COUNCILMEMBERS
Michael McCorriston, Mayor
Dr. Sherry Hu, Vice Mayor
Jean Josey, Councilmember
Kashef Qaadri, Councilmember
Janine Thalblum, Councilmember

DUBLIN
CALIFORNIA

City Council Chamber
Dublin Civic Center
100 Civic Plaza
Dublin, CA 94568
www.dublin.ca.gov

Regular Meeting of the

DUBLIN CITY COUNCIL

Tuesday, November 19, 2024

Location: City Council Chamber
100 Civic Plaza
Dublin, CA 94568

CLOSED SESSION 6:30 PM
REGULAR MEETING 7:00 PM

Pursuant to Government Code §54953(b), this meeting will include the following teleconference location:

- *Councilmember Qaadri will be attending the Regular Meeting via teleconference from The Boston Long Wharf – Lobby Business Center, 296 State Street, Boston, MA 02109*

The public shall have the opportunity to address the City Council at this teleconference location pursuant to Government Code Section §54954.3. All votes during the teleconference session will be conducted by roll call vote. The teleconference location is accessible to the public and the agenda will be posted at the teleconference location 72 hours before the meeting.

Additional Meeting Procedures

This City Council meeting will be broadcast live on Comcast T.V. channel 28 beginning at 7:00 p.m. This meeting will also be livestreamed at www.tv30.org and on the City's website at: https://dublin.ca.gov/ccmeetings

For the convenience of the City and as a courtesy to the public, members of the public who wish to offer comments electronically have the option of giving public comment via Zoom, subject to the following procedures:

□ Fill out an online speaker slip available at www.dublin.ca.gov. The speaker slip will be made available at 10:00 a.m. on Tuesday, November 19, 2024. Upon submission, you will receive Zoom link information from the City Clerk. Speakers slips will be accepted until the staff presentation ends, or until the public comment period on non-agenda items is closed.

□ Once connected to the Zoom platform using the Zoom link information from the City Clerk, the public speaker will be added to the Zoom webinar as an attendee and muted. The speaker will be able to observe the meeting from the Zoom platform.

□ When the agenda item upon which the individual would like to comment is addressed, the City Clerk will announce the speaker in the meeting when it is their time to give public comment. The speaker will then be unmuted to give public comment via Zoom.
□ Technical difficulties may occur that make the option unavailable, and, in such event, the meeting will continue despite the inability to provide the option.

CLOSED SESSION – 6:30 PM

1. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Section 54956.9)
Name of case: City of Dublin v. Benson, et al., Alameda County Superior Court Case No. 23CV045872

REGULAR MEETING 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. REPORT ON CLOSED SESSION

3. PRESENTATIONS AND PROCLAMATIONS

3.1 Employee Introductions
New City of Dublin Staff members, Christine Begin, Office Assistant II with Parks and Community Services, Sophia Zafiratos, Office Assistant II with Police Services and Oscar Rivera, Associate Civil Engineer with the Public Works Department, will be introduced.
STAFF RECOMMENDATION:
Welcome the new City of Dublin Staff members.
Staff Report

3.2 Presentation on PG&E Power Outages in Eastern Dublin
The City Council will receive a presentation on the recent PG&E power outages affecting residents and businesses in eastern Dublin.
STAFF RECOMMENDATION:
Receive the presentation.
Staff Report
Item 3.2 - PowerPoint Presentation

4. PUBLIC COMMENT
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).

5. 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.

5.1 Approval of the November 5, 2024 Regular City Council Meeting Minutes

The City Council will consider approval of the minutes of the November 5 , 2024 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the November 5, 2024 Regular City Council Meeting.

Staff Report

Attachment 1 - November 5, 2024 Regular City Council Meeting Minutes

5.2 Youth Mini-Grant Funding Recommendations Approval

The City Council will consider approving the Youth Advisory Committee's recommended funding allocations for the Youth Mini-Grant Program.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving Funding Recommendations for the Fiscal Year 2024-25 Youth Advisory Committee Youth Mini-Grant Program.

