a 5.69-acre retail commercial site on the southwest corner of Dublin Boulevard and Schaefer Ranch Road, 12 estate lots, and 24 single-family lots on the south side of Dublin Boulevard and generally west of the retail commercial site. These uses were replaced with up to 140 single-family detached lots. The 2008 Addendum was approved by Dublin City Council Resolution No. 203-08 on November 4, 2008. The 2008 Addendum did not affect land uses on the current project site.

A Resolution recommending that the City Council adopt a CEQA Addendum is included as Attachment 5 with the Initial Study and Addendum attached as included as Exhibits A and B, respectively.

PUBLIC NOTICING:

In accordance with State law, a public notice was mailed to all property owners and occupants within 300 feet of the proposed project as well as the entirety of Schaefer Ranch and California Highlands to advertise the project and the upcoming public hearing. A public notice also was published in the Valley Times and posted at several locations throughout the City. A copy of this Staff Report has been provided to the Applicant.

ATTACHMENTS:

1. Resolution recommending City Council adopt a Resolution approving a General Plan Amendment for the Schaefer Ranch Unit 3 Project, with draft City Council Resolution attached as Exhibit A.
2. Resolution recommending that the City Council adopt an Ordinance rezoning the Schaefer Ranch Unit 3 Project site to PD-Planned Development and approving a related Stage 1 and Stage 2 Development Plan, with the draft City Council Ordinance attached as Exhibit A.
3. Applicant's submittal package dated September 24, 2015.
4. Resolution recommending that the City Council adopt a Resolution approving a Site Development Review Permit and Vesting Tentative Map 8136 for the Schaefer Ranch Unit 3 Project, with the draft City Council Resolution included as Exhibit A.
5. Resolution recommending that the City Council adopt a CEQA Addendum and a Related Statement of Overriding Considerations for the Schaefer Ranch Unit 3 and a portion of Unit 1 Project, with the draft City Council Resolution included as Exhibit A.

GENERAL INFORMATION:

PROPERTY OWNER/APPLICANT: Schaefer Ranch Holdings LLC, (Discovery Builders),
4061 Port Chicago Highway, Suite H
Concord, CA 94520
Attn: Doug Chen

LOCATION: North of I-580 at the westerly terminus of Dublin
Boulevard, west of Schaefer Ranch Road

GENERAL PLAN: Existing – Estate Residential
Proposed – Single Family Residential and Open Space

ZONING: Existing – PD
Proposed – PD

SURROUNDING USES:

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
North	PD	Open Space and Public/Semi-Public	Hillside Open Space and DSRSD Water Tank
South	PD	Estate Residential	Original Ranch Home and Operating Facilities
East	PD	Public/Semi-Public and Parks/Public Recreation Estate Residential	DSRSD Tank Site public park Original Ranch Home and Operating Facilities
West	PD	Open Space	Vacant

CITY COUNCIL MEETING

DECEMBER 15, 2015

SCHAEFER RANCH

Applicant's submittal package dated September 25, 2015

<http://citydocs.ci.dublin.ca.us/WebLink8/DocView.aspx?id=564155&dbid=0>

SCHAEFER RANCH HOLDINGS, LLC
4061 Port Chicago Hwy.
Concord, CA 94520
(925) 682-6419

December 2, 2015

Via Email (chris.foss@dublin.ca.gov)

Mr. Chris Foss
City Manager
City of Dublin
100 Civic Plaza
Dublin, CA 94568

Re: *Schaefer Ranch, Dublin, CA*

Dear Chris:

This letter will confirm that Schaefer Ranch Holdings, LLC will contribute an additional \$250,000 endowment for the Dublin Heritage Park and Museum upon final, non-appealable approval of the necessary entitlements for the following:

1. Re-mapping of Lots 297, 298, 299, 300, 301 and 302 into 19 lots (Schaefer Ranch Unit 3).

Should you desire any additional information, please do not hesitate to contact the undersigned.

Sincerely,



Louis Parsons

Cc: Jeff Baker
Albert D. Seeno III
Jeanne Pavao

RESOLUTION NO. XX - 15

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**APPROVING A GENERAL PLAN AMENDMENT FOR THE
SCHAEFER RANCH UNIT 3 PROJECT
PLPA-2012-00013**

WHEREAS, the Applicant, Schaefer Ranch Holdings LLC (Discovery Builders), proposes a General Plan and Amendment to change the land use designation on the 17.30 acre site from Estate Residential (0.01 to 0.8 units) to 7.04 acres of Single-Family Residential (0.9-6.0 units/acre) and 10.26 acres of Open Space; and

WHEREAS, the application also includes consistent PD-Planned Development rezoning with Stage 1 and Stage 2 Development Plan, Site Development Review, and Vesting Tentative Map 8136 to allow development of 19 single-family detached homes. The proposed development applications are collectively known as the "Project"; and

WHEREAS, the Project site is located in the Western Extended Planning Area at the westerly terminus of Dublin Boulevard, north of Interstate 580 and west of Schaefer Ranch Road; and

WHEREAS, consistent with California Government Code Section 65352.3, the City obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the City on the proposed General Plan and Specific Plan amendments. None of the contacted tribes requested a consultation within the 90-day statutory consultation period and no further action is required under section 65352.3; and

WHEREAS, the California Environmental Quality Act (CEQA), together with the State guidelines and City environmental regulations, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. To comply with CEQA, the City prepared an Addendum to the environmental impact report that was certified by the City in 1996 (Schaefer Ranch Project/General Plan Amendment Environmental Impact Report, State Clearinghouse No. 95033070 (the "Schaefer Ranch EIR" or "1996 EIR")); and

WHEREAS, on October 27, 2015, the Planning Commission adopted Resolution 15-13 (incorporated herein by reference) recommending that the City Council not approve the General Plan Amendment for the Project; and

WHEREAS, on _____, 2015 the City Council held a properly noticed public hearing on the Project, including the proposed General Plan amendment, at which time all interested parties had the opportunity to be heard; and

WHEREAS, a Staff Report dated _____, 2015 and incorporated herein by reference described and analyzed the project and related CEQA Addendum for the City Council and recommended approval of the General Plan amendment for the Project; and

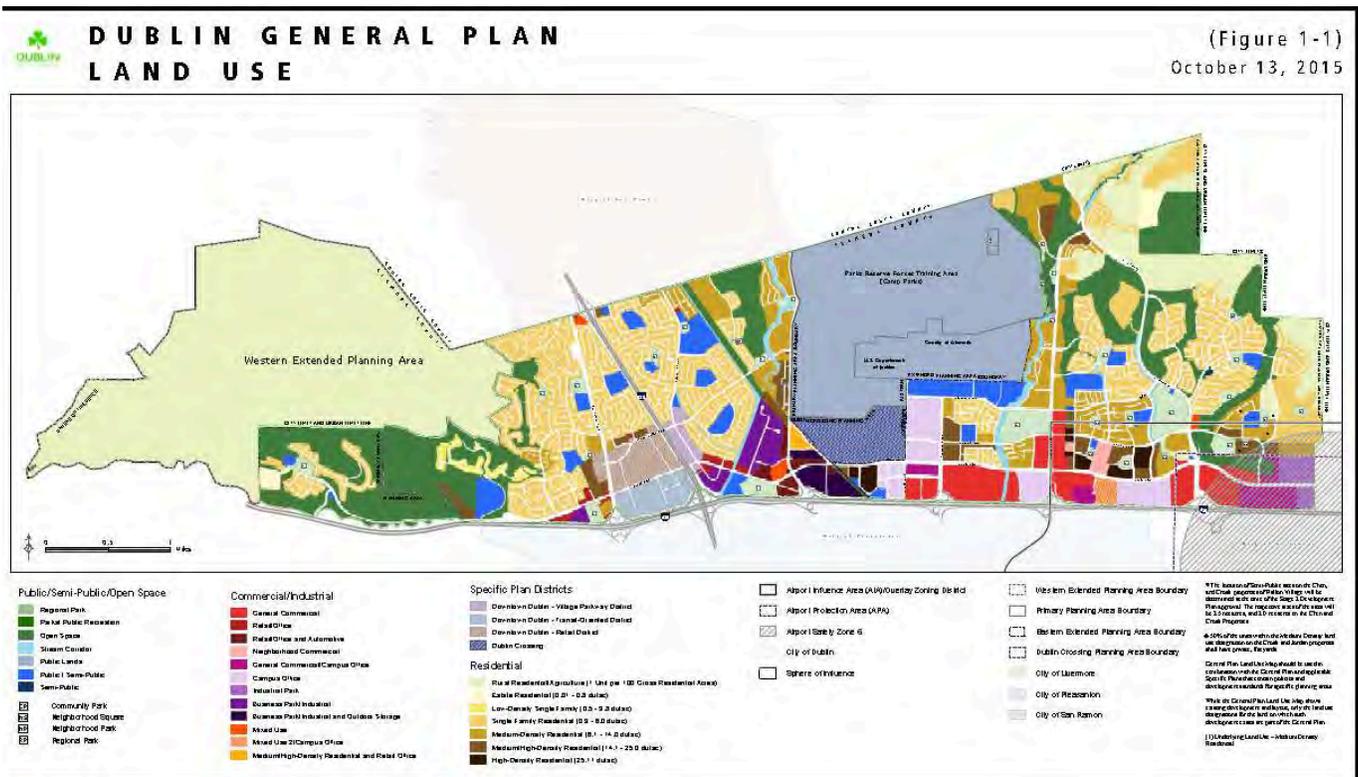
WHEREAS, following the public hearing, the City Council approved Resolution XX-15 approving the proposed CEQA Addendum, which resolution is incorporated herein by reference; and

WHEREAS, the City Council did hear and use their independent judgment and considered the CEQA Addendum and prior CEQA documents, and all said reports, recommendations, and testimony hereinabove set forth prior to taking any action on the project.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED that the City Council hereby approves the following amendment to the General Plan based on findings that the amendments are in the public interest and that the General Plan as so amended will remain internally consistent, (strikeout and bold text will not be shown in the General Plan).

A. Amend the Land Use Map (Figure 1-1) of the General Plan as shown below for Schaefer Ranch:



B. Amend the second paragraph of Section 2.4 to read as follows:

Approximately 485 acres lie east of the Urban Limit Line of which 375 acres are Open Space. The remainder of the Western Extended Planning Area is comprised of the Schaefer Ranch residential development which has been approved for up to 419 residential units with an estimated population of 1,131 persons. Table 2.3 sets forth the development potential of the Western Extended Planning Area.

C. Amend Table 2.3 as shown below.

Table 2.3 - Land Use Development Potential: Western Extended Planning Area

CLASSIFICATION	ACRES	INTENSITY	UNITS ¹	FACTOR	YIELD ¹
RESIDENTIAL	Acres	Dwelling Units/Acre	Dwelling Units	Persons/Dwelling Unit	Population
Rural Residential/ Agriculture	2,647.0	1 unit/100 acres	26	2.7	70
Estate Residential	20.2	0.01-0.8	0-16	2.7	0-43
Single-Family Residential	73.64	0.9-6.0	66-442	2.7	178-1,193
TOTAL:	2,740.84		92-458		248-1,236

PARKS AND PUBLIC RECREATION	Acres	Number
Neighborhood Park	10.4	1
Open Space	375.56	
TOTAL:	385.96	1 park

PUBLIC/SEMI-PUBLIC	Acres	Floor Area Ratio (Gross)	Square Feet (millions)	Square Feet/Employee	Jobs
Public/Semi-Public	5.4	.60 max	.14	590	239
TOTAL:	5.4		.14		

	ACRES	DWELLING UNITS	POPULATION	SQUARE FEET (MILLIONS)	JOBS
GRAND TOTAL:	3,132.2	92-458	248-1,236	.14	239

1 For dwelling units, population and jobs, a decimal fraction of .5 or less is disregarded; a decimal fraction of greater than .5 is rounded up to the nearest whole number.

BE IT FURTHER RESOLVED that this Resolution shall take effect thirty days after the date of adoption.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2015 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

ORDINANCE NO. XX – 15

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**REZONING THE SCHAEFER RANCH UNIT 3 PROJECT SITE TO A PLANNED
DEVELOPMENT ZONING DISTRICT AND APPROVING A RELATED STAGE 1 AND 2
DEVELOPMENT PLAN
PLPA 2012-00013**

The Dublin City Council does ordain as follows:

SECTION 1. RECITALS

A. The Applicant, Schaefer Ranch Holdings LLC (Discovery Builders), proposes to develop 19 single-family detached homes within a 17.30-acre area. The applications include a General Plan Amendment to change the land use designations from Estate Residential to a combination of Single Family Residential (7.04 acres) and Open Space (10.26 acres). The applications also include Planned Development rezone with a related Stage 1 and Stage 2 Development Plan, Site Development Review, and Vesting Tentative Subdivision Map 8136. The proposed development and applications are collectively known as the “Project”.

B. The Project Site is located in the Western Extended Planning Area at the westerly portion of the Schaefer Ranch planned community at the westerly terminus of Dublin Boulevard, north of Interstate 580 and west of Schaefer Ranch Road.

C. The City prepared an Addendum to the certified 1996 Schaefer Ranch EIR for the Project.

D. Following a duly noticed public hearing, on October 27, 2015, the Planning Commission adopted Resolution 15-13 recommending that the City Council not approve the CEQA addendum, the General Plan amendment, the Planned Development rezoning with related Stage 1 and 2 Development Plans, and the requested Site Development Review and Vesting Tentative Tract Map 8136. The above resolution are incorporated herein by reference and are available for review at City Hall during normal business hours; and

E. A Staff Report for the City Council, dated _____, 2015 and incorporated herein by reference, described and analyzed the Project, including the Planned Development rezoning and related Stage 1 and 2 Development Plan.

F. On _____, 2015, the City Council held a properly noticed public hearing on the Project, including the proposed Planned Development rezoning and related Stage 1 and 2 Development Plan, at which time all interested parties had the opportunity to be heard.

G. On _____, 2015, the City Council adopted Resolution XX-15 approving the CEQA Addendum for the Project and adopted Resolution XX-15 approving a General Plan amendment for the Project, which resolutions are incorporated herein by reference and available for review at City Hall during normal business hours.

H. The City Council considered the CEQA Addendum and related prior CEQA documents and all above-referenced reports, recommendations, and testimony prior to taking action on the Project.

SECTION 2: FINDINGS

A. Pursuant to Section 8.32.070 of the Dublin Municipal Code, the City Council finds as follows.

1. The Schaefer Ranch Unit 3 Project Planned Development zoning meets the purpose and intent of Chapter 8.32 in that it provides a comprehensive development plan that creates a desirable use of land that is sensitive to surrounding land uses by virtue of the layout and design of the site plan.

2. Development of the Project under the Planned Development zoning and the related Stage 1 and 2 Development Plan will be harmonious and compatible with existing and future development in the surrounding area in that the site will provide residential development consistent with the surrounding development by providing unique floor plan designs and the incorporation of open space components while also being sensitive to the surrounding hillsides and conservation areas.

B. Pursuant to Sections 8.120.050.A and B of the Dublin Municipal Code, the City Council finds as follows.

1. The Planned Development zoning for the Project and the related Stage 1 and 2 Development Plan will be harmonious and compatible with existing and potential development in the surrounding area in that the proposed site plan has taken into account sensitive adjacencies.

2. The project site is physically suitable for the type and intensity of the zoning district being proposed in that the Project maintains the general character and density of adjacent development. The project site conditions are documented in the adopted CEQA Addendum; the environmental impacts that have been identified will be mitigated, and the project will implement all adopted mitigation measures. There are no site conditions that were identified in the Schaefer Ranch EIR and Project CEQA Addendum that will present an impediment to development of the site for the intended purposes. There are no major physical or topographic constraints and thus the site is physically suitable for the type and intensity of the proposed residential uses approved through the Planned Development zoning.

3. The Planned Development zoning will not adversely affect the health or safety of persons residing or working in the vicinity, or be detrimental to the public health, safety and welfare in that the project will comply with all applicable development regulations and standards and will implement all adopted mitigation measures. The Project uses are compatible with surrounding uses.

4. The Planned Development zoning is consistent with the Dublin General Plan, as amended, in that the proposed residential uses and site plan are consistent with the Single Family Residential and Open Space land use designations for the site.

C. Pursuant to the California Environmental Quality Act, the City Council approved a CEQA Addendum on _____, 2015, as set forth in Resolution XX-15, which resolution is incorporated herein by reference and available for review at City Hall during normal business hours.

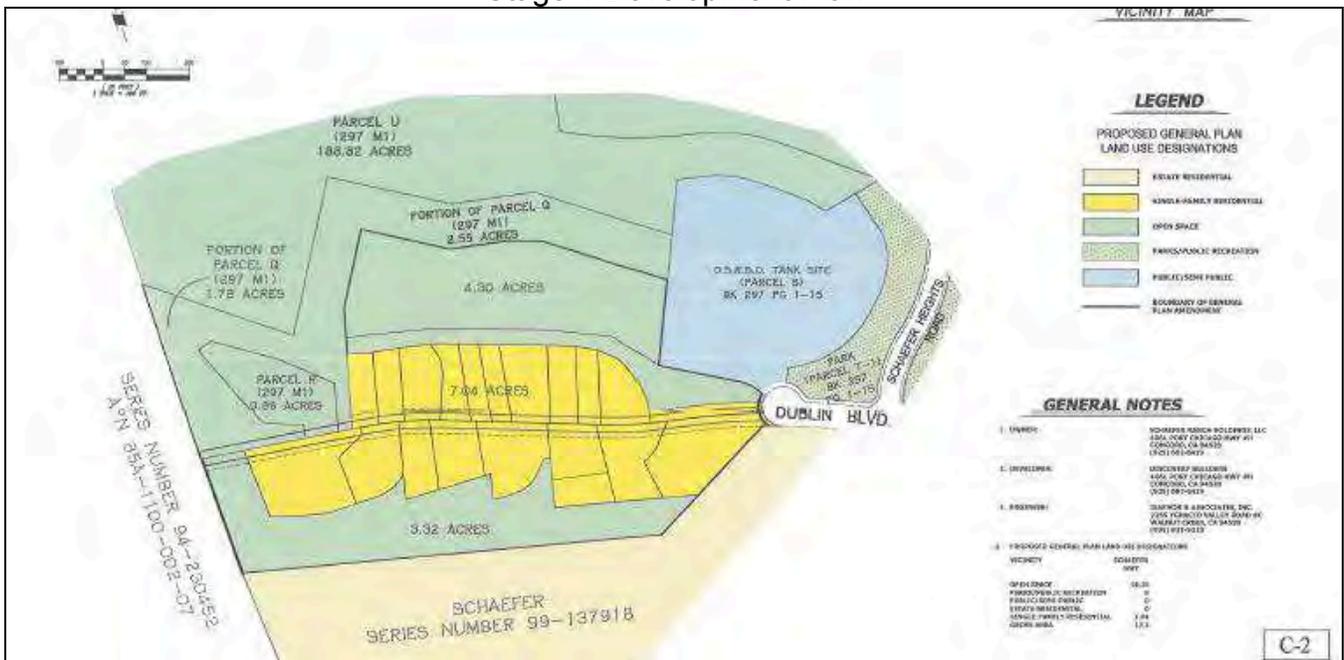
SECTION 3: ZONING MAP AMENDMENT

Pursuant to Chapter 8.32, Title 8 of the City of Dublin Municipal Code the City of Dublin Zoning Map is amended to rezone the property described below to a Planned Development Zoning District:

17.30 acres located in the Western Extended Planning Area at the westerly portion of the Schaefer Ranch planned community at the westerly terminus of Dublin Boulevard, north of Interstate 580 and west of Schaefer Ranch Road (“Project site”, or “Property”).

A map of the rezoning area is shown below:

Stage 1 Development Plan



SECTION 4. APPROVAL OF STAGE 1 AND 2 DEVELOPMENT PLAN

The regulations for the use, development, improvement, and maintenance of the Project site are set forth in the following Stage 1 and 2 Development Plan for the Project area, which is hereby approved. Any amendments to the Stage 1 and 2 Development Plan shall be in accordance with section 8.32.080 of the Dublin Municipal Code or its successors.

Stage 1 and 2 Development Plan for the Schaefer Ranch Unit 3 Project

This is a Stage 1 and 2 Development Plan pursuant to Chapter 8.32 of the Dublin Zoning Ordinance. This Development Plan meets all the requirements for both a Stage 1 and Stage 2 Development Plan set forth in Chapter 8.32 of the Zoning Ordinance and is adopted as part of the Planned Development rezoning for the Schaefer Ranch Unit 3 project, PLPA-2012-00013.

The Planned Development District and this Stage 1 and 2 Development Plan provides flexibility to encourage innovative development while ensuring that the goals, policies, and action programs of the General Plan and provisions of Chapter 8.32 of the Zoning Ordinance are satisfied.

1. Statement of Permitted, Conditional and Accessory Uses.

PD – Single Family Residential

Permitted Uses

- Single-family detached Dwelling Unit
- Accessory structures and uses in accordance with Section 8.40.030 of the Dublin Zoning Ordinance
- Home occupation in accordance with Chapter 8.64 of the Dublin Zoning Ordinance
- Small family day care homes
- Other similar uses as determined by the Community Development Director

Conditional Uses

- Accessory structures and uses located on the same site as a conditional use
- Bed and Breakfast inns
- Community clubhouse
- Community facilities
- Large family day care homes
- Other similar uses as determined by the Community Development Director

PD Open Space

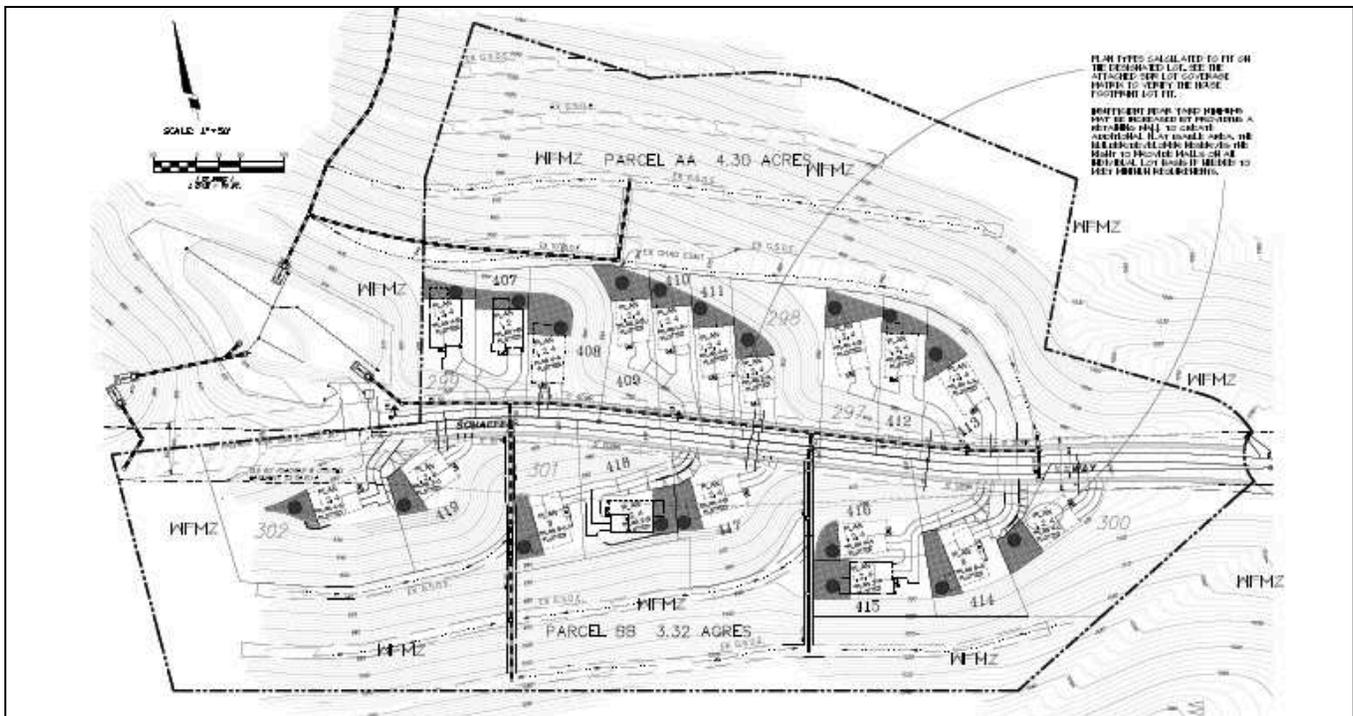
Permitted Uses, including, but not limited to:

- Agriculture and grazing
- Conservation and wildlife habitat preservation areas
- Public or private utilities, services and facilities necessary to serve the project
- Public or private recreation facility- active or passive consistent with Open Space use
- Trails and maintenance roads, including emergency vehicle access
- Other similar uses as determined by the Community Development Director

Aerial Photo



2. Stage 1 and 2 Site Plan.



3. Site area, proposed densities.

Land Use	Proposed	
	acres	%
Single Family Residential – 19 units	7.04	41%
Opens Space	10.26	59%
Total	17.30	100%

4. Development Regulations.

SINGLE FAMILY SITE DEVELOPMENT STANDARDS

STANDARD	Minimum Unless Otherwise Noted
Lot Size	4500 sf
Lot Width	
• Typical street	45 ft
• Cul-de-sac (measure at right-of-way)	35 ft
Lot Depth	100 ft
Lot Coverage⁽¹⁾	
• one-story	50 % maximum
• two-story	45 % maximum
Building Height (two-story maximum) ⁽²⁾	35 ft
Setbacks	
Front Yard	
• to living or porch	10 ft
• to front entry garage	18 ft
• to side entry garage	15 ft
Side Yard	
• typical	5 ft
• at corners	8 ft
Rear Yard	10 ft
Usable Yard	
• size	500 sf contiguous flat
• dimension	10 ft minimum any one side and 15 ft diameter clear within usable yard.
Parking Spaces	
• Off-street covered (enclosed garage)	2
• additional space (may be on-street)	1

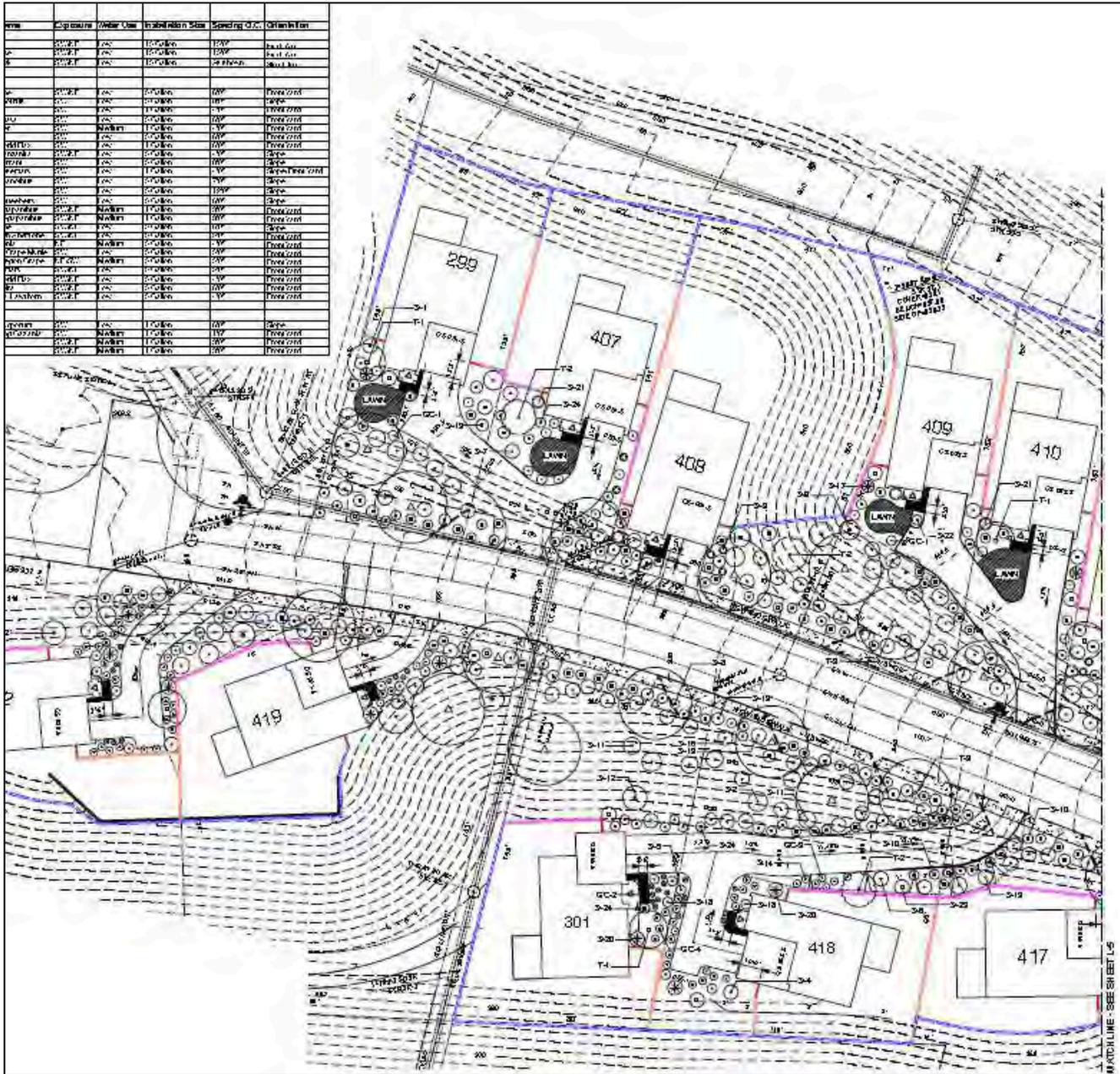
Specific Notes:

(1) **Maximum lot coverage** regulations are intended to establish the maximum lot area that may be covered with buildings and structures. Buildings and structures include: All land covered by principal buildings, garages and carports, permitted accessory structures, covered decks and gazebos, and other covered and enclosed areas. It does not include: Standard roof overhangs, cornices, eaves, uncovered decks, swimming pools, and paved areas such as walkways, driveways, patios, uncovered parking areas, or roads. (Dublin Zoning Ordinance Section 8.36.100).

(2) **Residential Building Height:** A 35-foot maximum two stories shall be measured from the finished grade at the midpoint of the building (as shown on a façade or cross section view running parallel to the slope) to the top ridge of the structure's roof. However, architectural features and elements may exceed this provision by a 5-foot maximum, and a gable element may exceed this provision by a 5-foot maximum, subject to approval by the Director of Community Development.

5. Phasing Plan. The project be constructed under one phase.

6. Preliminary/Master Neighborhood Landscape Plan.



Plan 1

Architectural elements include simple wooden posts and railings, shutters, window frames, and gable end accents. Colors are California mission blends with varied color accents.

Early Californian: Early Californian is distinguished by simple massing and the principal roof material of concrete barrel tiles representing terracotta in color and form on a hip or gable roof above shorter overhangs. Stucco finished exteriors are accented by arched doorways, shutters, wrought iron detailing, and gable end accents. Colors are California mission and brown blends with varied tone accents.

English Country: Formal characteristics of the English County style are identified by steeper pitched roof elements with gable forms, stucco accent walls, use of brick accents, and half-timbered details. Stone features, bricked archways, decorative corbels, and multi-paned windows give this style its country image along with the hip and gable roof elements. Colors and materials are lighter charcoal and brown blends with earthy green tone accents.

8. Inclusionary Zoning Regulations. In accordance with Section 8.68.030 A. of the City of Dublin Zoning Ordinance, projects with 20 or more lots are subject to the Inclusionary Housing requirements. This project will comprise a total of 19 lots if approved and, therefore is not subject to this requirement.

9. Applicable Requirements of Dublin Zoning Ordinance. Except as specifically provided in this Stage 1 and 2 Development Plan, the use, development, improvement and maintenance of the property shall be governed by the provisions of the closest comparable Zoning District as determined by the Community Development Director and of the Dublin Zoning Ordinance pursuant to Section 8.32.060.C except as provided in the Stage 1 and Stage 2 Development Plan. No development shall occur on this property until a Site Development Review permit has been approved for the property.

10. Compliance with adopted Mitigation Measures. The Applicant/Developer shall comply with all adopted mitigation measures of the Schaefer Ranch EIR and subsequent environmental documents, as applicable.

SECTION 5. PRIOR PD ZONING SUPERSEDED Ordinance No. 37-08 (Schaefer Ranch South) establishing the existing PD zoning is superseded as to the Project site.

SECTION 6. POSTING OF ORDINANCE

The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three (3) public places in the City of Dublin in accordance with Section 36933 of the Government Code of the State of California.

SECTION 7. EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days following its adoption.

PASSED AND ADOPTED BY the City Council of the City of Dublin, on this _____ day of _____ 2015, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

RESOLUTION NO. XX-15

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**APPROVING A SITE DEVELOPMENT REVIEW PERMIT AND
VESTING TENTATIVE MAP 8136 FOR THE SCHAEFER RANCH UNIT 3 PROJECT
(PLPA-2012-00013)**

WHEREAS, the Applicant, Schaefer Ranch Holdings LLC (Discovery Builders), proposes a development of 19 single-family detached homes and open space, on approximately 17.30 acres known as Schaefer Ranch Unit 3, in the planned community known as Schaefer Ranch. The proposed development and applications are collectively known as the “Project”; and

WHEREAS, the application includes Site Development Review for 19 single family detached residential units and open space, and Vesting Tentative Map 8136 which subdivides 7.04 acres of the 17.30-acre area for 19 residential lots; and

WHEREAS, the application also includes a General Plan Amendment to change the land use designation on the 17.30 acre site from Estate Residential to 7.04 acres of Single-Family Residential and 10.26 acres of Open Space and consistent PD-Planned Development rezoning with Stage 1 and Stage 2 Development Plan; and

WHEREAS, the Project site is located in the Western Extended Planning Area at the westerly portion of the Schaefer Ranch planned community at the westerly terminus of Dublin Boulevard, north of Interstate 580 and west of Schaefer Ranch Road; and

WHEREAS, the Project Site currently is subdivided as Lots 297 thru 302, Parcel R, and a portion of Parcel “Q” of Tract 6765; and

WHEREAS, the California Environmental Quality Act (CEQA), together with the State guidelines and City environmental regulations, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. The City prepared an Initial Study and an Addendum to the environmental impact report that was certified by the City in 1996 (Schaefer Ranch Project/General Plan Amendment Environmental Impact Report, State Clearinghouse No. 95033070 (the “Schaefer Ranch EIR” or “1996 EIR”); and

WHEREAS, a Staff Report dated October 27, 2015 was submitted to the City of Dublin Planning Commission recommending City Council approval of the Project, including the Site Development Review request and Vesting Tentative Tract Map 8136; and

WHEREAS, on October 27, 2015, the Planning Commission held a properly notice public hearing and adopted Resolution 15-13 recommending that the City Council not approve the CEQA addendum, the General Plan amendment, the Planned Development rezoning with related Stage 1 and 2 Development Plans, and the requested Site Development Review and Vesting Tentative Tract Map 8136. The above resolution are incorporated herein by reference and are available for review at City Hall during normal business hours; and

WHEREAS, on _____, 2015, the City Council held a duly noticed public hearing on the Project at which time all interested parties had the opportunity to be heard. Following the public hearing, the City Council approved Resolution XX-15 approving the proposed CEQA addendum, Resolution XX-15 approving an amendment to the General Plan, and adopted Ordinance XX-15 approving a Planned Development Rezone with a related Stage 1 and 2 Development Plan for the Schaefer Ranch Unit 3 Project. The above resolutions and ordinance are incorporated herein by reference and are available for review at City Hall during normal business hours; and

WHEREAS, the City Council did hear and use its independent judgment and considered the addendum and prior EIR, all said reports, recommendations, and testimony hereinabove set forth before approving the Project.

NOW, THEREFORE, BE IT RESOLVED that the above recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin hereby makes the following findings and determinations regarding the proposed Site Development Review for a development of 19 single-family detached homes on 7.04 acres and 10.26 acres of Open Space within a 17.30 acre site known as Schaefer Ranch Unit 3 located in in the Western Extended Planning Area at westerly portion of the Schaefer Ranch planned community at the westerly terminus of Dublin Boulevard, north of Interstate 580 and west of Schaefer Ranch Road:

Site Development Review:

- A. *The proposal is consistent with the purposes of Chapter 8.104 of the Zoning Ordinance, with the General Plan and any applicable Specific Plans and design guidelines because:* 1) the project will be consistent with the architectural character and scale of development in the area; 2) the project will provide a needed and attractive housing opportunity; 3) the project is consistent with the General Plan land use designations of Single Family Residential and Open Space; and 4) the project complies with the development standards established in the Planned Development ordinance for the Project.
- B. *The proposal is consistent with the provisions of Title 8, Zoning Ordinance because:* 1) the project contributes to orderly, attractive, and harmonious site and structural development compatible with the intended use, proposed subdivision, and the surrounding properties; and 2) the project complies with the development regulations set forth in the Zoning Ordinance where applicable and as adopted for PD PLPA 2012-00013.
- C. *The design of the project is appropriate to the City, the vicinity, surrounding properties, and the lot in which the project is proposed because:* 1) the size and mass of the proposed houses is consistent with other existing and approved residential development in the surrounding area; 2) the project will contribute to housing opportunities as a complement to the surrounding neighborhoods; 3) the project will serve the current buyer profile and market segment anticipated for this area; and 4) the project contributes to the preservation of Open Space.
- D. *The subject site is suitable for the type and intensity of the approved development because:* 1) the Project development envelope is tailored to protect the hillsides which are designated for open space and provide proper drainage; 2) the Project will implement all

applicable prior adopted mitigation measures; and 3) the project site is or will be fully served by public services and existing roadways.

- E. *Impacts to existing slopes and topographic features are addressed because:* 1) the Project is required to comply with all previously adopted mitigation measures designed to ensure slope stability; 2) grading on the site will ensure that the site drains away from any structures and complies with the Regional Water Quality Control Board requirements; 3) most of the steeper areas of the site are in designated open space; and 4) retaining walls will be constructed as required to support grade differentials between building envelopes and setback or right-of-way areas.
- F. *Architectural considerations including the character, scale and quality of the design, site layout, the architectural relationship with the site and other buildings, screening of unsightly uses, lighting, building materials and colors and similar elements result in a project that is harmonious with its surroundings and compatible with other developments in the vicinity because:* 1) the Project provides a high degree of design and landscaping to complement existing uses in the area; 2) the structures reflect the architectural styles and development standards for residential buildings currently under construction by Toll Brothers in another portion of Neighborhood A; 3) the materials proposed will be consistent with the City's expectations for a quality level of development; and 4) the color and materials proposed will be coordinated among the structures on site.
- G. *Landscape considerations, including the location, type, size, color, texture and coverage of plant materials, and similar elements have been incorporated into the project to ensure visual relief, adequate screening and an attractive environment for the public because:* 1) topography has been taken into consideration for design of the landscape plan; 2) generous and appropriate landscaping is proposed along the street; 3) landscaping in common areas is coordinated with adjacent areas; and 4) the project will conform to the requirements of the Stage 2 Development Plan and the Water Efficient Landscape Ordinance.
- H. *The site has been adequately designed to ensure the proper circulation for bicyclist, pedestrians, and automobiles because:* 1) the project site provides opportunities for pedestrian and bicycle circulation; 2) the project will connect to the regional trail system through adjacent neighborhoods and access points.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin hereby makes the following findings and determinations regarding Vesting Tentative Tract Map 8136:

Vesting Tentative Tract Map 8136

- A. The proposed Vesting Tentative tract Map 8136 is consistent with the intent of applicable subdivision regulations and related ordinances.
- B. The proposed subdivision together with its design and improvements of the proposed Vesting Tentative Tract Map 8136 are consistent with the General Plan, as amended, as they relate to the subject property in that it is a subdivision for residential and open space uses consistent with the approved land use designations and density.