Staff Report

Attachment 1 - Resolution Approving Funding Recommendations for the Fiscal Year 2024-25 Youth Advisory Committee Youth Mini-Grant Program

Attachment 2 - Youth Mini-Grant Rating Sheet

Attachment 3 - Fiscal Year 2024-25 Youth Mini-Grant Applications and Proposals

5.3 Commercial Façade Improvement Grant Program Agreement for Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal

The City Council will consider approving a Commercial Façade Improvement Grant Program Agreement for Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal. This grant of $ 54,628.33 will be allocated for specific exterior improvements, including updated paint and a new monument sign for the property located at 7904, 7908, 7912, and 7916 Dublin Blvd.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving a Commercial Façade Improvement Grant Program Agreement Between the City of Dublin and Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal.

Staff Report

Attachment 1 - Resolution Approving a Commercial Façade Improvement Grant Program Agreement Between the City of Dublin and Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal

Attachment 2 - Exhibit A to the Resolution - Commercial Façade Improvement Grant Program Agreement Between the City of Dublin and Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal

5.4 Outdoor Operations Grant Program Agreement for INC 82 Brewing

The City Council will consider approving an Outdoor Operations Grant Program Agreement for the owner of INC 82 Brewing, 7400 Amador LLC. This grant would fund exterior improvements, including pavement restriping and costs associated with materials and labor for creating an outdoor gathering area. It would also cover eligible staff time and materials related to the entitlement process that would otherwise be charged to the business owner.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving an Outdoor Operations Grant Program Agreement Between the City of Dublin and 7400 Amador LLC.

Staff Report

Attachment 1 - Resolution Approving an Outdoor Operations Grant Program Agreement Between the City of Dublin and 7400 Amador LLC

Attachment 2 - Exhibit A to the Resolution - Outdoor Operations Grant Program Agreement Between the City of Dublin and 7400 Amador LLC

5.5 Tract 8677 The DC (Dublin Centre) Final Map Notice and Agreement for Long Term Encroachment for Landscape Features, and the Dublin Centre Annexation to the Dublin Ranch Street Lighting District 1999-1

The City Council will receive notification of the City Engineer's pending approval of the Final Map for Tract 8677, Planning Area 4 (PA -4) The DC (Dublin Centre). The City Council will consider approving an Agreement for Long Term Encroachment for Landscape Features with Tract 8677, PA-4, and will consider ordering the annexation of Planning Areas 2, 3, and 4 (PA-2, PA-3, and PA-4) of the Dublin Centre into the Dublin Ranch Street Lighting District 1999-1.

STAFF RECOMMENDATION:

Take the following actions: 1) Receive the notification; 2) Adopt the **Resolution** Approving the Agreement for Long Term Encroachment for Landscape Features with Tract 8677, PA-4 The DC (Dublin Centre); and 3) Adopt the **Resolution** Ordering the Annexation of The DC (Dublin Centre) into the Dublin Ranch Street Lighting District 1999-1.

Staff Report

Attachment 1 - Resolution Approving the Agreement for Long Term Encroachment for Landscape Features with Tract 8677, PA-4 The DC (Dublin Centre)

Attachment 2 - Exhibit A to Resolution - Agreement for Long Term Encroachment for Landscape Features with Tract 8677, PA-4 The DC (Dublin Centre)

Attachment 3 - Resolution Ordering the Annexation of The DC (Dublin Centre) into the Dublin Ranch Street Lighting District 1999-1

Attachment 4 - Exhibits A and B to Resolution - Petition and Consent to Annex into Dublin Ranch Street Lighting District 1999-1

Attachment 5 - Tract 8677 Final Map

5.6 Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422 – Contract Change Order Authorization

The City Council will consider increasing the contract change order authority of the City Manager by $400,000 for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422. This will enable a change to the contract with Goodfellow Bros. California, LLC to compensate the contractor for costs due to delays to the schedule associated with environmental resource agency restrictions and unanticipated delays in obtaining permits from the resource agencies.