- C. The proposed Vesting Tentative Tract Map 8136 is consistent with the Planned Development zoning approved for Project and therefore consistent with the City of Dublin Zoning Ordinance.
- D. The properties created by the proposed Vesting Tentative Tract Map 8136 will have adequate access to major constructed or planned improvements.
- E. Project design, architecture, and concept have been integrated with topography of the project site created by the Vesting Tentative Tract Map 8136 to incorporate water quality measures and minimize overgrading and extensive use of retaining walls. Therefore, the proposed subdivision is physically suitable for the type and intensity of development proposed.
- F. The Mitigation Measures adopted with the Schaefer Ranch EIR would be applicable as appropriate for addressing or mitigating any potential environmental impacts of the Project, as documented in the adopted Addendum.
- G. The proposed Vesting Tentative Map 8136 and the type of improvements will not result in environmental damage or substantially injure fish or wildlife or their habitat or cause public health concerns with compliance to applicable adopted Mitigation Measures and Conditions of Approval.
- H. The design of the subdivision will not conflict with easements, acquired by the public at large, or access through or use of property within the proposed subdivision. The City Engineer has reviewed the map and title report and has not found any conflicting easements of this nature.

BE IT FURTHER RESOLVED that the Dublin City Council hereby approves the Site Development Review Permit for a development of 19 single-family detached homes on 7.23 acres and 10.05 acres of Open space within a 17.28 acre site known as Schaefer Ranch Unit 3 located in in the Western Extended Planning Area at westerly portion of the Schaefer Ranch planned community at the westerly terminus of Dublin Boulevard, north of Interstate 580 and west of Schaefer Ranch Road, as shown on plans prepared by Discovery Design Group, MD Fotheringham & Associates, and Isakson & Associates dated received September 25, 2015 and subject to the conditions included below.

BE IT FURTHER RESOLVED that the Dublin City Council hereby approves Vesting Tentative Map 8136 prepared by Discovery Design Group, MD Fotheringham & Associates, and Isakson & Associates dated received September 25, 2015 and subject to the conditions included below.

CONDITIONS OF APPROVAL

Unless stated otherwise, all Conditions of Approval shall be complied with prior to the issuance of building permits or establishment of use, and shall be subject to Planning Department review and approval. The following codes represent those departments/agencies responsible for monitoring compliance of the conditions of approval. [PL.] Planning, [B] Building, [PO] Police, [PW] Public Works [P&CS] Parks & Community Services, [ADM] Administration/City Attorney, [FIN] Finance, [F] Alameda County Fire Department, [DSR] Dublin San Ramon Services District, [CO] Alameda County Department of Environmental Health, [Z7] Zone 7.

CONDITIONS OF APPROVAL

NO.	CONDITIONS OF APPROVAL	Agency	Prior to:	Source
PLANNING GENERAL CONDITIONS				
1.	Approval. This Site Development Review approval is for the Schaefer Ranch Unit 3 (PLPA 2012-00013). This approval shall be as generally depicted and indicated on the project plans prepared by Discovery Design Group, MD Fotheringham & Associates, and Isakson & Associates dated received September 25, 2015, on file in the Community Development Department, and other plans, text, and diagrams relating to this Site Development Review, and as specified as the following Conditions of Approval for this project. This approval is subject to adopting the CEQA addendum, and companion General Plan and Specific Plan Amendments and related Planned Development Zoning.	PL	Ongoing	Planning
2.	Permit Expiration. Construction or use shall commence within one (1) year of Site Development Review Permit approval or the Permit shall lapse and become null and void. If there is a dispute as to whether the Permit has expired, the City may hold a noticed public hearing to determine the matter. Such a determination may be processed concurrently with revocation proceedings in appropriate circumstances. If a Permit expires, a new application must be made and processed according to the requirements of this Ordinance.	PL	One Year After Effective Date	DMC 8.96.020.D
3.	Time Extension. The original approving decision-maker may, upon the Applicant's written request for an extension of approval prior to expiration, upon the determination that all Conditions of Approval remain adequate and all applicable findings of approval will continue to be met, grant an extension of the approval for a period not to exceed six (6) months. All time extension requests shall be noticed and a public hearing shall be held before the original hearing body.	PL	Prior to Expiration Date	DMC 8.96.020.E
4.	Compliance. The Applicant/Property Owner shall operate this use in compliance with the Conditions of Approval of this Site Development Review Permit, the approved plans and the regulations established in the Zoning Ordinance. Any violation of the terms or conditions specified may be subject to enforcement action.	PL	Ongoing	DMC 8.96.020.F
5.	Revocation of Permit. The Site Development Review approval shall be revocable for cause in accordance with Section 8.96.020.I of the Dublin Zoning Ordinance. Any violation of the terms or	PL	Ongoing	DMC 8.96.020.I

	conditions of this permit shall be subject to citation.			
6.	Requirements and Standard Conditions. The Applicant/Developer shall comply with applicable City of Dublin Fire Prevention Bureau, Dublin Public Works Department, Dublin Building Department, Dublin Police Services, Alameda County Flood Control District Zone 7, Livermore Amador Valley Transit Authority, Alameda County Public and Environmental Health, Dublin San Ramon Services District and the California Department of Health Services requirements and standard conditions. Prior to issuance of building permits or the installation of any improvements related to this project, the Applicant/Developer shall supply written statements from each such agency or department to the Planning Department, indicating that all applicable conditions required have been or will be met.	Various	Building Permit Issuance	Standard
7.	Required Permits. Applicant/Developer shall obtain all permits required by other agencies including, but not limited to Alameda County Flood Control and Water Conservation District Zone 7, California Department of Fish and Game, Army Corps of Engineers, Regional Water Quality Control Board, Caltrans and provide copies of the permits to the Public Works Department.	PW	Building Permit Issuance	Standard
8.	Fees. Applicant/Developer shall pay all applicable fees in effect at the time of building permit issuance, including, but not limited to, Planning fees, Building fees, Traffic Impact Fees, TVTC fees, Dublin San Ramon Services District fees, Public Facilities fees, Dublin Unified School District School Impact fees, Fire Facilities Impact fees, Alameda County Flood and Water Conservation District (Zone 7) Drainage and Water Connection fees; or any other fee that may be adopted and applicable.	Various	Building Permit Issuance	Various
9.	Indemnification. Applicant/Developer shall defend, indemnify, and hold harmless the City of Dublin and its agents, officers, and employees from any claim, action, or proceeding against the City of Dublin or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Dublin or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director, Zoning Administrator, or any other department, committee, or agency of the City to the extent such actions are brought within the time period	ADM	Ongoing	Administration/City Attorney

	required by Government Code Section 66499.37 or other applicable law; provided, however, that the Applicant/Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/ Developer of any said claim, action, or proceeding and the City's full cooperation in the defense of such actions or proceedings.			
10.	Clarification of Conditions. In the event that there needs to be clarification to the Conditions of Approval, the Director of Community Development and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Applicant/Developer without going to a public hearing. The Director of Community Development and the City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Applicant/Developer to fulfill needed improvements or mitigations resulting from impacts to this project.	PW	Ongoing	Public Works
11.	Clean-up. The Applicant/Developer shall be responsible for clean-up & disposal of project related trash to maintain a safe, clean and litter-free site.	PL	Ongoing	Planning
12.	Modifications. Modifications or changes to this Site Development Review approval may be considered by the Community Development Director if the modifications or changes proposed comply with Section 8.104.100 of the Zoning Ordinance.	PL	Ongoing	DMC 8.104.100
13.	Lighting. Lighting is required over exterior entrances/doors. Exterior lighting used after daylight hours shall be adequate to provide for security needs.	PL, PW	Building Permit Issuance	Municipal Code
PLANNING – PROJECT SPECIFIC				
14.	Satellite Dishes. The Developer's Architect shall prepare a plan for review and approval by the Director of Community Development and the Building Official that provides a consistent and unobtrusive location for the placement of individual satellite dishes. Individual conduit will be run on the interior of the unit to the satellite location on the exterior of the home to limit the amount of exposed cable required to activate any satellite dish. It is preferred that where chimneys exist, the mounting of the dish be incorporated into the chimney. In instances where chimneys do not exist, then the plan shall show a common and consistent location for satellite dish placement to eliminate the over proliferation, haphazard and irregular placement.	PL		Project Specific

15.	Street Lights. Street lights selected for this subdivision shall have the ability to accept cut-off shielding to the satisfaction of the City Engineer.	PL	In conjunction with approval of improvement plans	Project Specific
LANDSCAPING				
16.	<p>Final Landscape Construction Documents. The final planting and irrigation design shall:</p> <ul style="list-style-type: none"> a. Utilize plant material that will be capable of healthy growth within the given range of soil and climate. b. Provide landscape screening that is of a height and density so that it provides a positive visual impact within three years from the time of planting. c. Provide that 75% of the proposed trees on the site are a minimum of 15 gallons in size, and at least 50% of the proposed shrubs on the site are a minimum of 5 gallons in size. d. Provide concrete curbing at the edges of all planters and paving surfaces where applicable. <p>Final landscape construction documents shall:</p> <ul style="list-style-type: none"> a. Provide specific landscape and irrigation plans for non-typical and corner lots. This requirement includes any lot that varies more than five feet in width from the typical plan. b. Specify that all cut and fill slopes graded and not constructed by September 1, of any given year, are hydroseeded with perennial or native grasses and flowers, and that stockpiles of loose soil existing on that date are hydroseeded in a similar manner. c. Specify that the area under the drip line of all existing oaks, walnuts, etc., which are to be saved are fenced during construction and grading operations and no activity is permitted under them that will cause soil compaction or damage to the tree, if applicable. d. Include a warranty from the owners and/or contractors to warrant all trees, shrubs and ground cover and the irrigation system for one year from the date of project acceptance by the City. 	PL	Issuance of building permits	Standard
17.	Maintenance Agreement. A permanent maintenance agreement on all common area landscaping will be required from the owner insuring regular irrigation, fertilization and weed abatement.	PL	Issuance of the building permit	Standard

18.	Tree Preservation. Tree preservation techniques, and guarantees, if applicable, shall be reviewed and approved by the Dublin Planning Division prior to the issuance of the building permit.	PL	Issuance of the building permit	Standard
19.	Street Trees and Accent Trees. Street trees shall be spaced between 30 and 50 feet on center or approximately one per typical lot. Corner lots shall provide a minimum of two trees and a maximum of three street trees per lot. Generally, each lot will provide one accent tree, space permitting.	PL	Issuance of the building permit	Standard
20.	Water Efficient Landscaping Regulations. The Applicant shall meet all requirements of the City of Dublin's Water-Efficient Landscaping Regulations, Section 8.88 of the Dublin Municipal Code.	PL	Issuance of the building permit	Standard
21.	Bio-Retention Areas. The designed bio-retention areas shall be enhanced to create an open space landscape that is landscape attractive, conserves water, and requires minimal maintenance.	PL	Issuance of the building permit	Standard
22.	Plant Clearances. All trees planted shall meet the following clearances: a. 6' from the face of building walls or roof eaves b. 7' from fire hydrants, storm drains, sanitary sewers and/or gas lines c. 5' from top of wing of driveways, mailboxes, water, telephone and/or electrical mains d. 15' from stop signs, street or curb sign returns e. 20' from either side of a streetlight	PL	Issuance of the building permit	Standard
23.	Irrigation System Warranty. The Applicant shall warranty the irrigation system and planting for a period of one year from the date of installation. The Applicant shall submit for the Dublin Community Development Department approval, a landscape maintenance plan for the Common Area landscape including a reasonable estimate of expenses for the first five years.	PL	Issuance of the building permit	Standard
24.	Walls, Fences and Mailboxes. Applicant shall work with staff to prepare a final wall, fencing and mailbox plan that is consistent with Dublin Municipal Code and the design character of the architecture. The design of the mailbox station shall be upgraded to provide an enclosure or housing for the gang mailboxes so that they are integrated into the structure. Mailbox locations shall be integrated within the landscape and shall comply with USPS requirements.	PL	Issuance of the building permit	Standard
25.	Sustainable Landscape Practices. The landscape design shall demonstrate compliance with sustainable landscape practices as detailed in the Bay-Friendly	PL	Issuance of the building permit	Standard

	Landscape Guidelines by earning a minimum of 60 points or more on the Bay-Friendly scorecard, meeting 9 of the 9 required practices and specifying that 75% of the non-turf planting only requires occasional, little or no shearing or summer water once established. Final selection and placement of trees, shrubs and ground cover plants shall ensure compliance with this requirement. Herbaceous plants shall be used along walks to reduce maintenance and the visibility of the sheared branches of woody ground cover plants. Planters for medium sized trees shall be a minimum of six feet wide. Small trees or shrubs shall be selected for planting areas less than six feet wide.			
26.	Copies of Approved Plans. The Applicant shall provide the City with one full size copy, one reduced (1/2 sized) copy and one electronic copy of the approved landscape plans prior to construction.	PL	Construction	Standard
CIVIL CONDITIONS				
27.	Plans Coordination. Civil Improvement Plans, Joint Trench Plans, Street Lighting Plans and Landscape Improvement Plans shall be submitted on the same size sheet and plotted at the same drawing scale for consistency, improved legibility and interdisciplinary coordination.	PL	Preparation of final grading, planting and utility plans	Standard
28.	Utility Placement and Coordination: Utilities shall be coordinated with proposed tree locations to eliminate conflicts between trees and utilities. Submit typical utility plans for each house type to serve as a guide during the preparation of final grading, planting and utility plans. Utilities may have to be relocated in order to provide the required separation between the trees and utilities. The applicant shall submit a final tree/utility coordination plan as part of the construction document review process to demonstrate that this condition has been satisfied.	PL	Preparation of final grading, planting and utility plans	Standard
32.	Building Codes and Ordinances. All project construction shall conform to all building codes and ordinances in effect at the time of building permit.	B	Through Completion	Standard
33.	Retaining Walls. All retaining walls over 30 inches in height and in a walkway shall be provided with guardrails. All retaining walls over 24 inches with a surcharge or 36 inches without a surcharge shall obtain permits and inspections from the Building & Safety Division.	B	Through Completion	Standard
34.	Phased Occupancy Plan. If occupancy is requested to occur in phases, then all physical improvements within each phase shall be required to be completed prior to	B	Occupancy of any affected building	Standard

	<p>occupancy of any buildings within that phase except for items specifically excluded in an approved Phased Occupancy Plan, or minor handwork items, approved by the Department of Community Development. The Phased Occupancy Plan shall be submitted to the Directors of Community Development and Public Works for review and approval a minimum of 45 days prior to the request for occupancy of any building covered by said Phased Occupancy Plan. Any phasing shall provide for adequate vehicular access to all parcels in each phase, and shall substantially conform to the intent and purpose of the subdivision approval. No individual building shall be occupied until the adjoining area is finished, safe, accessible, and provided with all reasonable expected services and amenities, and separated from remaining additional construction activity. Subject to approval of the Director of Community Development, the completion of landscaping may be deferred due to inclement weather with the posting of a bond for the value of the deferred landscaping and associated improvements.</p>			
35.	<p>Building Permits. To apply for building permits, Applicant/Developer shall submit five (5) sets of construction plans to the Building & Safety Division for plan check. Each set of plans shall have attached an annotated copy of these Conditions of Approval. The notations shall clearly indicate how all Conditions of Approval will or have been complied with. Construction plans will not be accepted without the annotated resolutions attached to each set of plans. Applicant/Developer will be responsible for obtaining the approvals of all participation non-City agencies prior to the issuance of building permits.</p>	B	Issuance of Building Permits	Standard
36.	<p>Construction Drawings. Construction plans shall be fully dimensioned (including building elevations) accurately drawn (depicting all existing and proposed conditions on site), and prepared and signed by a California licensed Architect or Engineer. All structural calculations shall be prepared and signed by a California licensed Architect or Engineer. The site plan, landscape plan and details shall be consistent with each other.</p>	B	Issuance of building permits	Standard
37.	<p>Air Conditioning Units. Air conditioning units and ventilation ducts shall be screened from public view with materials compatible to the main building and shall not be roof mounted. Units shall be permanently installed on concrete pads or other non-movable materials approved by the Chief Building Official and Director of Community Development. Air conditioning units shall be located such that each dwelling unit has one side yard</p>	B, PL	Occupancy of Unit	Standard

	with an unobstructed width of not less than 36 inches. Air conditioning units shall be located in accordance with the PD text. Air conditioning units shall comply with Section 8.36.060,C,3 of the Zoning Ordinance.			
38.	Temporary Fencing. Temporary Construction fencing shall be installed along the perimeter of all work under construction.	B	Through Completion	Standard
39.	<p>Addressing</p> <p>a) Provide a site plan with the City of Dublin's address grid overlaid on the plans (1 to 30 scale). Highlight all exterior door openings on plans (front, rear, garage, etc.). The site plan shall include a single large format page showing the entire project and individual sheets for each neighborhood. 3 copies on full size sheets and 5 copies reduced sheets.</p> <p>b) Provide plan for display of addresses. The Building Official shall approve plan prior to issuance of the first building permit. (Prior to permitting)</p> <p>c) Addresses will be required on the front of the dwellings. Addresses are also required near the garage door opening if the opening is not on the same side of the dwelling as the front door.</p> <p>d) Address signage shall be provided as per the Dublin Residential Security Code.</p> <p>e) Exterior address numbers shall be backlight and be posted in such a way that they may be seen from the street.</p> <p>f) Driveways servicing more than one (1) individual dwelling unit shall have a minimum of 4 inch high identification numbers, noting the range of unit numbers placed at the entrance to each driveway at a height between 36 and 42 inches above grade. The light source shall be provided with an uninterruptible AC power source or controlled only by photoelectric device.</p>	B	<p>Prior to release of addresses</p> <p>Prior to permitting</p> <p>Prior to permitting</p> <p>Occupancy of any Unit</p> <p>Occupancy of any Unit</p> <p>Prior to permit issuance, and through completion</p>	Standard
40.	Engineer Observation. The Engineer of record shall be retained to provide observation services for all components of the lateral and vertical design of the building, including nailing, hold-downs, straps, shear, roof diaphragm and structural frame of building. A <u>written report</u> shall be submitted to the City Inspector <u>prior</u> to scheduling the final frame inspection.	B	Scheduling the final frame inspection	Standard
41.	Foundation. Geotechnical Engineer for the soils report shall review and approve the foundation	B	Permit issuance	Standard