STAFF RECOMMENDATION:
Adopt the **Resolution** Authorizing the City Manager to Approve Contract Change Orders with Goodfellow Bros. California, LLC Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422.
Staff Report
Attachment 1 - Resolution Authorizing the City Manager to Approve Contract Change Orders with Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422
Attachment 2 - Resolution No. 108-23 - Approving the Plans and Specifications, Waiving a Minor Bid Irregularity, and Awarding a Contract to Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Project - Phase 1, CIP No. PK0422
Attachment 3 - CIP No. PK0422

5.7 City Treasurer's Informational Report of Investments for the Quarter Ending September 30, 2024
The City Council will receive an informational report of the City's investments through the quarter ending September 30, 2024 including a monthly transaction ledger. The City's investment portfolio for this period totaled $438,121,036 (market value) with an average market yield of 4.22%. As required by the City's Investment Policy, the City Treasurer (Finance Director) affirms that the City is able to meet its expenditure requirements for the next six months.
STAFF RECOMMENDATION:
Receive the City Treasurer's Informational Report of Investments for the Quarter Ending September 30, 2024.
Staff Report
Attachment 1 - City of Dublin Investment Report for Period Ending September 30, 2024
Attachment 2 - Transaction Ledger - July through September 2024

5.8 Payment Issuance Report and Electronic Funds Transfers
The City Council will receive a listing of payments issued from October 1, 2024 – October 31, 2024, totaling $8,897,203.06.
STAFF RECOMMENDATION:
Receive the report.
Staff Report
Attachment 1 - Payment Issuance Report for October 2024

6. PUBLIC HEARING

6.1 Dublin Centre Community Facilities District Formation
The City Council will conduct a public hearing to consider (i) forming City of Dublin Community Facilities District No. 2024- 1 (Dublin Centre), (ii) authorizing a limit on bonded indebtedness for the district, (iii) calling for a special mailed ballot election, (iv) declaring election results, (v) introduce an ordinance, and conducting related proceedings for Community Facilities District No. 2024-1 (Dublin Centre).
STAFF RECOMMENDATION:
Staff recommends that the City Council receive and the City Clerk file with these proceedings the Community Facilities District Report and conduct a public hearing to (a) establish Community Facilities District No. 2024-1 (Dublin Centre) and (b) deem it necessary to incur indebtedness for CFD No. 2024-1. If following such public hearing, no

landowner majority protest has been filed pertaining to the establishment of CFD No. 2024-1 or the levy of special taxes, Staff recommends that the City Council adopt the following: 1) A **Resolution** Forming the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre), 2) A **Resolution** Determining Necessity to Incur Bonded Indebtedness for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre), and 3) A **Resolution** Calling Special Election for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).

Following the adoption of the above resolutions, Staff recommends that the City Clerk announce the results of the ballots cast in the special mailed-ballot election to be held within CFD No. 2024-1 to enable the qualified election of CFD No. 2024-1 to consider the ballot measures regarding (a) authorization to levy special taxes within CFD No. 2024-1, (b) authorization to issue bonds secured by the levy of such special taxes, and (c) establishment of an appropriation limit for CFD No. 2024-1. If the results of the special mailed-ballot election reveal that the measures have received the affirmative vote of two-thirds of the votes cast, Staff recommends that the City Council take the following actions: 1) Adopt a **Resolution** Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre) and 2) Waive the first reading and INTRODUCE an Ordinance Levying Special Taxes Within City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).