	design. A letter shall be submitted to the Building Division on the approval.			
42.	<p>Green Building Green Building measures as detailed in the SDR package may be adjusted prior to master plan check application submittal with prior approval from the City’s Green Building Official provided that the design of the project complies with the City of Dublin’s Green Building Ordinance and State Law as applicable. In addition, all changes shall be reflected in the Master Plans. (Through Completion)</p> <p>The Green Building checklist shall be included in the master plans. The checklist shall detail what Green Points are being obtained and where the information is found within the master plans. (Prior to first permit).</p> <p>Prior to each unit final, the project shall submit a completed checklist with appropriate verification that all Green Points required by 7.94 of the Dublin Municipal Code have been incorporated. (Through Completion)</p> <p>Homeowner Manual – if Applicant takes advantage of this point the Manual shall be submitted to the Green Building Official for review or a third party reviewer with the results submitted to the City. (Project)</p> <p>Landscape plans shall be submitted to the Green Building Official for review. (Prior to approval of the landscape plans by the City of Dublin)</p> <p>Applicant/Developer may choose self-certification or certification by a third party as permitted by the Dublin Municipal Code. Applicant shall inform the Green Building Official of method of certification prior to release of the first permit in each subdivision / neighborhood.</p>	B	<p>Through Completion</p> <p>Prior to first permit</p> <p>Through Completion</p> <p>Project</p> <p>Prior to approval of the landscape plans by the City of Dublin</p>	Standard
43.	<p>Electronic File: The Applicant/Developer shall submit all building drawings and specifications for this project in an electronic format to the satisfaction of the Building Official prior to the issuance of building permits. Additionally, all revisions made to the building plans during the project shall be incorporated into an “As Built” electronic file and submitted prior to the issuance of the final occupancy.</p>	B	Issuance of the final occupancy	Standard
44.	<p>Construction trailer: Due to size and nature of the</p>	B	TUP required	Standard

	development, the Applicant/Developer, shall provide a construction trailer with all hook ups for use by City Inspection personnel during the time of construction as determined necessary by the Building Official. A Temporary Use Permit is required prior to placement of the construction trailer. In the event that the City has their own construction trailer, the applicant/developer shall provide a site with appropriate hook ups in close proximity to the project site to accommodate this trailer. The applicant/developer shall cause the trailer to be moved from its current location at the time necessary as determined by the Building Official at the Applicant/Developer's expense.		prior to placement of trailer	
45.	Copies of Approved Plans. Applicant shall provide City with 2 reduced (1/2 size) copies of the City of Dublin stamped approved plan.	B	30 days after permit and each revision issuance	Standard
46.	Solar Zone – CA Energy Code Show the location of the Solar Zone on the site plan. Detail the orientation of the Solar Zone. This information shall be shown in the master plan check on the overall site plan, the individual roof plans and the plot plans. This condition of approval will be waived if the project meets the exceptions provided in the CA Energy Code.	B	In conjunction with Master Plan check, prior to issuance of Building Permits	Standard
47.	Wildfire Management. Provide in the master drawing set, a sheet detailing which lots are adjacent to open space and subject to the Wildfire Management provisions of the code.	B	Prior to issuance of Building Permits	Standard
48.	Household Waste Materials. Removal of existing household waste materials on the site shall be monitored by a qualified professional and that normal and customary testing be performed for lead based paint and asbestos building materials prior to demolition of existing on-site buildings. Compliance with this condition shall be demonstrated to the Building Official prior to obtaining a demolition permit.	B	Prior to issuance of Grading Permits and issuance of demolition permit	Project Specific
FIRE				
49.	New Fire Residential Sprinkler System Requirements. In accordance with The Dublin Fire Code, fire sprinklers shall be installed in all buildings. The system shall be in accordance with the NFPA 13D, the CA Fire Code and CA Building / Residential Code.	F	Prior to issuance of Building Permits	CA Building / Residential Code
50.	Fire apparatus. Roadways shall have a minimum unobstructed width of 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Roadways under 36 feet wide shall be posted with	F	In conjunction with Site Improvement Drawings	CA Building / Residential Code

	<p>signs on one side; roadways under 28 feet wide shall be posted with signs both sides of the street as follows: "NO STOPPING FIRE LANE - CVC 22500.1".</p> <ol style="list-style-type: none"> 1. Fire apparatus roadways must extend to within 150 ft. of the most remote first floor exterior wall of any building. 2. The maximum grade for a fire apparatus roadway is 12%. 3. Fire apparatus roadways in excess of 150 feet in length must make provisions for approved apparatus turnarounds. 			
51.	<p>Gate Approvals. Fencing and gates that cross pedestrian access and exit paths, as well as vehicle entrance and exit roads and Emergency Vehicle Access ways, need to be approved for fire department access and egress as well as exiting provisions where such is applicable. Plans need to be submitted that clearly show the fencing and gates and details of such. This should be clearly incorporated as part of the site plan with details provided as necessary.</p>	F	Prior to issuance of Building Permits	CA Building / Residential Code
52.	<p>Hydrants & Fire Flows. Show the location of any on-site fire hydrants and any fire hydrants that are along the property frontage as well as the closest hydrants to each side of the property that are located along the access roads that serves this property. Provide a letter from the water company indicating what the available fire flow is to this property.</p>	F	Prior to issuance of Building Permits	CA Building / Residential Code
DSRSD				
53.	<p>Complete improvement plans shall be submitted to DSRSD that conform to the requirements of the Dublin San Ramon Services District Code, the DSRSD "Standard Procedures, Specifications and Drawings for Design and Installation of Water and Wastewater Facilities", all applicable DSRSD Master Plans and all DSRSD policies.</p>	DSRSD	Issuance of any building permit	Standard
54.	<p>All mains shall be sized to provide sufficient capacity to accommodate future flow demands in addition to each development project's demand. Layout and sizing of mains shall be in conformance with DSRSD utility master planning.</p>	DSRSD	Issuance of any building permit	Standard
55.	<p>Sewers shall be designed to operate by gravity flow to DSRSD's existing sanitary sewer system. Pumping of sewage is discouraged and may only be allowed under extreme circumstances following a case by case review with DSRSD staff. Any pumping station will require specific review and approval by DSRSD of preliminary design reports, design criteria, and final plans and specifications. The DSRSD</p>	DSRSD	Issuance of any building permit	Standard

	reserves the right to require payment of present worth 20 year maintenance costs as well as other conditions within a separate agreement with the applicant for any project that requires a pumping station.			
56.	Domestic and fire protection waterline systems for Tracts or Commercial Developments shall be designed to be looped or interconnected to avoid dead end sections in accordance with requirements of the DSRSD Standard Specifications and sound engineering practice.	DSRSD	Issuance of any building permit	Standard
57.	DSRSD policy requires public water and sewer lines to be located in public streets rather than in off-street locations to the fullest extent possible. If unavoidable, then public sewer or water easements must be established over the alignment of each public sewer or water line in an off-street or private street location to provide access for future maintenance and/or replacement.	DSRSD	Issuance of any building permit	Standard
58.	Prior to approval by the City of a grading permit or a site development permit, the locations and widths of all proposed easement dedications for water and sewer lines shall be submitted to and approved by DSRSD.	DSRSD	Issuance of any building permit	Standard
59.	All easement dedications for DSRSD facilities shall be by separate instrument irrevocably offered to DSRSD or by offer of dedication on the Final Map.	DSRSD	Issuance of any building permit	Standard
60.	Prior to approval by the City for Recordation, the Final Map shall be submitted to and approved by DSRSD for easement locations, widths, and restrictions.	DSRSD	Issuance of any building permit	Standard
61.	Prior to issuance by the City of any Building Permit or Construction Permit by the Dublin San Ramon Services District, whichever comes first, all utility connection fees including DSRSD and Zone 7, plan checking fees, inspection fees, connection fees, and fees associated with a wastewater discharge permit shall be paid to DSRSD in accordance with the rates and schedules established in the DSRSD Code.	DSRSD	Issuance of any building permit	Standard
62.	Prior to issuance by the City of any Building Permit or Construction Permit by the Dublin San Ramon Services District, whichever comes first, all improvement plans for DSRSD facilities shall be signed by the District Engineer. Each drawing of improvement plans shall contain a signature block for the District Engineer indicating approval of the sanitary sewer or water facilities shown. Prior to approval by the District Engineer, the applicant shall pay all required DSRSD fees, and provide an engineer's estimate of construction costs for the sewer and water systems, a performance bond, a	DSRSD	Issuance of any building permit	Standard

	one-year maintenance bond, and a comprehensive general liability insurance policy in the amounts and forms that are acceptable to DSRSD. The applicant shall allow at least 15 working days for final improvement drawing review by DSRSD before signature by the District Engineer.			
63.	No sewer line or waterline construction shall be permitted unless the proper utility construction permit has been issued by DSRSD. A construction permit will only be issued after all of the items in Condition No. 9 have been satisfied.	DSRSD	Issuance of any building permit	Standard
64.	The Applicant shall hold DSRSD, its Board of Directors, commissions, employees, and agents of DSRSD harmless and indemnify and defend the same from any litigation, claims, or fines resulting from the construction and completion of the project.	DSRSD	Issuance of any building permit	Standard
65.	Improvement plans shall include recycled water improvements as required by DSRSD. Services for landscape irrigation shall connect to recycled water mains. Applicant must obtain a copy of the DSRSD Recycled Water Use Guidelines and conform to the requirements therein.	DSRSD	Issuance of any building permit	Standard
66.	DSRSD has no objections to this proposed alternate site plan should such a site plan be permissible under Dublin Zoning regulations.	DSRSD	Issuance of any building permit	Project Specific

PUBLIC WORKS – PROJECT SPECIFIC CONDITIONS OF APPROVAL

67.	Ownership and Maintenance of Improvements. Prior to approval of the Final Map, the Developer shall submit an “Ownership and Maintenance” exhibit indicating ownership and maintenance responsibilities for the project street, common area parcels and open space improvements. The “Ownership and Maintenance” exhibit shall be subject to review and approval by the City Engineer.	PW	Final Map	Public Works
68.	Covenants, Conditions and Restrictions (CC&Rs): If the project subdivision is not included in the existing Schaefer Ranch Homeowners Association, a new Homeowners Association shall be formed by recordation of a declaration of Covenants, Conditions, and Restrictions to govern use and maintenance of Schaefer Way, all common area improvements and all stormwater treatment measures. The said declaration shall set forth the Association name, bylaws, rules and regulations. The CC&Rs shall also contain a provision that prohibits the amendment of those provisions of the CC&Rs requested by its members without the City’s approval. The CC&R shall ensure that there is	PW	Final Map	Public Works

	adequate provision for the maintenance, in good repair and on a regular basis, of Schaefer Way: landscaping and irrigation, fences, walls, drainage and stormwater treatment features, lighting, signs, and other related improvements. The CC&Rs shall also contain all other items required by these conditions. The Developer shall submit a copy of the CC&R document to the City for review and approval.			
69.	Covenants, Conditions and Restrictions (CC&Rs): If the project subdivision is included in the existing Schaefer Ranch Homeowners Association, the CC&Rs shall be amended as needed to govern use and maintenance of Schaefer Way and all other common area improvements specific to the subdivision.	PW	Final Map	Public Works
70.	Covenants, Conditions and Restrictions (CC&Rs): A disclosure shall be provided in the CC&Rs clearly alerting residents that the driveway design may cause the bottom of their cars to scrape or otherwise come in contact with the surface of the driveway, which may cause damage to their vehicle(s). The disclosure shall further state that the Buyer should test the driveway before entering into an agreement to purchase the lot.	PW	Final Map	Public Works
71.	Private street and common area subdivision improvements. Common area improvements, private streets, private drives and all other subdivision improvements owned or maintained by the HOA are subject to review and approval by the City Engineer prior to Final Map approval and shall be included in the Tract Improvement Agreement. Such improvements include, but are not limited to: curb & gutter, pavement areas, sidewalks, access ramps & driveways, enhanced street paving, parking spaces, street lights (wired underground) and appurtenances, drainage facilities, utilities, landscape and irrigation facilities, open space landscaping, stormwater treatment facilities, striping and signage, and fire hydrants.	PW	Final Map	Public Works
72.	Schaefer Way: Schaefer Way shall be a Private Street, owned and maintained by the Homeowners' Association. The Developer shall install complete roadway and utility improvements along Schaefer Way as shown on the Tentative Map. Required roadway and utility improvements on Schaefer Way shall include, but are not limited to the installation of curb, gutter, sidewalk, curb ramps, driveways, drainage structures, utilities, street lights, and fire hydrants.	PW	Final Map	Public Works

	a. Existing roadway pavement shall be evaluated and overlaid with a minimum 2" AC overlay (grind and overlay), or replaced as necessary.			
73.	Schaefer Way: The sidewalk shown along the south side of Schaefer Way shall extend to the driveway on Lot 302	PW	Occupancy of Units or Acceptance of Improvements	Public Works
74.	Schaefer Way Driveway Design: Driveways shall be constructed such that a minimum 4-foot wide accessible path is provided across the driveways, similar to the design used for Schaefer Ranch Units 1 and 2.	PW	Approval of Improvement Plans or Final Map	Public Works
75.	Schaefer Way: Developer shall design and construct a paved roadway from the end of Schaefer Way to the City limit line. Improvements shall also include an appropriately designed gate and cattle guard at the western terminus. The paved roadway shall consist of minimum 20' wide pavement and structural section comparable to the existing street section for Schaefer Way. Curb and gutter shall be installed on both sides of the street, and the existing catch basins shall be relocated to the new curb and gutter to intercept the storm water run-off and prevent concentrated flows from being released on the adjacent property. All costs of design and construction of these improvements shall be borne by the Developer.	PW	Occupancy of Units or Acceptance of Improvements	Public Works
76.	Schaefer Way Parking and Restrictions: 29 parallel parking stalls shall be provided along the south side of Schaefer Way as shown on the Tentative Map. The Developer shall install "No Parking" signs along the north side of Schaefer Way. Final sign location shall be coordinated with and approved by the City Traffic Engineer.	PW	Final Map	Public Works
77.	Monuments: The Final Map shall include private street monuments to be set along Schaefer Way as determined by the City Engineer.	PW	Final Map	Public Works
78.	DSRSD Gate: The Developer shall remove the existing cable across DSRSD's reservoir access road off of the Dublin Boulevard cul-de-sac and install a new access gate per DSRSD standard details. The gate shall be subject to review and approval by DSRSD and be set back from the back-of-sidewalk such that a standard truck may completely pull off the cul-de-sac while opening the gate.	PW	Acceptance of Tract Improvements	Public Works
79.	Dublin Blvd.: Special care shall be taken to protect existing sidewalks, driveways, roadways, landscaping, or other improvements near the entrance to Schaefer Way that may be damaged as a	PW	Final Map	Public Works

	result of operation of construction equipment or construction activities. The Developer shall be solely responsible to repair or replace any damaged improvements as directed by the City Engineer or his representative.			
80.	<p>Existing Davilla Easement: The Developer shall coordinate and complete the recordation of a Quitclaim Deed from Davilla Easement Holders.</p> <p>a) Developer shall prepare legal descriptions, plats and Quitclaim Deed for execution by the Davilla Easement Holders.</p> <p>b) The Developer shall offer an access easement to the heirs and successors of the Davilla Easement that aligns with the existing Schaefer Way from the terminus at Dublin Blvd to the city limit.</p>	PW	Prior to Issuance of 1 st Building Permit on Lot Encumbered by the Existing Easement	Public Works
81.	<p>Offsite Landscape Improvements: The Developer shall plant clinging vine material at the base of the entire section of soundwall installed with the Schaefer Ranch Unit 1 Dublin Boulevard extension, along the south side of Dublin Boulevard near Roys Hill Lane. Vines shall be planted on both sides of the soundwall. Developer shall also be responsible for providing a water source and irrigation system to the vines.</p>	PW	Final Map	Public Works
82.	<p>Public Service Easements: Public utility vaults, boxes, appurtenances or similar items shall be located within the Public Service Easement behind the back-of-sidewalk. Private improvements such as fences, gates or trellises shall not be located within the public service easements.</p>	PW	Final Map	Public Works
83.	<p>Private Easements: Reciprocal Ingress/Egress Easements shall be required on those lots where driveways cross parcel lines. Easements shall be shown/reserved on Final Map for dedication by separate instrument. Copies of recorded easement(s) shall be provided to City prior to issuance of Building Permit for any residence whose driveway crosses the adjacent lot(s)</p>	PW	Final Map	Public Works
84.	<p>GHAD Dedication: The Developer shall reserve for dedication to the Schaefer Ranch Geologic Hazard Abatement District (GHAD) by separate instrument for private open space Parcel AA and Parcel BB and any other dedications deemed reasonably necessary by the GHAD Manager. GHAD acceptance of Parcels AA and BB shall be contingent upon completion of all tract and GHAD improvements and formal acceptance of said improvements by the City.</p>	PW	Final Map	Public Works
85.	<p>GHAD Fence: The Developer shall install a fence along all boundary lines between the private lots and</p>	PW	Acceptance of Improvements	Public Works

	GHAD parcels. Fence type shall be as approved by Planning Director and GHAD Manager. Gates to be installed at both GHAD maintenance access points or as directed by GHAD Manager, and locks shall be placed on all access gates. Driveway cuts shall be provided at both access points.		Associated with GHAD Parcels	
86.	Conformance to GHAD Plan of Control: The Developer shall have the Geotechnical Engineering firm that prepared the Plan of Control (POC) for the Schaefer Ranch Geologic Hazard Abatement District (GHAD) review all final grading and improvement plans and verify that the plans conform to the Schaefer Ranch GHAD POC prior to City approval and issuance of Grading or Sitework Permits.	PW	Approval of Improvement Plans	Public Works
87.	Stormwater Management: The Developer shall submit a Stormwater Management Plan to ensure that the existing drainage system, including the existing water quality basin(s), is adequate to treat the additional runoff generated by this development. The Final Stormwater Management Plan is subject to City Engineer approval prior to approval of the Tract Improvement Plans. Approval is subject to the Developer providing the necessary plans, details, and calculations that demonstrate that the plan complies with the standards issued by the San Francisco Bay Regional Water Quality Control Board.	PW	Final Map and On-going	Public Works
88.	Stormwater Source Control: “No Dumping Drains to Bay” storm drain medallions per City Standard Detail CD-704 shall be placed on all public and private storm drain inlets.	PW	Final Map and On-going	Public Works
89.	Trash Capture: The project Stormwater Management Plan shall incorporate trash capture measures such as inlet filters or hydrodynamic separator units to address the requirements of Provision C.10 of the Regional Water Quality Control Board (RWQCB), and the Municipal Regional Permit (MRP) to the satisfaction of the City Engineer.	PW	Final Map and On-going	Public Works
90.	Landscape Plans: At the latest, the Developer shall submit design development Landscape Plans with the second plan check for the street improvement plans and final map. The Landscape Plans shall show details, sections and supplemental information as necessary for design coordination of the various civil design features and elements including utility location to the satisfaction of the City Engineer. Complete Landscape Plans shall be concurrently approved with the Tract Improvement Agreement and Final Map.	PW	Final Map and On-going	Public Works
91.	Street Light and Joint Trench Plans. Street Light Plans and Joint Trench Plans shall be submitted with	PW	Final Map and On-going	Public Works

	the first plan check for the street improvement plans and final map. At the latest, design development Street Light Plans and Joint Trench Plans shall be submitted with the second plan check for the street improvement plans and final map. The final streetlight plan and joint trench plan shall be completed prior to Final Map approval for each respective subdivision.			
92.	Geotechnical/Soils Report: The Developer shall submit a design level geotechnical/soils investigation report prepared by a qualified engineer, registered with the State of California. The report shall include recommendations regarding pavement sections, soil retention systems, etc. The report shall also include specific recommendations for the proposed permeable pavers or permeable pavement driveways. Grading operations shall be in accordance with recommendations contained in the required soils report and grading shall be supervised by an engineer registered in the State of California to do such work.	PW	Issuance of Grading Permit or Final Map	Public Works
93.	Geotechnical Engineer Review and Approval: The Project Geotechnical Engineer shall be retained to review all final grading plans and specifications. The Project Geotechnical Engineer shall approve all grading plans prior to City approval and issuance of grading permits.	PW	Issuance of Grading Permit or Final Map	Public Works
94.	Grading: The disposal site and haul truck route for any off-haul dirt materials shall be subject to the review and approval by the City Engineer prior to the approval of the improvement plans or issuance of a Grading Permit.	PW	Issuance of Grading Permit(s) or Final Map	Public Works
95.	Dust Control/Street Sweeping: The Developer shall provide adequate dust control measures at all times during the grading and hauling operations. All trucks hauling export and import of materials shall be provided with tarp cover at all times. Spillage of haul materials and mud-tracking on the haul routes shall be prevented at all times. Developer shall be responsible for sweeping of streets within, surrounding and adjacent to the project. If it is determined that the tracking or accumulation of material on the streets is due to its condition activities.	PW	Issuance of Grading Permit(s) or Final Map	Public Works
96.	Underground Obstructions: Prior to excavation and grading on any portion of the project site, all underground obstructions (i.e. debris, septic tanks, fuel tanks, barrels, chemical waste, etc.) shall be identified and remove pursuant to Federal, State and local regulations and subject to the review and	PW	Issuance of Grading Permit(s) or Final Map	Public Works

	approval by the City. Excavations shall be properly backfilled using structural fill, subject to the review and approval of the City Engineer.			
97.	Resource Agency Permits: Prior to the start of any grading of the site as necessary, permits shall be obtained from US Army Corps of Engineers, the San Francisco Bay Regional Water Quality Board, the State of California Department of Fish and Games, and the US Fish and Wildlife Service for the grading or alteration of wetland areas within the site, if applicable. The project shall be modified as needed to response to the conditions of the permits.	PW	Issuance of Grading Permit(s) or Final Map	Public Works
PUBLIC WORKS – STANDARD CONDITIONS OF APPROVAL				
98.	Developer shall comply with the City of Dublin Public Works Standard Conditions of Approval contained below (“Standard Condition”) unless specifically modified by Project Specific Conditions of Approval above.	PW	Ongoing	Standard Condition
99.	General. The Developer shall comply with the Subdivision Map Act, the City of Dublin Subdivision, and Grading Ordinances, the City of Dublin Public Works Standards and Policies, the most current requirements of the State Code Title 24 and the Americans with Disabilities Act with regard to accessibility, and all building and fire codes and ordinances in effect at the time of building permit. All public improvements constructed by Developer and to be dedicated to the City are hereby identified as “public works” under Labor Code section 1771. Accordingly, Developer, in constructing such improvements, shall comply with the Prevailing Wage Law (Labor Code. Sects. 1720 and following).	PW	Ongoing	Standard Condition
100.	Hold Harmless/Indemnification. The Developer shall defend, indemnify, and hold harmless the City of Dublin and its agents, officers, and employees from any claim, action, or proceeding against the City of Dublin or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Dublin or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director, Zoning Administrator, or any other department, committee, or agency of the City related to this project (Tract Map 8136) to the extent such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however, that The Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying The Developer of any said claim, action, or	PW	Ongoing	Standard Condition

	proceeding and the City's full cooperation in the defense of such actions or proceedings.			
101.	Clarifications and Changes to the Conditions. In the event that there needs to be clarification to these Conditions of Approval, the Director of Community Development and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Community Development and the City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts of this project.	PW	Ongoing	Standard Condition
102.	If there are conflicts between the Tentative Map approval and the SDR approval pertaining to mapping or public improvements, the Tentative Map shall take precedence.	PW	Ongoing	Standard Condition
AGREEMENTS AND BONDS				
103.	The Developer shall enter into a Tract Improvement Agreement with the City for all public improvements including any required offsite storm drainage or roadway improvements that are needed to serve the Tract that have not been bonded with another Tract Improvement Agreement.	PW	First Final Map and Successive Maps	Standard Condition
104.	The Developer shall provide performance (100%), and labor & material (100%) securities to guarantee the tract improvements, approved by the City Engineer, prior to execution of the Tract Improvement Agreement and approval of the Final Map. (Note: Upon acceptance of the improvements, the performance security may be replaced with a maintenance bond that is 25% of the value of the performance security.)	PW	First Final Map and Successive Maps	Standard Condition
FEES				
105.	The Developer shall pay all applicable fees in effect at the time of building permit issuance including, but not limited to, Planning fees, Building fees, Dublin San Ramon Services District fees, Public Facilities fees, Dublin Unified School District School Impact fees, Public Works Traffic Impact fees, Alameda County Fire Services fees, Noise Mitigation fees, Inclusionary Housing In-Lieu fees, Alameda County Flood and Water Conservation District (Zone 7) Drainage and Water Connection fees and any other fees as noted in the Development Agreement.	PW	Ongoing	Standard Condition
PERMITS				
106.	Developer shall obtain an Encroachment Permit from the Public Works Department for all construction	PW	Prior to Start of	Standard Condition

	activity within the public right-of-way of any street where the City has accepted the improvements. The encroachment permit may require surety for slurry seal and restriping. At the discretion of the City Engineer an encroachment for work specifically included in an Improvement Agreement may not be required.		Work	
107.	Developer shall obtain a Grading / Sitework Permit from the Public Works Department for all grading and private site improvements that serves more than one lot or residential condominium unit.	PW	Prior to Start of Work	Standard Condition
108.	Developer shall obtain all permits required by other agencies including, but not limited to Alameda County Flood Control and Water Conservation District Zone 7, California Department of Fish and Game, Army Corps of Engineers, Regional Water Quality Control Board, Caltrans and provide copies of the permits to the Public Works Department.	PW	Prior to Start of Work	Standard Condition
SUBMITTALS				
109.	All submittals of plans and Final Maps shall comply with the requirements of the "City of Dublin Public Works Department Improvement Plan Submittal Requirements", and the "City of Dublin Improvement Plan Review Check List".	PW	Prior to Approval of Improvement Plans or Final Map	Standard Condition
110.	The Developer will be responsible for submittals and reviews to obtain the approvals of all participating non-City agencies. The Alameda County Fire Department and the Dublin San Ramon Services District shall approve and sign the Improvement Plans.	PW	Prior to Approval of Improvement Plans or Final Map	Standard Condition
111.	Conditions of Approval. A copy of the Conditions of Approval which has been annotated how each condition is satisfied shall be included with the submittals to the Public Works Department for the review of the Final Map and improvements plans. The notations shall clearly indicate how all Conditions of Approval will be satisfied and where they are located on the plans. Submittals will not be accepted without the annotated conditions.	PW	Ongoing	Standard Condition
112.	Geotechnical Report. Developer shall submit a Geotechnical Report, which includes street pavement sections and grading recommendations.	PW	Prior to Approval of Improvement Plans, Grading Plans, or Final Map	Standard Condition
113.	Electronic File. Developer shall provide the Public Works Department a digital vectorized file of the "master" files for the project when the Final Map has	PW	Prior to Acceptance of Improvements	Standard Condition

	been approved. Digital raster copies are not acceptable. The digital vectorized files shall be in AutoCAD 14 or higher drawing format. Drawing units shall be decimal with the precision of the Final Map. All objects and entities in layers shall be colored by layer and named in English. All submitted drawings shall use the Global Coordinate System of USA, California; NAD 83 California State Plane, Zone III, and U.S. foot.		and Release of Bonds	
FINAL MAP				
114.	The Final Map shall be substantially in accordance with the Tentative Map approved with this application, unless otherwise modified by these conditions. Multiple final maps may be filed in phases, provided that each phase is consistent with the tentative map, that phasing progresses in an orderly and logical manner and adequate infrastructure is installed with each phase to serve that phase as a stand-alone project that is not dependent upon future phasing for infrastructure.	PW	Prior to Approval of Final Map	Standard Condition
115.	All rights-of-way and easement dedications required by the Tentative Map shall be shown on the Final Map.	PW	Prior to Approval of Final Map	Standard Condition
116.	Any phasing of the final mapping or improvements of a Tentative Map is subject to the approval and conditions of the City Engineer.	PW	Prior to Approval of Final Map	Standard Condition
117.	Street names shall be assigned to each public/private street pursuant to Municipal Code Chapter 7.08. The approved street names shall be indicated on the Final Map.	PW	Prior to Approval of Final Map	Standard Condition
118.	The Final Map shall include the street monuments to be set in all public streets.	PW	Monuments to be Shown on Final Map and Installed Prior to Acceptance of Improvements	Standard Condition
EASEMENTS				
119.	The Developer shall obtain abandonment from all applicable public agencies and/or private owners of existing easements and right-of-ways within the development that will no longer be used.	PW	Prior to Approval of Improvement Plans or Appropriate Final Map	Standard Condition
120.	The Developer shall acquire easements, and/or obtain rights-of-entry from the adjacent property owners for any improvements on their property. The easements and/or rights-of-entry shall be in writing and copies furnished to the City Engineer.	PW	Prior to Approval of Improvement Plans or Appropriate	Standard Condition

			Final Map	
GRADING				
121.	The Grading Plan shall be in conformance with the recommendations of the Geotechnical Report, the approved Tentative Map and/or Site Development Review, and the City design standards & ordinances. In case of conflict between the soil engineer's recommendations and City ordinances, the City Engineer shall determine which shall apply.	PW	Prior to Approval of Grading Plans or Issuance of Grading Permits, and Ongoing	Standard Condition
122.	A detailed Erosion Control Plan shall be included with the Grading Plan approval. The plan shall include detailed design, location, and maintenance criteria of all erosion and sedimentation control measures.	PW	Prior to Approval of Grading Plans or Issuance of Grading Permits, and Ongoing	Standard Condition
IMPROVEMENTS				
123.	The public improvements shall be constructed generally as shown on the Tentative Map and/or Site Development Review. However, the approval of the Tentative Map and/or Site Development Review is not an approval of the specific design of the drainage, sanitary sewer, water, and street improvements.	PW	Prior to Approval of Improvement Plans or Start of Construction, and Ongoing	Standard Condition
124.	All public improvements shall conform to the City of Dublin Standard Plans and design requirements and as approved by the City Engineer.	PW	Prior to Approval of Improvement Plans or Start of Construction, and Ongoing	Standard Condition
125.	Public streets shall be at a minimum 1% slope with minimum gutter flow of 0.7% around bump-outs. Private streets and alleys shall be at minimum 0.5% slope.	PW	Prior to Approval of Improvement Plans or Start of Construction, and Ongoing	Standard Condition
126.	Any decorative pavers/paving installed within City right-of-way shall be done to the satisfaction of the City Engineer. Where decorative paving is installed at signalized intersections, pre-formed traffic signal loops shall be put under the decorative pavement. Decorative pavements shall not interfere with the placement of traffic control devices, including pavement markings. All turn lane stripes, stop bars and crosswalks shall be delineated with concrete bands or color pavers to the satisfaction of the City Engineer. Maintenance costs of decorative paving	PW	Prior to Approval of Improvement Plans or Start of Construction, and Ongoing	Standard Condition

	shall be the responsibility of the Homeowners Association			
127.	The Developer shall install all traffic signs and pavement marking as required by the City Engineer.	PW	Prior to Occupancy of Units or Acceptance of Improvements	Standard Condition
128.	Street light standards and luminaries shall be designed and installed per approval of the City Engineer. The maximum voltage drop for streetlights is 5%.	PW	Prior to Occupancy of Units or Acceptance of Improvements	Standard Condition
129.	Developer shall construct all potable and recycled water and sanitary sewer facilities required to serve the project in accordance with DSRSD master plans, standards, specifications and requirements.	PW	Prior to Occupancy of Units or Acceptance of Improvements	Standard Condition
130.	Fire hydrant locations shall be approved by the Alameda County Fire Department. A raised reflector blue traffic marker shall be installed in the street opposite each hydrant.	PW	Prior to Occupancy of Units or Acceptance of Improvements	Standard Condition
131.	The Developer shall furnish and install street name signs for the project to the satisfaction of the City Engineer.	PW	Prior to Occupancy of Units or Acceptance of Improvements	Standard Condition
132.	Developer shall construct gas, electric, cable TV and communication improvements within the fronting streets and as necessary to serve the project and the future adjacent parcels as approved by the City Engineer and the various Public Utility agencies.	PW	Prior to Occupancy of Units or Acceptance of Improvements	Standard Condition
133.	All electrical, gas, telephone, and Cable TV utilities, shall be underground in accordance with the City policies and ordinances. All utilities shall be located and provided within public utility easements and sized to meet utility company standards.	PW	Prior to Occupancy of Units or Acceptance of Improvements	Standard Condition
134.	All utility vaults, boxes and structures, unless specifically approved otherwise by the City Engineer, shall be underground and placed in landscape areas and screened from public view. Prior to Joint Trench Plan approval, landscape drawings shall be submitted to the City showing the location of all utility vaults, boxes and structures and adjacent landscape features and plantings. The Joint Trench Plans shall be signed by the City Engineer prior to construction of the joint trench improvements.	PW	Prior to Occupancy of Units or Acceptance of Improvements	Standard Condition
CONSTRUCTION				
135.	The Erosion Control Plan shall be implemented	PW	Ongoing as	Standard

	between October 15th and April 15th unless otherwise allowed in writing by the City Engineer. The Developer will be responsible for maintaining erosion and sediment control measures for one year following the City's acceptance of the subdivision improvements.		Needed	Condition
136.	If archaeological materials are encountered during construction, construction within 100 feet of these materials shall be halted until a professional Archaeologist who is certified by the Society of California Archaeology (SCA) or the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation measures.	PW	Ongoing as Needed	Standard Condition
137.	Construction activities, including the maintenance and warming of equipment, shall be limited to Monday through Friday, and non-City holidays, between the hours of 7:30 a.m. and 5:30 p.m. except as otherwise approved by the City Engineer. Extended hours or Saturday work will be considered by the City Engineer on a case-by-case basis.	PW	Ongoing as Needed	Standard Condition
138.	Developer shall prepare a Construction Noise Management Plan that identifies measures to be taken to minimize construction noise on surrounding developed properties. The plan shall include hours of construction operation, use of mufflers on construction equipment, speed limit for construction traffic, haul routes and identify a noise monitor. Specific noise management measures shall be provided prior to project construction.	PW	Prior to Start of Construction Implementation Ongoing as Needed	Standard Condition
139.	Developer shall prepare a plan for construction traffic interface with public traffic on any existing public street. Construction traffic and parking may be subject to specific requirements by the City Engineer.	PW	Prior to Start of Construction; Implementation Ongoing as Needed	Standard Condition
140.	The Developer shall be responsible for controlling any rodent, mosquito, or other pest problem due to construction activities.	PW	Ongoing	Standard Condition
141.	The Developer shall be responsible for watering or other dust-palliative measures to control dust as conditions warrant or as directed by the City Engineer.	PW	Prior to Start of Construction; Ongoing as Needed	Standard Condition
142.	The Developer shall provide the Public Works Department with a letter from a registered civil engineer or surveyor stating that the building pads have been graded to within 0.1 feet of the grades shown on the approved Grading Plans, and that the	PW	Prior to Issuance of Building Permits or Acceptance of	Standard Condition

	top & toe of banks and retaining walls are at the locations shown on the approved Grading Plans.		Improvements	
NPDES				
143.	Prior to any clearing or grading, the Developer shall provide the City evidence that a Notice of Intent (NOI) has been sent to the California State Water Resources Control Board per the requirements of the NPDES. A copy of the Storm Water Pollution Prevention Plan (SWPPP) shall be provided to the Public Works Department and be kept at the construction site.	PW	Prior to Start of Any Construction Activities	Standard Condition
144.	The Storm Water Pollution Prevention Plan (SWPPP) shall identify the Best Management Practices (BMPs) appropriate to the project construction activities. The SWPPP shall include the erosion control measures in accordance with the regulations outlined in the most current version of the ABAG Erosion and Sediment Control Handbook or State Construction Best Management Practices Handbook. The Developer is responsible for ensuring that all contractors implement all storm water pollution prevention measures in the SWPPP.	PW	SWPPP to be Prepared Prior to Approval of Improvement Plans; Implementation Prior to Start of Construction and Ongoing as Needed	Standard Condition

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

RESOLUTION NO. XX - 15

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**ADOPTING A CEQA ADDENDUM AND A RELATED STATEMENT OF OVERRIDING
CONSIDERATIONS FOR THE SCHAEFER RANCH UNIT 3 AND A PORTION OF UNIT 1
PROJECT
PLPA-2012-00013**

WHEREAS, the Applicant, Schaefer Ranch Holdings LLC (Discovery Builders), proposes to develop 19 develop single family homes and open space on approximately 17.30 acres known as Schaefer Ranch Unit 3 in the planned community known as Schaefer Ranch. The proposed development and applications are collectively known as the “Project”; and

WHEREAS, the application includes a General Plan and Amendment to change the land use designation on the 17.30 acre site from Estate Residential to 7.04 acres of Single Family Residential (SFR) and 10.26 acres of Open Space (OS); and

WHEREAS, the application also includes consistent PD-Planned Development rezoning with Stage 1 and Stage 2 Development Plan, Site Development Review, and Vesting Tentative Map 8136; and

WHEREAS, the Project site is located in the Western Extended Planning Area at westerly portion of the Schaefer Ranch planned community at the westerly terminus of Dublin Boulevard, north of Interstate 580 and west of Schaefer Ranch Road; and

WHEREAS, the Project Site currently is subdivided as Lots 297 thru 302, Parcel R, and a portion of Parcel “Q” of Tract 6765; and

WHEREAS, a portion of Unit 1 located at the end of Ridgeline Place was also included in the Addendum and is currently designated as Open Space; and

WHEREAS, the California Environmental Quality Act (CEQA), together with the State guidelines and City environmental regulations, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, development of the Project site was addressed in a 1996 EIR (Schaefer Ranch Project/General Plan Amendment Environmental Impact Report, State Clearinghouse No. 95033070, the “Schaefer Ranch EIR” or “1996 EIR”). The 1996 EIR identified significant unavoidable impacts that could apply to the Project; therefore, any Project approval must include a Statement of Overriding Considerations. The prior EIR is further described in the draft City Council resolution attached as Exhibit A and incorporated herein by reference; and

WHEREAS, based on the proposed Single Family Residential and Open Space land use designations the proposed Project remains less than the number of units initially analyzed in the Schaefer Ranch EIR: and

WHEREAS, the City prepared an Initial Study to determine if additional review of the proposed Project was required pursuant to CEQA Guidelines section 15162. Based on the Initial Study, the City prepared an Addendum dated October 2015 describing the project and finding that the impacts of the proposed Project have been adequately addressed in the prior EIR. The Addendum and its supporting Initial Study is attached as Exhibit A; and

WHEREAS, on October 27, 2015, the Planning Commission adopted Resolution 15-13 (incorporated herein by reference) recommending that the City Council not adopt the CEQA Addendum for the Project; and

WHEREAS, a Staff Report, dated _____, 2015 and incorporated herein by reference, described and analyzed the Project and related Addendum for the City Council and recommended adoption of the CEQA Addendum and approval of the Project; and

WHEREAS, on _____, 2015 the City Council held a properly noticed public hearing on the Project, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the City Council considered the Addendum, as well as the prior EIR and all above-referenced reports, recommendations, and testimony before taking any action on the Project.

NOW, THEREFORE BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED that the City Council makes the following findings to support the determination that no further environmental review is required under CEQA for the proposed project. These findings are based on information contained in the CEQA Addendum, the prior EIR, the City Council staff report, and all other information contained in the record before the City Council. These findings constitute a summary of the information contained in the entire record. The detailed facts to support the findings are set forth in the CEQA Addendum and related Initial Study, the prior EIR, and elsewhere in the record. Other facts and information in the record that support each finding that are not included below are incorporated herein by reference:

1. The proposed Project does not constitute substantial changes to the previous projects affecting the Project site as addressed in the prior EIR, that will require major revisions to the prior documents due to new significant environmental effects or a substantial increase in severity of previously identified significant effects. Based on the Initial Study, all potentially significant effects of the proposed Project are the same or less than the impacts for project which were previously addressed. The proposed Project will not result in substantially more severe significant impacts than those identified in the prior CEQA documents. All previously adopted mitigation measures from the Schaefer Ranch EIR continue to apply to the proposed Project and project site as applicable.