Staff Report
Attachment 1 - Community Facilities District No. 2024-1 (Dublin Centre) Community Facilities District Report
Attachment 2 - Resolution Forming the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)
Attachment 3 - Exhibit A to the Resolution - Rate and Method of Apportionment
Attachment 4 - Resolution Determining Necessity to Incur Bonded Indebtedness for the City of Dublin CFD No. 2024-1 (Dublin Centre)
Attachment 5 - Resolution Calling Special Election for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)
Attachment 6 - Resolution Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)
Attachment 7 - Ordinance Levying Special Taxes within City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)
Item 6.1 - PowerPoint Presentation

7. UNFINISHED BUSINESS – None.

8. NEW BUSINESS

8.1 2022 Parks and Recreation Master Plan Update

At the June 4, 2024 City Council meeting, the Council requested an update on the progress made on the Parks and Recreation Master Plan goals established in 2022.

STAFF RECOMMENDATION:

Receive the report.

Staff Report

Attachment 1 - Parks & Recreation Master Plan
Attachment 2 - Dublin Arts Center Operations Guide
Attachment 3 - Public Art Master Plan
Item 8.1 - PowerPoint Presentation

9. CITY MANAGER AND CITY COUNCIL REPORTS

Brief information only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expense (AB1234).

10. ADJOURNMENT

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) (ADA), 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. Upon receiving a request, the City will swiftly resolve requests for reasonable accommodation for individuals with disabilities, consistent with the federal ADA, and resolve any doubt in favor of accessibility.

Agenda materials that become available within 72 hours in advance of the meeting, and after publishing of the agenda, will be available at Civic Center, 100 Civic Plaza, and will be posted on the City's website at www.dublin.ca.gov/ccmeetings.

Mission

The City of Dublin promotes and supports a high quality of life, ensures a safe, secure, and sustainable environment, fosters new opportunities, and champions a culture of equity, diversity, and inclusion.

Agenda Item 3.1

STAFF REPORT

CITY COUNCIL

DATE: November 19, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Employee Introductions
Prepared by: Sarah Monnastes, Human Resources Director

EXECUTIVE SUMMARY:

New City of Dublin Staff members, Christine Begin, Office Assistant II with Parks and Community Services, Sophia Zafiratos, Office Assistant II with Police Services and Oscar Rivera, Associate Civil Engineer with the Public Works Department, will be introduced.

STAFF RECOMMENDATION:

Welcome the new City of Dublin staff members.

FINANCIAL IMPACT:

None.

DESCRIPTION:

New City of Dublin Staff members, Christine Begin, Office Assistant II with Parks and Community Services, Sophia Zafiratos, Office Assistant II with Police Services and Oscar Rivera, Associate Civil Engineer with the Public Works Department, will be introduced.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

None.

Agenda Item 3.2

STAFF REPORT

CITY COUNCIL

DATE: November 19, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Presentation on PG&E Power Outages in Eastern Dublin
Prepared by: Jordan Foss, Management Analyst II

EXECUTIVE SUMMARY:

The City Council will receive a presentation on the recent PG&E power outages affecting residents and businesses in eastern Dublin.

STAFF RECOMMENDATION:

Receive the presentation.

FINANCIAL IMPACT:

None.