2. The Addendum and its related Initial Study did not identify any new significant impacts of the proposed Project that were not analyzed in the prior EIR.

3. The City is not aware of any new information of substantial importance or substantial changes in circumstances that would result in new or substantially more severe impacts or meet any other standards in CEQA Section 21166 and related CEQA Guidelines Sections 15162/3.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin finds the following:

1. No further environmental review under CEQA is required for the proposed Project because there is no substantial evidence in the record as a whole that any of the standards under Sections 21166 or 15162/3 are met.

2. The City has properly prepared an Addendum and related Initial Study under CEQA Guidelines section 15164 to explain its decision not to prepare a subsequent or Supplemental EIR or conduct further environmental review for the proposed Project.

3. The City Council considered the information in the Addendum and prior EIR before approving the land use applications for the proposed Project.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin adopts the CEQA Addendum and related Initial Study, attached as Exhibit A (and incorporated herein by reference), pursuant to CEQA Guidelines Sections 15162 and 15164 for the Schaefer ranch Unit 3 project.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin adopts the Statement of Overriding Considerations attached as Exhibit B and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

CITY COUNCIL MEETING

DECEMBER 15, 2015

SCHAEFER RANCH

LINK TO EXHIBIT A TO ATTACHMENT 7

<http://www.dublin.ca.gov/DocumentCenter/View/12547>

EXHIBIT B

STATEMENT OF OVERRIDING CONSIDERATIONS

1. **General.** Pursuant to CEQA Guidelines section 15093, the City Council of the City of Dublin adopted a Statement of Overriding Considerations for those impacts identified in the Schaefer Ranch EIR as significant and unavoidable (Resolution No. 76-96, July 9, 1996). The City Council carefully considered each impact in its decision to approve urbanization of the Schaefer Ranch through approval of a General Plan Amendment and the Schaefer Ranch Planned Development Zoning and Land Use and Development Plan. The City Council is currently considering a General Plan Amendment, a PD rezoning amendment and related development applications for Unit 3 of the Schaefer Ranch.

More specifically, the project involves a resubdivision of a portion of Unit 3 at the terminus of Dublin Boulevard, known as Schaefer Way. The resubdivision would create 19 residential lots in lieu of six existing lots on the site. The project also involves a modification of Mitigation Measure 4.G.1 contained in the 1996 EIR that required the project developer to pay a fair share of the cost to signalize the Dublin Canyon Road/Schaefer Ranch Road intersection. The proposed action would delete this portion of Mitigation Measure 4.G.1 since it has been documented by Alameda County Public Works Department that signal warrants are not met.

The area described above is in Schaefer Ranch and was addressed in the certified Schaefer Ranch EIR. Pursuant to CEQA Guidelines section 15162, the City prepared an Addendum to the 1996 Schaefer Ranch EIR for the current project described above. The Addendum is based on a completed Initial Study that identified no additional significant unavoidable impacts for the current project; however, the Schaefer Ranch EIR identified three significant unavoidable impacts, for which statements of overriding considerations were adopted for the related 1996 project approvals. Pursuant to a 2002 court decision, the City Council must again adopt overriding considerations for the previously identified unavoidable impacts that apply to the current Project.¹

The City Council believes that many of the unavoidable environmental effects identified in the Schaefer Ranch EIR will be substantially lessened by mitigation measures adopted with the previous approvals and by the environmental protection measures included in the current project design or adopted through the project approvals, to be implemented with the development of the project on the sites described above. Even with mitigation, the City Council recognizes that the implementation of the current project on the above described sites carries with it unavoidable adverse environmental effects as identified in the Schaefer Ranch EIR. The City Council specifically finds that to the extent that the identified adverse or potentially adverse impacts for the project have not been mitigated to acceptable levels, there are specific economic, social,

¹ “public officials must still go on the record and explain specifically why they are approving the later project despite its significant unavoidable impacts.” (emphasis original.) Communities for a Better Environment v. California Resources Agency 103 Cal. App. 4th 98. ____ (2002)

environmental, land use, or other considerations that support approval of the current project.

2. Unavoidable Significant Adverse Impacts from the Schaefer Ranch EIR. The following unavoidable significant environmental impacts identified in the Schaefer Ranch EIR for future development of Schaefer Ranch apply to the current project.

Vegetation and Wildlife, Impact 6E. Secondary effects on native plants and wildlife.

Air Quality Impact 12D. Regional pollutant emissions.

Cumulative Impact 18.4D. Cumulative vegetation and wildlife impacts.

3. Overriding Considerations. The City Council previously balanced the benefits of the Schaefer Ranch project approvals against the significant and potentially significant adverse impacts identified in the Schaefer Ranch EIR. The City Council now balances those unavoidable impacts that apply to future development on the current project site against its benefits, and hereby determines that such unavoidable impacts are outweighed by the benefits of the current project as further set forth below. The City declares that each one of the benefits included below, independent of any other benefits, would be sufficient to justify approval of the current project and override the current project's significant and unavoidable impacts. The substantial evidence demonstrating the benefits of the current project are found in these findings, and in the record as a whole for the current project.

The current project will further the urbanization of the Schaefer Ranch area as planned through the comprehensive framework established in the original Schaefer Ranch Land Use and Development Plan. The current project provides for approximately 10.26 acres of permanent open space on the west side of Schaefer Ranch that does not currently exist. Future lots that will be allowed by the Project would be of a size and configuration more consistent with other nearby residential lots in Schaefer Ranch. By adding new dwelling units, the Project will assist the City in providing unique lotting opportunities and housing options as set forth in the adopted Housing Element of the General Plan. The project will create new revenue for the City, County, and State through the transfer and reassessment of property due to the improvement of the property and the corresponding increase in value. The project will contribute funds to construct schools, parks, and other community facilities that are a benefit Citywide. Development of the project site will provide construction employment opportunities for Dublin residents.

Jeff Baker

From: Jim Dearbaugh <[REDACTED]>
Sent: Thursday, October 22, 2015 4:35 PM
To: Jeff Baker; Jim Dearbaugh
Subject: Item 8.2 PCSR Schaefer Ranch GPA

Jeff,

I am unable to attend the October 27th meeting where this will be discussed, but I wanted to share my view with the city council regarding the proposed change in zoning from 6 estate homes to 19 single family homes in Schaefer Ranch.

I oppose this change for the following reasons:

1. The city previously converted a section of the Schaefer Ranch development (the section currently being built by Toll brothers) from estate sized lots to a higher density smaller lots. This change drove down the potential average selling price in the neighborhood devaluing the exclusivity and appeal of the overall development.
2. The additional change will further devalue the average selling price for properties in the development as compared with the original site plan.
3. Potential additional costs for the GHAD (special taxation district) with the additional homes in the area.

Given the current real estate market, the developer should not have any problems selling these estate homes and there is no need to increase density other than a desire for short term profit maximization by the builder which will degrade the appeal of the development and Dublin.

Sincerely,

Jim and Leslie Dearbaugh
[REDACTED]
Dublin Ca 94568

Jeff Baker

From: Savitha [REDACTED]
Sent: Thursday, October 22, 2015 6:46 PM
To: Jeff Baker
Subject: Proposed plan for construction at schaefer ranch

I am a resident of the Schaefer Ranch community residing at 10117 Marshall Canyon Court Dublin

I will be unable to attend the meeting on October 27th.

I hereby agree with all the statements made opposing this proposed construction.

Please consider this opposition of mine.

Regards,
Savitha Setlur
Sent from my iPhone

Jeff Baker

From: Jeff Baker
Sent: Friday, October 23, 2015 4:41 PM
To: 'Savitha'
Subject: RE: Proposed plan for construction at schaefer ranch

Savitha,

Thank you for your email regarding the proposed project at Schaefer Ranch. We will provide your email to the Planning Commission for their consideration at the meeting on October 27. The Planning Commission will make a recommendation to the City Council. The City Council will subsequently hold a public hearing to make a final decision regarding the project. All people who received notice of the Planning Commission meeting will also receive a notice of the City Council meeting.

Jeff Baker
Assistant Community Development Director City of Dublin
100 Civic Plaza, Dublin, CA 94568
(925) 833-6610 | (925) 833-6628 FAX
jeff.baker@dublin.ca.gov | www.dublin.ca.gov Mission Statement: The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, and fosters new opportunities.

-----Original Message-----

From: Savitha [mailto:████████████████████]
Sent: Thursday, October 22, 2015 6:46 PM
To: Jeff Baker
Subject: Proposed plan for construction at schaefer ranch

I am a resident of the Schaefer Ranch community residing at 10117 Marshall Canyon Court Dublin

I will be unable to attend the meeting on October 27th.

I hereby agree with all the statements made opposing this proposed construction.

Please consider this opposition of mine.

Regards,
Savitha Setlur
Sent from my iPhone

Jeff Baker

From: Rekas [REDACTED]
Sent: Sunday, October 25, 2015 2:58 PM
To: Jeff Baker
Subject: Opposing the proposed plan amendment and planned development zoning

As a Schaefer ranch resident I also oppose this plan .

Thanks
Renuka

Project: PLPA 2012-00013 Schaefer Ranch

I oppose the proposed General Plan Amendment and Planned Development Zoning.

1. City should have sizable number for new Estate Residential (0.01 - 0.8 units per acres) Units. This will help Dublin Residents with increased income find an upscale home within Dublin. It is necessary to have affordable housing unit in any city. Similarly, it is desirable to have upscale houses in which multi-millionaires and billionaires should be willing to move into.
2. The site is perfectly suited and plotted for Estate Residential houses. Building Single Family Homes defies logic. For Example, one such property is the complicated driveways that are being proposed in the new plan. One driveway connecting three houses. There are many such features in the new proposal which go against the nature of terrain.
3. Building high density housing on a street with down gradient with hills on both sides is dangerous. In case of street blockage Fire/Police/Ambulance will not be able to go in. Helicopters will also not be very useful because of higher elevation on both sides.
4. Schaefer Ranch home owners pay for the GHAD. By putting three times (6 to 19) the propose houses the probably of any damage and the associated risk goes up drastically. Schaefer Ranch home owners end up paying the claims. So, it is in the interest of Schaefer Ranch Home owners to minimize the risk.
5. It may not be out of place to mention that Schaefer Ranch has been built on a site that has reportedly had nearly 60 landslides. Some have alleged that the project's developer had to blast nearly 1.1M cubic yards of hard rock, move 9.4M cubic yards of dirt, and fill up to 150 feet of soil to build this new residential community.
6. Builders profits and city's taxes are short term gains. A neighborhood lasts several generations. Building good neighborhoods is an investment in making a great city. In Unit 2, there was a small commercial area initially planned which was converted to Single Family Homes. Also in Unit 2, proposed 16 (or 20) Estate Residential (0.01 - 0.8 units per acres) has been converted into 140 Single Family Homes (0.9 to 6 Units per acre). This has created houses with steep backyards which cannot be used for any purpose, houses surrounded on three sides by other houses which are very close too, etc.
7. Commercial area located within Schaefer Ranch development has been scrapped. Residents have to drive about 3 miles to get basic amenities. There is no community center with activities like indoor community gathering, indoor games, swimming pool, etc
8. Builder profit optimization seems to be only goal of this proposal. By restricting number of units to just one less less than 20, the builder has intelligently avoided Inclusionary Housing Requirements and Public Art Provision requirements.
9. The street in Schaefer Ranch Unit 3 will be a Private Street. The maintenance and management of the street will be by Home Owners Association. This cost will have to be shared by other home owners. The residents who are not on this street will still have to contribute for maintenance and management of this private street.

Jeff Baker

From: Ketan Bhavan [REDACTED]
Sent: Tuesday, October 27, 2015 12:18 AM
To: Jeff Baker
Subject: I oppose the proposed General Plan Amendment and Planned Development Zoning.
Project: PLPA 2012-00013 Schaefer Ranch

Project: PLPA 2012-00013 Schaefer Ranch

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Thank You
Ketan Bhavan
[REDACTED]
Dublin, CA 94568

DUBLIN PLANNING COMMISSION
City Council Chambers
100 Civic Plaza
Dublin CA 94568

RE: Project PLPA 2012-00013 - Schaefer Ranch

October 13, 2015

Dear Planning Commission,

Thank you for allowing us to express our opinion in matters relating to our community and the city.

We have been Schaefer Ranch residents since 2012. We looked at over 50 homes in several Bay Area cities, including East Dublin, before selecting this community.

We oppose the proposed General Plan Amendment and Planned Development Zoning for several reasons:

- 1 Building high density housing on a street with a down gradient with hills surrounding it can pose a danger to its residents.
- 2 Building up to the 19 proposed homes in the planned area will increase the chance of damages and associated risks. Schaefer Ranch residents will end up indirectly paying for claims using GHAD reserve.
- 3 With more homes on the terrain where there have historically been dozens of landslides, there is once again an increased risk of danger.
- 4 There is also concern about the overall increase in housing and no major plans to build more schools to support the major influx of residents of school aged children. With the saturation of homes in this city, our children will ultimately suffer from overcrowded schools and a decreased quality of education.
- 5 The increase in housing does not seem to be balanced with commercial sites to support the residents effectively. This forces residents to support other local business in neighboring cities.
- 6 Building more homes at Schaefer Ranch will heavily impact the flow of traffic and congestion in this area and ultimately the entire city.

Thank you for taking the time to present our letter. Please keep the Schaefer Ranch Community safe and less congested.

Best Regards,

Jenny and Andy

Jeff Baker

From: [REDACTED]
Sent: Tuesday, October 27, 2015 1:56 PM
To: rameet.kohli@gmail.com; Arun Goel; tbhuthim@yahoo.com; lynna.do@gmail.com
Cc: Caroline Soto; Linda Smith; Jeff Baker
Subject: Planning Commission tonight- please say no to projects

Hello,

(please forward to Scott Millan- I can not find his email. Forward me his email address please)

[REDACTED]

I respectfully request the planning commission not approve any non- vested projects proposed this evening. There is absolutely NO benefit to our city from these projects.

Why is staff recommending approval of this project? The staff report identifies no benefits to the city, yet staff recommends approval. I believe our city Staff should remain neutral on projects and not try to tip the scales in favor of more development when residents everywhere are complaining about excessive growth, terrible traffic, and overcrowded schools.

Respectfully,

Kerrie Chabot, 16 year resident
Task Force Committee appointee

Jeff Baker

From: David Bewley [REDACTED]
Sent: Tuesday, October 27, 2015 2:34 PM
To: Planning Commission
Subject: PLPA 2012-00013 - Schaefer Ranch General Plan Amendment, Planned Development Rezone with related Stage 1 and Stage 2 Development Plan, Site Development Review, Vesting Tentative Map 8136 to create 19 single-family lots, and a CEQA Addendum

RE: PLPA 2012-00013 – Schaefer Ranch General Plan Amendment, Planned Development Rezone with related Stage 1 and Stage 2 Development Plan, Site Development Review, Vesting Tentative Map 8136 to create 19 single-family lots, and a CEQA Addendum

Dear Dublin Planning commissioners ,

I am unable to make the meeting tonight (October 27, 2015) regarding the Schaefer Ranch General Plan Amendment as noted above.

I know that you all understand that my failure to be at your meetings or for that matter the failure of others is not an implied consent or an agreement with the proponents or the Staff. I have appeared for over 25 years before the Council and Commission and in that context, have gained an appreciation for the processes involved in land use decision making. So as to this particular proposal, to convert 6 Estate Residential lots to 18 residential lots and create a 19th lot on a different street which are not currently vested is inappropriate given the overdevelopment which, as a matter of fact, not opinion, exists in our City today.

As you all know there are just under nine thousand units planned but not built here in Dublin. This proposal confers absolutely no significant benefits to the local community or the city in general and burdens the current Schaeffer residents with over development.

Considering overdevelopment: Where is the established need and where is the benefit conferred to anyone other than those who will benefit by selling more homes? There are only burdens.....no significant benefits with this proposal that appear in the Staff Report.

For example: 19 units added give a benefit to the builder not the City as it is below the 20 unit threshold for acquiring a payment in lieu fee for such projects as the Public Art Fund, affordable housing and some other factors that I am sure I am not considering at the present time.

Another example: Open space is not increased by 10 acres but shifted to an area that is not available to the public. That is really a burden, as someone will have the burden of care and the public gets nothing of value. Increasing open space in Schaefer Ranch is a falsehood and in my opinion, a misrepresentation of fact.

Over my 25 years of participating and viewing the many projects before this City I have read many detailed Staff reports. The staff is comprised with professionals it is true, but I have noted on numerous occasions in the past 25 years errors, failures of understanding, and even inappropriate bias in their reports. You should understand that this is true for other cities too, as well as for other professions. In particular I can factually document many of the errors and biases over this 25 year time period as well as very good reporting by the Staff which is not important at to this matter however.

In my opinion, professional reports in general, such as Staff Reports should never be accepted but instead should read for information and analysis only. In this particular case, the Staff recommends approval. In my opinion this particular

Staff recommendation is inappropriate; it is for the Commission to advise and Council to make that decision. Staff should remain neutral in this case particularly where the observable burdens outweigh the benefits.

Please deny and read this email into your record or include as an exhibit.

Thank you,
David Bewley

Jeff Baker

From: Marlene Massetti [REDACTED]
Sent: Tuesday, October 27, 2015 3:23 PM
To: Planning Commission
Subject: Re: Reject Schaefer Ranch and Reconsider Decision Approving 60 Townhomes on Regional in Downtown Dublin

PLEASE INCLUDE AS AN EXHIBIT TO YOUR REPORT

Dear Dublin Planning Commissioners:

Please reject the Schaefer Ranch Project that is before the Planning Commission this evening and reconsider, on appeal, your approval of the 60 town homes in downtown Dublin on Regional by Trumark Homes.

Our community does not support and we can not afford to vest any more residential units in Dublin. We are suffering now the consequences of poor decisions made previously concerning Dublin's residential development.

We do not have the infrastructure to support any additional residential units that will further impact the overcrowding of our schools, congestion on our streets and the quality of life for all Dublin residents.

There are 8,787 units planned and over 5,000 of these units are vested and under developer agreement. We are unable to effect any change to those vested but the Planning Commission can make a difference now in Dublin's future by rejecting Schaefer Ranch and reconsidering your decision to approve 60 town homes on Regional Street in Downtown; approved October 13th by the Commission.

Schaefer Ranch will add 19 more housing units to the City's housing stock and every single additional unit vested and approved by the Planning Commission (and Council) collectively contributes to the problem of overcrowding in Dublin. Additionally, the developer's proposal of 19 units instead of 20 relinquishes them from paying any "in lieu fees" for affordable housing! The 10 acres of open space that appears favorable, given our current deficit of parks but on review the acreage appears to be common, open space for the homeowners, maintained by the association that falls short in being a community benefit. Staff's report identifies no benefits to the City and we know there will be negative consequences to its vesting. In consideration of the above, the Commission should reject the project.

Regional Street: I strongly urge the Commission to reconsider your decision and reject the proposal which will vest 60 more residential units in Dublin. We can not afford to vest any more non-vested units, including Regional Street. The project will further adversely effect our city; adding more children to our schools and more congestion to Dublin Blvd. The proposed development of 60 homes is too large for 2.7 acres. The design is flawed including the proposed parking stalls and inadequate guest parking and with one way in and out access only from Regional Street. There appears also to have been little or no consideration to the fact almost 400 homes are under construction a block away on Dublin Blvd. Adding more units to downtown will further exacerbate the traffic and congestion. Trumark's proposal of 36 guest parking spaces is a reduction in the City's ordinance

from one parking space per unit and sets a bad precedent going forward in the future. We know, absent any reports, that the current requirement of one guest space per unit has been solely insufficient for those living in and visiting any of the existing complexes.