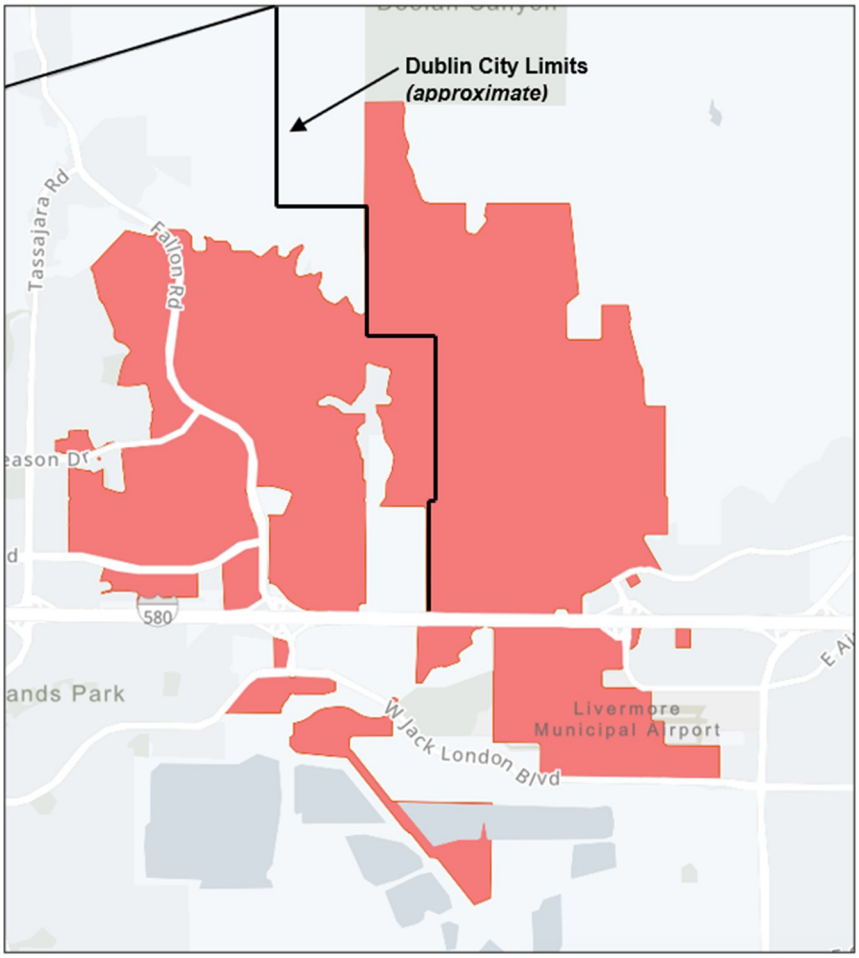
DESCRIPTION:

Background

On October 17, 2024, the National Weather Service issued a Red Flag Warning for many areas of Northern California, including Alameda County, with an expiration date of October 19, 2024. Red Flag Warnings are issued when there is high fire risk conditions, including high winds, low relative humidity, and dry fuel sources.

Prior to and during this time, portions of eastern Dublin experienced multiple unplanned power outages. Each outage affected approximately 7,000 customers in Dublin, Pleasanton, Livermore, and Unincorporated Alameda County. The outages occurred on October 12, October 17 (two outages), and October 23. Figure 1 shows a map of the affected area.

Figure 1. Map of Affected Area



PG&E Response

On October 18, 2024, the City contacted Pacific Gas & Electric (PG&E) to obtain information on the causes of the outages on October 17. PG&E responded to the City on the same day, answering the City's questions regarding the unplanned outages. PG&E also provided information on safety precautions that it institutes during times of high fire-risk.

During times of extreme weather or wildfire conditions, PG&E implements safety precautions such as Public Safety Power Shutoffs and/or Enhanced Powerline Safety Settings.

Public Safety Power Shutoffs (PSPS)

As defined by PG&E, PSPS events are scheduled power shutoffs for designated circuits in high and moderate fire-risk zones. PG&E sends out detailed notifications to all customers and municipalities when these events are scheduled, including projected scope, start time, and power restoration times.

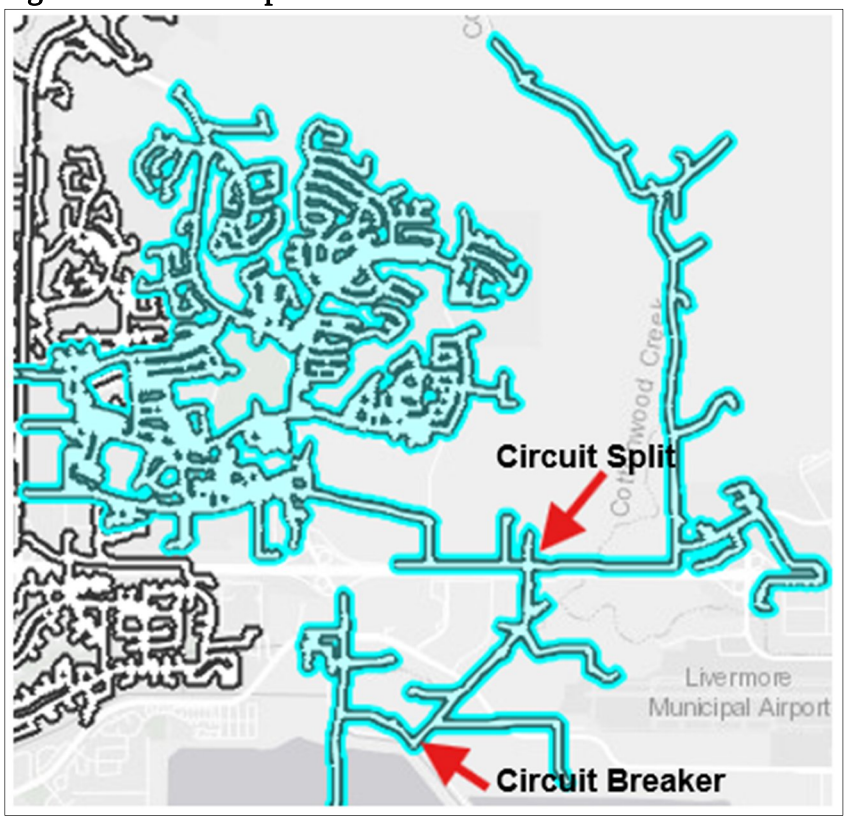
Enhanced Powerline Safety Settings (EPSS)
EPSS are safety settings implemented on powerlines in and around high fire-risk areas. When extreme weather or wildfire conditions are present, powerline sensitivity settings are increased to help prevent falling tree branches, animals, and other hazards from starting a wildfire. The outages caused by these enhanced settings are unplanned since they are dependent on the presence of a hazard directly impacting the powerlines (hazard-related incidents). EPSS safety precautions alone have produced a significant reduction in wildfire risk, with PG&E seeing a 72% decrease in risk in 2023.

During the October 17-19 Red Flag Warning, a PSPS event was scheduled for Alameda County. According to PG&E data, only one Dublin resident was scheduled to be impacted. However, unplanned outages also occurred during that time. PG&E informed the City that the unplanned outages were due to EPSS events. The powerline sensitivity was high due to the high fire-risk and Red Flag Warnings. Given the high sensitivity, the powerlines were more susceptible to being triggered which resulted in unplanned outages. At the time of the initial discussion with PG&E, the cause of the outages was unknown, however, PG&E was in the process of evaluating the situation.

Meeting with PG&E
The City scheduled a meeting with PG&E representatives for October 28, 2024. During the virtual meeting, Staff, Mayor McCorriston, and PG&E representatives discussed the outage causes, impacts, notifications, community messaging, and mitigation efforts. PG&E confirmed the October 17 and October 23 outages were caused by bird contact on highly sensitive powerlines in the Doolan Canyon area (unincorporated Alameda County). The contact combined with the high sensitivity setting forced a shutoff of the entire circuit therefore causing an unplanned outage.

PG&E also provided information about the impacted circuit which runs north from Pleasanton (off Stanley Boulevard) to the city limit boundary along Collier Canyon Road, where it splits both east and west. The eastern line of the circuit runs east along Collier Canyon Road and then to the north along Doolan Road which contains above-ground powerlines. The western line of the circuit which runs along Croak Road west and then disburses as shown in Figure 2, provides power to the impacted customers in eastern Dublin.