At build-out our population is projected to increase by 25,000 more residents bringing our total population to 75,000 with some projecting 80,000! Our city can not continue down this path, as it has, with no regard to the consequences. The residential projects proposed offer nothing in return to the community.

We are quickly losing the quality of our lives in Dublin and hope as a Planning Commissioner will change this course. Please deny the Schaefer Ranch Project AND reconsider and reject the Regional Street Proposal by Trumark homes!.

Sincerely,

Marlene Massetti


Jeff Baker

From: Nita Emmanuel [REDACTED]
Sent: Tuesday, October 27, 2015 3:16 PM
To: Jeff Baker; Planning Commission
Subject: Project: PLPA 2012-00013 Schaefer Ranch

Attn: Planning Commission, City of Dublin

I oppose the proposed General Plan Amendment and Planned Development Zoning based on the reasons below:

1. City should have sizable number for new Estate Residential (0.01 - 0.8 units per acres) Units. This will help Dublin Residents with increased income find an upscale home within Dublin. It is necessary to have affordable housing unit in any city. Similarly, it is desirable to have upscale houses in which multi-millionaires and billionaires should be willing to move into.
2. The site is perfectly suited and plotted for Estate Residential houses. Building Single Family Homes defies logic. For Example, one such property is the complicated driveways that are being proposed in the new plan. One driveway connecting three houses. There are many such features in the new proposal which go against the nature of terrain.
3. Building high density housing on a street with down gradient with hills on both sides is dangerous. In case of street blockage Fire/Police/Ambulance will not be able to go in. Helicopters will also not be very useful because of higher elevation on both sides.
4. Schaefer Ranch home owners pay for the GHAD. By putting three times (6 to 19) the propose houses the probably of any damage and the associated risk goes up drastically. Schaefer Ranch home owners end up paying the claims. So, it is in the interest of Schaefer Ranch Home owners to minimize the risk.
5. It may not be out of place to mention that Schaefer Ranch has been built on a site that has reportedly had nearly 60 landslides. Some have alleged that the project's developer had to blast nearly 1.1M cubic yards of hard rock, move 9.4M cubic yards of dirt, and fill up to 150 feet of soil to build this new residential community.
6. Builders profits and city's taxes are short term gains. A neighborhood lasts several generations. Building good neighborhoods is an investment in making a great city. In Unit 2, there was a small commercial area initially planned which was converted to Single Family Homes. Also in Unit 2, proposed 16 (or 20) Estate Residential (0.01 - 0.8 units per acres) has been converted into 140 Single Family Homes (0.9 to 6 Units per acre). This has created houses with steep backyards which cannot be used for any purpose, houses surrounded on three sides by other houses which are very close too, etc.
7. Commercial area located within Schaefer Ranch development has been scrapped. Residents have to drive about 3 miles to get basic amenities. There is no community center with activities like indoor community gathering, indoor games, swimming pool, etc.

8. Builder profit optimization seems to be only goal of this proposal. By restricting number of units to just one less less than 20, the builder has intelligently avoided Inclusionary Housing Requirements and Public Art Provision requirements.

9. The street in Schaefer Ranch Unit 3 will be a Private Street. The maintenance and management of the street will be by Home Owners Association. This cost will have to be shared by other home owners. The residents who are not on this street will still have to contribute for maintenance and management of this private street.

Respectfully,
Sunita Emmanuel
Resident of Schaefer Ranch

Jeff Baker

From: Sharon Marts [REDACTED]
Sent: Tuesday, October 27, 2015 3:59 PM
To: [REDACTED] Caroline Soto; Linda Smith;
Jeff Baker
Cc: kerrie Chabot
Subject: Please vote no on more new homes! (To be read aloud at planning meeting)

Please vote NO tonight on the Schaefer Ranch rezone a parcel to homes. Let me repeat that-Please vote NO!

My family moved to Dublin in 2003 with cows behind our home and the expectation of always having a seat in an "uncrowded" public school classroom whether there were homes behind us or cows in the future. I have seen our tremendous growth in the Bay Area --especially those who work in Silicon Valley. I recognize that Dublin is an affordable place for newcomers who commute from here by car or train -- or who work here. But in good conscience, can you really feel like you are doing a new Dublin resident a favor if you give them a home and then force their kids and veteran Dublin residents into an overcrowded classroom?

My family feels that the explosive (and irresponsible) growth and poor planning to align educational needs with a growing population for our city makes those of us who selected Dublin years ago feel like Dublin has done a "bait and switch" on us. Our family is now actually considering a plan to leave here before our younger kids reach high school. I'm sure we will have no trouble selling our home to another person who is unaware of the grave state our city has come to with lack of planning for growth,

I feel sad for people buying a new home not knowing the details behind the community that they are joining --one that is making overcrowding the "new normal". Not only that that, they might come to sense their presence is less welcoming with every new tract of homes your planning commission forces through.

-Dr Sharon Marts, EdD
Gleneagles Dublin Ranch Neighborhood

Sent from my iPad

William D. Thomson

Attorney at Law

1222 Stealth Street, Livermore, CA 94551

Tel: (925) 606-6725

Fax: (925) 447-1078

October 27, 2015

*Via email in care of:
Debra.leclair@dublin.ca.gov*

Planning Commission
City of Dublin

Re: Agenda Item 8.1 - Schaefer Ranch

Dear Planning Commission Members:

My office represents the Ferguson, Davilla and Fields families. My clients are owners of property to the west of the Schaefer Ranch project. My clients currently have a 60 foot wide easement that is impacted by the roadway named Schaefer Way on proposed Tentative Map 8136.

Please allow this correspondence to act as confirmation that my clients have no opposition to the staff recommendations set forth in the Staff Report dated October 27, 2015, for the approval of the project as long as the conditions of approval for Tentative Map 8136 for the Schaefer Ranch Unit 3 Project are adopted.

The only additional comment my clients would make is that their easement is an easement for a right of way for roadway purposes and for the construction, maintenance and operation of all utilities in, under, over, along, and across the 60' wide easement. As a result, it should be noted that the potential future installation of utilities by my clients may impact some of the proposed developments along Schaefer Way such as sidewalks, trees, and other utilities that could be installed if the conditions of approval for Tentative Map 8136 are met.

If you require any additional information, please contact me.

Sincerely,



William D. Thomson

WDT/lo

cc: Clients

Jeff Baker

From: Ravindra Sharma [REDACTED]
Sent: Tuesday, October 27, 2015 4:39 PM
To: Jeff Baker
Subject: PLPA 2012-00013

From
Man just and Ravi Sharma
[REDACTED] Dublin, CA 94568 Phone [REDACTED] in sending email with following contents to
jeff.baker@dublin.ca.gov

If you want you can also consider sending such an email.

I will also be going to the hearing on Tuesday and give a written letter with this content.

Project: PLPA 2012-00013 Schaefer Ranch
I oppose the proposed General Plan Amendment and Planned Development Zoning.

1. City should have sizable number for new Estate Residential (0.01 - 0.8 units per acres) Units. This will help Dublin Residents with increased income find an upscale home within Dublin. It is necessary to have affordable housing unit in any city. Similarly, it is desirable to have upscale houses in which multi-millionaires and billionaires should be willing to move into.
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RESOLUTION NO. 15-13

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF DUBLIN**

**RECOMMENDING THAT THE CITY COUNCIL NOT APPROVE THE GENERAL PLAN
AMENDMENT, PLANNED DEVELOPMENT REZONE WITH RELATED STAGE 1 AND
STAGE 2 DEVELOPMENT PLAN, SITE DEVELOPMENT REVIEW, VESTING TENTATIVE
MAP AND CEQA ADDENDUM FOR
SCHAEFER RANCH UNIT 3**

WHEREAS, the Applicant, Schaefer Ranch Holdings LLC (Discovery Builders), proposes a General Plan Amendment to change the land use designation on a 17.30 acre site from Estate Residential (0.01 to 0.8 units) to 7.04 acres of Single-Family Residential (0.9-6.0 units/acre) and 10.26 acres of Open Space, consistent PD-Planned Development rezoning with Stage 1 and Stage 2 Development Plan, Site Development Review, and Vesting Tentative Map 8136 to allow development of 19 single-family detached homes. The proposed development applications are collectively known as the "Project"; and

WHEREAS, the site is located at the western terminus of Dublin Boulevard; and

WHEREAS, the California Environmental Quality Act (CEQA), together with the State guidelines and City environmental regulations, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. To comply with CEQA, the City prepared an Addendum to the environmental impact report that was certified by the City in 1996 (Schaefer Ranch Project/General Plan Amendment Environmental Impact Report, State Clearinghouse No. 95033070); and

WHEREAS, a Staff Report, dated October 27, 2015 and incorporated herein by reference, described and analyzed the Project for the Planning Commission; and

WHEREAS, the Planning Commission reviewed the Staff Report at a noticed public hearing on October 27, 2015 at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission did hear and consider the Addendum, all said reports, recommendations and testimony and used its independent judgment to evaluate the project prior to making its recommendation.

NOW, THEREFORE, BE IT RESOLVED THAT the foregoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED THAT the Dublin Planning Commission hereby recommends that the City Council not adopt the project approvals which include the General Plan Amendment, Planned Development Rezone with related Stage 1 and Stage 2 Development Plan, Site Development Review, Vesting Tentative Maps, and Addendum for Schaefer Ranch Unit 3 based on the following: 1) Lack of community benefit to create the additional 13 lots; 2) Desire to maintain the diversity of housing types in Dublin and these estate lots would further that diversity; 3) No provisions for Inclusionary Housing or Public Art within the

proposed project; 4) Changed circumstances with the schools since Discovery Builders entered into a School Mitigation Agreement; and 5) potential effects on the GHAD.

PASSED, APPROVED AND ADOPTED this 27th day of October 2015.

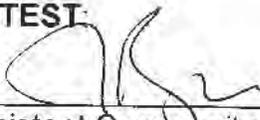
AYES: Goel, Bhuthimethee, Mittan

NOES:

ABSENT: Do, Kohli

ABSTAIN:

ATTEST



Assistant Community Development Director


Planning Commission Chair



Planning Commission Minutes

Tuesday, October 27, 2015

CALL TO ORDER/ROLL CALL

A regular meeting of the City of Dublin Planning Commission was held on **Tuesday, October 27, 2015**, in the City Council Chambers located at 100 Civic Plaza. Chair Goel called the meeting to order at 7:00 p.m.

Present: Chair Goel; Commissioners Bhuthimethee and Mittan; Jeff Baker, Assistant Community Development Director; Kit Faubion, Assistant City Attorney; Mike Porto, Consulting Planner; and Debra LeClair, Recording Secretary.

Absent: Vice Chair Kohli and Cm. Do

ADDITIONS OR REVISIONS TO THE AGENDA – NONE

MINUTES OF PREVIOUS MEETINGS – On a motion by Cm. Mittan and seconded by Cm. Bhuthimethee, on a vote of 3-0-2 with Vice Chair Kohli and Cm. Do being absent, the Planning Commission approved the minutes of the October 13, 2015 meeting, as amended.

ORAL COMMUNICATIONS –

Marlene Massetti, Dublin resident, spoke in opposition to the Trumark/Regional Street project which was approved by the Planning Commission at the October 13, 2015 meeting. She asked the Planning Commission to reconsider their approval. She was concerned with additional residential units in Downtown Dublin and their impact on traffic, schools, parking and quality of life.

Jeff Baker, Assistant Community Development Director, stated that Councilmember Gupta has appealed the Planning Commission approval of the Trumark/Regional Street project to the City Council and the appeal is tentatively scheduled to be considered on November 17, 2015.

CONSENT CALENDAR – NONE

WRITTEN COMMUNICATIONS – NONE

PUBLIC HEARINGS –

8.1 PLPA 2012-00013 – Schaefer Ranch General Plan Amendment, Planned Development Rezone with related Stage 1 and Stage 2 Development Plan, Site Development Review, Vesting Tentative Map 8136 to create 19 single-family lots, and a CEQA Addendum

Mike Porto, Consulting Planner, presented the project as outlined in the Staff Report.

Chair Goel asked who will maintain the open space mentioned in the Staff Report.

Mr. Porto answered that the open space will be maintained by the Geologic Hazard Abatement District (GHAD) and pointed out the area.

Chair Goel asked for an explanation of the GHAD.

Mr. Porto answered that the GHAD fee is included on the tax bill and is paid by the homeowners in the general area.

Chair Goel asked if the "general area" would be defined as Schaefer Ranch or would it be specifically for the 19 homes in the proposed project.

Mr. Porto answered that the GHAD would include all of Schaefer Ranch.

Chair Goel asked how many homes are included in the GHAD.

Mr. Porto answered that, if the proposed project is approved, there will be 419 homes.

Chair Goel asked if the City received any comments from the 419 residents.

Mr. Porto responded that there is a SB 343 document on the dais which includes approximately 10 emails from residents regarding the proposed project.

Mr. Baker mentioned that there are three emails that were requested to be read into the record.

Chair Goel asked if the open space was connected to any public trails.

Mr. Porto answered that the proposed open space is not connected to any trails but there is connectivity in other portions of Schaefer Ranch. He stated that, in other portions of Schaefer Ranch, there are connections to East Bay Regional Parks District (EBRPD) trail system through the open space GHAD area. There is also an EBRPD staging area at the corner of Marshall Canyon Road and Dublin Blvd that is connected to their trail system to the north, and into the canyons.

Cm. Bhuthimethee asked, since the proposed open space will be private, if it will have any public access.

Mr. Porto answered no; the resource agencies have been strict regarding the type of access granted to these areas and what type of separation there will be. He stated that this was all part of negotiations which were done a long time ago. He stated that the resource agencies became involved and redistributed the land uses in the area and decided what land should be saved and a lot of land went into open space category that was not originally planned in that way.

Cm. Bhuthimethee asked if the proposed open space is private open space and the public will not have access to it. She felt that there are many benefits to having the land preserved.

Mr. Porto answered yes.

Chair Goel asked if the open space was a part of any mitigation.

Mr. Porto answered no.

Chair Goel asked if, prior to the proposed design, the area that was designated by the resource boards as open space was originally part of the 6 Estate Residential sites, how was the open space protected at that time.

Mr. Porto answered that the open space designation did not have anything to do with the 6 Estate Residential sites but was included in other areas of Schaefer Ranch.

Chair Goel stated that the proposed project is requesting a reduction in the Estate Residential acreage from 17 acres to 7 acres and converting 10.2 acres to open space.

Mr. Porto stated that the proposed project is not required open space. He stated that the resource agencies did not require the proposed open space to be dedicated for any reason or preserved for any reason. He added those areas have already been defined in Schaefer Ranch; they have been dedicated and improved and the resource agencies are in support of that.

Chair Goel asked why the proposed open space area will be private open space, will have no access to a trail system, but will be protected.

Mr. Porto answered that there would be no reason to utilize the area because it is rolling hills with no direct access to public streets. He stated that this area is similar to open space in other communities within Dublin.

Chair Goel restated that there is no opportunity for pedestrians to access the proposed open space area.

Mr. Porto pointed out the area on the map that shows the lands that are outside the City of Dublin and privately owned; there are no public trails from the area that was pointed out.

Chair Goel asked if there will be access from the north and south of the project.

Mr. Porto pointed to an area of dedicated open space, controlled by resource agencies, and was required as part of the mitigations for Schaefer Ranch. He also pointed out Mr. Otto Schaefer's property on the slide.

Chair Goel asked if there is an opportunity for public access in the open space area north or south of the project.

Mr. Porto answered that there is a steep hillside with graded V-ditches and there would be no purpose to be there because it leads to nowhere.

Chair Goel asked if the proposed project was located near any landslide areas.

Mr. Porto answered that the landslide area is in an already developed area of Schaefer Ranch.

Chair Goel asked where the nearest trail would be to the proposed 19 units.

Mr. Porto pointed out the nearest trail on the slide.

Cm. Mittan felt that there should be a benefit for increased open space in the project, but felt that the developer was not taking buildable land and creating open space, which would be a benefit, but, the proposed project is only taking an unbuildable area and creating open space where they would not be able to build anyway.

Mr. Porto answered that the proposed project has an existing graded slope which is currently in larger lots. The proposed project would change the designation to open space. He felt that the area was probably not buildable because it was too steep and would not sustain additional grading without violating the grading ordinance as being too steep. The area that has been re-designated as open space would not be developable. He stated that the area could have been a back or side yard for the estate lots.

Cm. Mittan felt that there was quite a lot of retaining wall usage on the lots in order to allow buildable lots.

Mr. Porto answered yes; in some places.

Cm. Mittan asked if the developer has paid any school fees for the project.

Mr. Porto answered none at this time. He stated that the school district has known about the site for approximately three years with no particular comment on this issue. He stated that the Schaefer Ranch/Discovery Builders built the EBRPD staging area, the School of Imagination and the community park, as well as providing inclusionary housing in the development, all as community benefits.

Mr. Baker added that Schaefer Ranch/Discovery Builders helped fund the Heritage Park. He stated that any further questions regarding the school impact fee payments should be directed to the Applicant.

Cm. Mittan asked if the Applicant will use the .6 student per household calculation for the DUSD allotment and if they have held discussions with DUSD.

Mr. Baker referred Cm. Mittan to the Applicant.

Cm. Bhuthimethee asked if there are any restrictions on how the 6 estate residential lots can be developed

Mr. Porto answered that there are standard development guidelines that are part of the original Planned Development (PD) for the area which would have to be followed regarding setbacks and building heights, etc. But the proposed project is consistent with the PD and there is no uniqueness to this area or the estate lots category in the existing PD.

Cm. Bhuthimethee asked if the estate lots remained estate lots, could the residents create a golf course, a vineyard or something else on their lot, and would there be any restrictions.

Mr. Porto answered yes; there are restrictions. The size of the house and site coverage issues are covered in the PD and the allowable coverage area is generous for estate lots. The homes could cover up to 35% of the lot and 35% of a 24,000 sf lot is a very large house. If the homeowners wanted to add swimming pools and vineyards that would be considered landscaping and they can landscape their yards however they wanted.

Cm. Bhuthimethee asked if there are no restrictions on leaving part of their estate lot undeveloped.

Mr. Porto answered no; there are no restrictions.

Cm. Bhuthimethee asked if there would also be no restrictions if the zoning were changed to single-family residential.

Mr. Porto answered that there would still be no restrictions.

Cm. Bhuthimethee asked for an explanation of a Statement of Overriding Considerations.

Kit Faubion, Assistant City Attorney, explained that, under CEQA, an environmental review is done to identify environmental impacts and mitigation measures that will resolve the impacts. She stated that, in some cases, impacts are identified and even if mitigated, the impact won't be reduced to the level of significance, and in those cases, CEQA requires that the project can still be approved but a statement of overriding considerations must be adopted stating how they balance the unavoidable impacts against the benefit.

Chair Goel asked if all 6 estate parcels are considered developable and if the project was not approved, can the developer still build the 6 estate units.

Mr. Porto answered yes; they are legal lots.

Chair Goel asked if the grading has been completed.

Mr. Porto answered yes; the majority of the grading has been done.

Chair Goel opened the public hearing.

Marlene Massetti, Dublin resident, spoke in opposition to the project. She felt that the proposed project is of no benefit to the community. She was concerned that the proposed project includes 19 units instead of 20 therefore the developer avoided paying in lieu fees for affordable housing and public art. She felt that there was no intent to provide a benefit to the community. She was concerned that 19 more homes will add to the overcrowding of Dublin. She asked that the Planning Commission deny the project.

Razi Sharma, Dublin resident, spoke in opposition to the project. He was concerned with the lack of estate homes in the City and that there should be a wide range of properties. He felt it would be good to have billionaires living in Dublin, and that the area is perfectly suited for estate homes but building single-family homes defies logic because the area is very dangerous. He was concerned with shared driveways and the line of site. He was also concerned with traffic and the impact of the other residents paying the GHAD to maintain the open space and it would not be accessible for the general public. He asked that the Planning Commission deny the project.

Chair Goel read into the record the following comments:

Dear Dublin Planning Commissioners,

I am unable to make the meeting tonight (October 27, 2015) regarding the Schaefer Ranch General Plan Amendment as noted above.

I know that you all understand that my failure to be at your meetings or for that matter the failure of others is not an implied consent or an agreement with the proponents or the Staff. I have appeared for over 25 years before the Council and Commission and in that context, have gained an appreciation for the processes involved in land use decision making. So as to this particular proposal, to convert 6 Estate Residential lots to 18 residential lots and create a 19th lot on a different street which are not currently vested is inappropriate given the overdevelopment which, as a matter of fact, not opinion, exists in our City today.

As you all know there are just under nine thousand units planned but not built here in Dublin. This proposal confers absolutely no significant benefits to the local community or the city in general and burdens the current Schaeffer residents with over development.

Considering overdevelopment: Where is the established need and where is the benefit conferred to anyone other than those who will benefit by selling more homes? There are only burdens.....no significant benefits with this proposal that appear in the Staff Report.

For example: 19 units added give a benefit to the builder not the City as it is below the 20 unit threshold for acquiring a payment in lieu fee for such projects as the Public Art Fund, affordable housing and some other factors that I am sure I am not considering at the present time.

Another example: Open space is not increased by 10 acres but shifted to an area that is not available to the public. That is really a burden, as someone will have the burden of care and the public gets nothing of value. Increasing open space in Schaefer Ranch is a falsehood and in my opinion, a misrepresentation of fact.

Over my 25 years of participating and viewing the many projects before this City I have read many detailed Staff reports. The staff is comprised with professionals it is true, but I have noted on numerous occasions in the past 25 years errors, failures of understanding, and even inappropriate bias in their reports. You should understand that this is true for other cities too, as well as for other professions. In particular I can factually document many of the errors and biases over this 25 year time period as well as very good reporting by the Staff which is not important at to this matter however.

In my opinion, professional reports in general, such as Staff Reports should never be accepted but instead should read for information and analysis only. In this particular case, the Staff recommends approval. In my opinion this particular Staff recommendation is inappropriate; it is for the Commission to advise and Council to make that decision. Staff should remain neutral in this case particularly where the observable burdens outweigh the benefits.

Please deny and read this email into your record or include as an exhibit.

Thank you,
David Bewley

I respectfully request the planning commission not approve any non-vested projects proposed this evening. There is absolutely NO benefit to our city from these projects.

Why is staff recommending approval of this project? The staff report identifies no benefits to the city, yet staff recommends approval. I believe our city Staff should remain neutral on projects and

not try to tip the scales in favor of more development when residents everywhere are complaining about excessive growth, terrible traffic, and overcrowded schools.

Respectfully,

*Kerrie Chabot, 16 year resident
Task Force Committee appointee*

*Please vote NO tonight on the Schaefer Ranch rezone a parcel to homes. Let me repeat that-
Please vote NO!*

My family moved to Dublin in 2003 with cows behind our home and the expectation of always having a seat in an "uncrowded" public school classroom whether there were homes behind us or cows in the future. I have seen our tremendous growth in the Bay Area --especially those who work in Silicon Valley. I recognize that Dublin is an affordable place for newcomers who commute from here by car or train -- or who work here. But in good conscience, can you really feel like you are doing a new Dublin resident a favor if you give them a home and then force their kids and veteran Dublin residents into an overcrowded classroom?

My family feels that the explosive (and irresponsible) growth and poor planning to align educational needs with a growing population for our city makes those of us who selected Dublin years ago feel like Dublin has done a "bait and switch" on us. Our family is now actually considering a plan to leave here before our younger kids reach high school. I'm sure we will have no trouble selling our home to another person who is unaware of the grave state our city has come to with lack of planning for growth,

I feel sad for people buying a new home not knowing the details behind the community that they are joining --one that is making overcrowding the "new normal". Not only that that, they might come to sense their presence is less welcoming with every new tract of homes your planning commission forces through.

*-Dr Sharon Marts, EdD
Gleneagles Dublin Ranch Neighborhood*

Doug Chen, Discovery Buildings, Applicant, indicated he was available to answer questions.

Cm. Mittan asked about the Applicant's conversation with DUSD regarding the impact of the proposed project to the school district.

Mr. Chen stated that there was an agreement with DUSD before Schaefer Ranch Holdings purchased the property. They have continued to amend that agreement to include higher levels of fees that were previously agreed to. He stated that there are three tiers to the school fees based on the number of units (1-150 units, 151-300 units, and 301+ units) and they are currently paying the highest fee.

Cm. Mittan asked if the calculation of .6 students per household was used in their agreement.

Mr. Chen stated that, regardless of what the calculation is, they agreed to pay fees at the higher density tier.

Cm. Bhuthimethee felt that all previous benefits were negotiated for other parts of the Schaefer Ranch and asked if there have been any new benefits negotiated for the proposed project.

Mr. Chen answered that during the discussion of fees for building the School of Imagination and dedicating additional open space, it was always contemplated that they would be adding more units, and as more units are added there would be additional fees.

Chair Goel stated that he will ask the questions brought up by the public and asked the Applicant to respond. He asked if the 6 estate units planned were considered vested.

Mr. Chen responded that the 6 estate units were vested under the first final map. He stated that a lot of those areas are sloped and therefore not buildable. He was concerned that the current residents have built onto those slopes with hardscape and landscape features. He felt it was reasonable to reduce the estate residential acreage to 7.04 acres of single-family residential because the building pads for those 6 estate homes have already been created; there will be no more grading of the slope. He stated that those same building pads will now accommodate 19 single-family homes.

Chair Goel asked about shared driveways and line of site that was mentioned by one of the speakers.

Mr. Chen stated that those driveways were designed by a licensed civil engineer, as well as extensive review by Public Works and the Fire Department to ensure that the access is within the grading tolerance for the fire access requirement. He stated that there is a preliminary grading plan in the Staff Report that shows driveway slopes which was reviewed by Public Works and the Fire Department.

Chair Goel asked about the Applicant's motivation to eliminate the estate homes when there are few homes of that type within Dublin.

Mr. Chen responded that they did a market analysis and it was determined that there is currently no market for estate homes in the area. He stated that the price is already high for the single-family homes, and estate homes would be far more expensive and would limit affordability to a select few.

Chair Goel asked Mr. Chen to address the comments regarding the community benefit.

Mr. Chen felt they have worked extensively with the City in providing parcels within Schaefer Ranch for semi-public use when they were previously zoned for commercial use; they built the School of Imagination on one parcel, which is definitely a benefit for the community and parcel K remains semi-public and will be put to use at some point in the future; the contribution to the Heritage Park; the 10 acre parcel of open space in the proposed project; the EBRPD staging area and the trails that have been built. He stated that Schaefer Ranch is approximately 500 acres and they can build 474 homes with approximately 300 acres set aside for open space. They also purchased another 250 acres for conservation research. He felt that they have provided sufficient benefits to the community. He stated that not all open space parcels are open for public use but there are trails throughout the open space and the remaining open space is set aside as conservation easement for biological resources. He stated that the general public cannot access those parcels but setting aside parcels for biological resources is still considered a benefit to the overall community.

Chair Goel closed the public hearing.

Cm. Bhuthimethee was concerned about adding more units and how that would benefit the community. She stated that projects are reviewed, not just for how they will affect the immediate community, but for all of Dublin. She stated that, in reviewing the staff report, she felt that there was not a lot of reason to approve it. She felt that there should be estate residential in Dublin and that this was an appropriate place for it. She felt that there is a lot of merit in designating open space as biological resources; however, with estate residential she felt it was unlikely that the homeowners would develop the entire parcel because some of it would not be buildable and would remain open space. She suggested that the City Council take into account the Statement of Overriding Considerations when reviewing the project. She stated that after reading the staff report she did not review the project plans and felt that the project was not worth it.

Cm. Mittan felt that the homes seemed generic and had a problem with the design because he wants Dublin to hold the builders to a higher standard of quality. He felt that Dublin is lacking in estate homes and just by calling them "estate homes" does not make them mansions. He felt that a 4,000-5,000 square foot home is not out of the question for the area. He asked for the size of the largest home in Schaefer Ranch.

Mr. Porto answered that the largest home in Schaefer Ranch is approximately 5,000 square feet.

Cm. Mittan felt that a 5,000 square foot home is an estate home.

Cm. Bhuthimethee stated that Mr. Porto mentioned that there would be the possibility of a much larger home on the estate parcels.

Cm. Mittan felt that Dublin needs more estate type homes but that the developer would rather build smaller single-family homes that will sell more quickly, than hold on to property indefinitely. He felt that the community wants diversity in the home stock and that Dublin does not have it at that end of the market.

Chair Goel was concerned with the increased liability and risk on existing community members regarding GHAD and felt they may not understand the significant burden to them. He felt that open space should add a natural resource or a human benefit, but that is not the case in the project. He felt that there would be an additional burden on the schools and that even though the developer had conversations with DUSD in the past, things have drastically changed. He stated that he could be in support of the project if the developer stayed with the 6 estate units. He was concerned with the affordable housing and public art issue with only 19 homes in this project and felt that the public comment was clear about that. He stated that he respects and understands the various contributions made by the developer in the past, but today is now. He felt that estate homes would be welcome and might also provide an opportunity for some custom homes in Dublin.

On a motion by Cm. Chair Goel and seconded by Cm. Bhuthimethee, on a vote of 3-0-2, with Vice Chair Kohli and Cm. Do being absent, the Planning Commission denied:

Ms. Faubion stated that it would be helpful if the Planning Commission provided some guidance to the City Council stating the main reasons for not recommending the project, which are:

- 1) Lack of community benefit;
- 2) Maintain a diversity of housing types;
- 3) The potential effects on the GHAD;
- 4) Times have changed since the developer made the agreement with DUSD; and
- 5) No affordable housing or public art benefit.

Ms. Faubion stated that Staff will prepare a resolution for the City Council indicating that the Planning Commission recommends denial of all 4 actions.

RESOLUTION NO. 15-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUBLIN

**RECOMMENDING THAT THE CITY COUNCIL NOT APPROVE THE GENERAL PLAN
AMENDMENT, PLANNED DEVELOPMENT REZONE WITH RELATED STAGE 1 AND
STAGE 2 DEVELOPMENT PLAN, SITE DEVELOPMENT REVIEW, VESTING TENTATIVE
MAP AND CEQA ADDENDUM FOR
SCHAEFER RANCH UNIT 3**

NEW OR UNFINISHED BUSINESS – NONE

OTHER BUSINESS - NONE

- 10.1 **Brief INFORMATION ONLY** reports from the Planning Commission and/or Staff, including Committee Reports and Reports by the Planning Commission related to meetings attended at City Expense (AB 1234).
- 10.2 Chair Goel mentioned a memo from Ms. Faubion regarding the City's Ex-Parte Communication Policy and asked if she would be providing instructions. Ms. Faubion stated that she anticipated having a brief presentation as a part of the appeal of Grafton Plaza Tentative Parcel Map at the November 10, 2015 Planning Commission meeting. Mr. Baker stated that if the Planning Commissioners have questions about the policy then they should talk about because it addresses their interactions in advance of that meeting. Ms. Faubion gave a brief overview of the City's Ex-Parte Communication Policy.

ADJOURNMENT – The meeting was adjourned at 8:13:32 PM

Respectfully submitted,



Planning Commission Chair

ATTEST:



Jeff Baker
Assistant Community Development Director

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STAFF REPORT CITY COUNCIL

CITY CLERK
File #610-50

DATE: December 15, 2015
TO: Honorable Mayor and City Councilmembers
FROM: Christopher L. Foss, City Manager
SUBJECT: Volunteer Recognition Event Invitation and Awards
Prepared by Taryn Gavagan Bozzo, Executive Aide

EXECUTIVE SUMMARY:

The City Council will consider recommendations from the Volunteer Recognition Event Ad-Hoc Committee to extend invitations to leadership of Dublin-based non-profit organizations, and reposition the Mayor's Award as the Mayor's Legacy Award.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends the City Council agree to distribute invitations to the leadership of Dublin-based non-profit organizations, and approve repositioning the Mayor's Award.

Reviewed By
Assistant City Manager

DESCRIPTION:

In February of each year, the City of Dublin recognizes its volunteers who have served the City and its functions throughout the previous year. Additionally, a citizen and young citizen who have made a significant contribution toward enhancing the quality of life for residents of Dublin during the past year, and a non-profit organization that has provided services which have substantially benefited residents of Dublin are recognized. Nominations for the Citizens and Organization of the Year awards are sought in December and January, with the winner being chosen through an evaluation process performed by three impartial judges chosen by the Volunteer Recognition Event Ad-Hoc Committee.

In addition to the awards for the Citizens and Organization of the Year, the Mayor selects someone whom he/she believes has worked tirelessly on behalf of the Dublin community; this person is presented with the "Mayor's Award" at the Volunteer Recognition Event.

To prepare for the event, several forms of outreach occur in December and January to obtain nominations for the Citizens and Organization of the Year awards. In addition to press releases, an email is sent to several people and agencies/organizations including the Dublin Unified School District, Dublin San Ramon Services District, City of Dublin Staff, and non-profit organizations the City of Dublin Human Services division has worked with in the previous year. This email, sent on behalf of the Mayor, provides information regarding the event and invites recipients to nominate individuals and/or non-profit organizations they feel deserving. Attached to the email are the Guidelines for nominations as well as a Nomination Form which can be filled out electronically and emailed or mailed in. A link to the City's Volunteer Recognition website is also included in the email so individuals may fill out and submit a Nomination Form through the City's website. The nomination period typically lasts one month, closing the Friday before Martin Luther King, Jr. day.

Once the nomination period has closed, invitations for the event are distributed to local dignitaries, City of Dublin executive staff, and City of Dublin volunteers who were registered the previous year to assist in activities provided by the Heritage Park and Museums, Police Services, and/or the Dublin Senior Center. Additionally, invitations are sent to nominees and their respective nominators.

At the November 3, 2015 City Council meeting, the Mayor, with consensus of the City Council, requested that the Volunteer Recognition Ad-Hoc Committee meet and discuss inviting board members of non-profit organizations in Dublin, in addition to adding another award similar to the Mayor's Award that would recognize someone who has had provided a long-term volunteered commitment to the Dublin community.

The Volunteer Recognition Ad-Hoc Committee met on December 2, 2015 to discuss the requests and recommends additional invitations get distributed to the leadership of Dublin-based non-profit organizations. Additionally, the Committee did not recommend the creation of an additional award category, but recommends that the Mayor's Award be rebranded as the Mayor's Legacy Award, as a means in which to recognize those that have made a continued commitment to the Dublin community.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

None.

ATTACHMENTS:

None.



STAFF REPORT CITY COUNCIL

CITY CLERK
File #610-40

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager 

SUBJECT: City Councilmember Dublin Pride Week Committee Appointments
Prepared by Obaid Khan, Transportation and Operations Manager

EXECUTIVE SUMMARY:

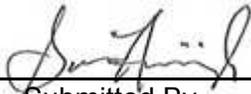
The City Council will consider appointing two of its members to the 2016 Dublin Pride Week Committee for a limited term beginning January 2016 and ending December 2016. The Dublin Pride Week Committee plans and prepares this annual event, which seeks to engage individuals and/ or groups in action- based activities to help improve the community.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends that the City Council discuss the appointment of two Councilmember to the Dublin Pride Week Committee and confirm the appointments for the limited term of January 2016 through December 2016.



Submitted By
Public Works Director



Reviewed By
Assistant City Manager

DESCRIPTION:

Dublin Pride Week is an annual event that seeks to promote a positive image for the City of Dublin. The primary objective for Dublin Pride Week is to seek ways to engage individuals and/ or groups in action- based activities to help improve the community. At the forefront of this effort is the Dublin Pride Week Committee. The Committee is made up of Councilmembers, City Staff and various community members and community organizations and comes together to plan and prepare the event. Councilmember participation is a key component of this committee and the ultimate success of Dublin Pride Week activities. Similar to last year, Dublin Pride Week will begin the last Saturday in April (April 30th) and will continue through the first Saturday in May (May 7th).

Traditionally, two City Councilmembers have been appointed to serve on the Dublin Pride Week Committee. In 2015, Councilmembers Don Biddle and Doreen Wehrenberg served as the City Council's representatives. As such, Staff requests that the appointment of two Councilmembers to this committee be discussed and confirmed for a limited term beginning January 2016 and ending December 2016. At the current time, Pride Week Committee Meetings are tentatively scheduled to occur once per month with a meeting start time of 2:00 pm. Generally, this meeting schedule continues through the month of March. As Pride Week approaches, more frequent meetings often become necessary. As a result, the Pride Week Committee may meet on a bi-weekly basis beginning in March and continue in such a manner until Pride Week activities begin. Other meetings schedules can be set to meet the needs of committee members.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

None.

ATTACHMENTS:

None.



STAFF REPORT CITY COUNCIL

CITY CLERK
File # 140-30

DATE: December 15, 2015

TO: Honorable Mayor and City Councilmembers

FROM: Christopher L. Foss, City Manager

A handwritten signature in cursive script, appearing to read "Chris Foss", is written in black ink.

SUBJECT: Appointment of Delegate to Attend the National League of Cities Congressional City Conference and Designation of Voting Delegate for the 2016 Congress of Cities and Exposition

Prepared by Caroline P. Soto, City Clerk/Records Manager

EXECUTIVE SUMMARY:

The City Council will consider appointing one of its members as a delegate, and one as an alternate, to attend the National League of Cities (NLC) Congressional City Conference in March 2016, and appointing a voting delegate, and an alternate, to attend and vote, on the City's behalf, at the 2016 Congress of Cities and Exposition in November of 2016.

FINANCIAL IMPACT:

Sufficient funds will be available for attendance at both the March and November 2016 conferences.

RECOMMENDATION:

Staff recommends that the City Council review and discuss appointing one of its members as a delegate, and one as an alternate, to attend the National League of Cities (NLC) Congressional City Conference in March 2016, and appoint a voting delegate, and an alternate, to attend and vote on the City's behalf at the Congress of Cities and Exposition in November of 2016.

A handwritten signature in cursive script, appearing to read "Linda Smith", is written in black ink.

Reviewed By
Assistant City Manager

DESCRIPTION:

The NLC is an organization through which city officials work together on a national level to further their common interests and the interests of their citizens. The NLC Congressional City Conference, to be held in Washington, D.C, from March 5-9, 2016, provides local elected officials and municipal staff a myriad of opportunities to learn about federal issues important to America's cities and towns, to lobby Congress on those priorities, and to be part of a clear and

unified voice. The program includes general sessions featuring national leaders, members of the Administration and Congress, workshops and pre-conference leadership seminars.

The Congress of Cities and Exposition is scheduled to be held November 16–19, 2016, in Pittsburgh, Pennsylvania. During this conference, the annual business meeting is held, at which each member city is afforded the opportunity to shape the NLC's federal advocacy agenda for the upcoming year by casting a vote on preferred policy recommendations. In order for the City of Dublin to participate in this meeting, the City Council will need to appoint a voting delegate, and an alternate, to attend and vote on the City's behalf at the conference.

Once City Councilmembers have been appointed to attend one or both of the conferences, notification of voting delegate and alternate will be forwarded to the NLC. Last year, the City Council appointed Mayor Haubert as its delegate, and Councilmember Biddle as the alternate, to attend the National League of Cities (NLC) Congressional City Conference in March 2015, and appointed Councilmember Hart as the voting delegate, and Councilmember Biddle as the alternate, to attend and vote on the City's behalf at the NLC Annual Conference in November of 2015.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

Not applicable.

ATTACHMENTS: None