Figure 2. Circuit Map



Lastly, PG&E representatives informed the City that they were actively providing updates to the impacted communities through their channels, such as email, text, and social media. Due to the unplanned nature of the outages, direct notifications to customers regarding start time and power restoration estimates can only be sent post-outage. PG&E also acknowledged and apologized for the lack of direct communication with the City following the recent unplanned EPSS outages. They confirmed that the proper notification process will be followed in the future. PG&E also provided the City with educational materials to share on the City's website for residents.

<u>PG&E Mitigation Efforts</u>

In the meeting with PG&E on October 28, 2024, the City requested there be mitigation efforts to address the outages and the concerns of Dublin residents. PG&E informed the City that they had installed bird guarding tools on the above-ground powerlines in the Collier Canyon and Doolan Canyon areas, which should help to mitigate future animal contacts.

PG&E is also exploring the possibility of installing a breaker at the circuit split location on Collier Canyon Road. This would isolate any hazard-related incidents in the Doolan Canyon area from affecting the eastern Dublin area during EPSS and help alleviate disruptions for residents in eastern Dublin.

The City also requested PG&E continue their community messaging and notification efforts to educate impacted residents about the outage. While the City requested a town hall meeting to address community concerns, PG&E expressed confidence that its mitigation efforts, including the

installation of bird guards, would adequately address the issues. Additionally, they noted that with the upcoming shift to wet weather conditions, the seasonal changes would also alleviate concerns.

Next Steps

Staff remains committed to collaborating with PG&E to support the community's interests. While EPSS outages are unplanned, the City will continue to proactively communicate with residents about potential EPSS outages whenever possible, as demonstrated with the Red Flag Warning notice the City shared with residents on November 4, 2024. Staff will also look to share with the community any updates on future mitigation efforts by PG&E.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

None.

PG&E Power Outages in Eastern Dublin

November 19, 2024

DUBLIN
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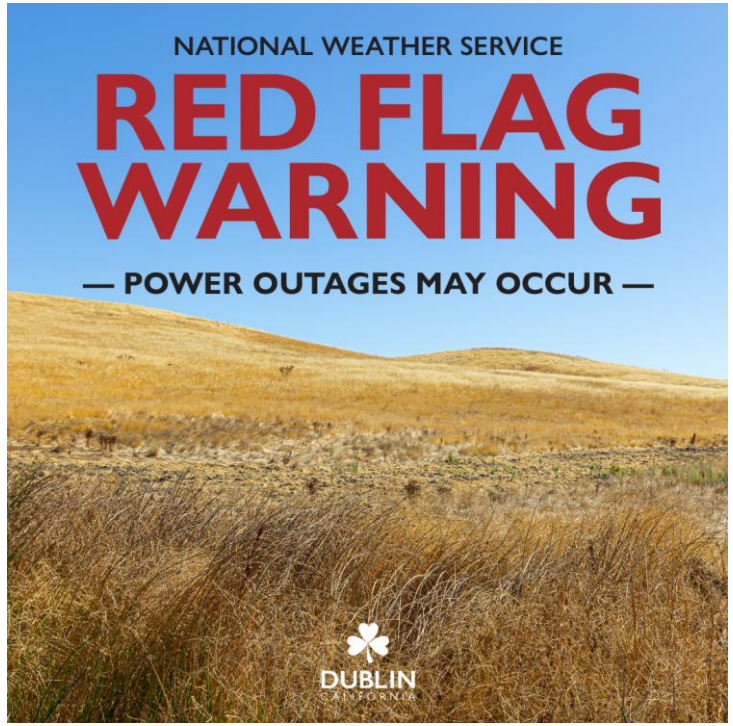
Background

- Red Flag Warning:
  - Issued by the National Weather Service (October 17–19, 2024).
  - Conditions: High winds, low humidity, dry fuels.
- Multiple Outages
  - Affected Area: Dublin, Pleasanton, Livermore, and unincorporated Alameda County.
  - Approximately 7,000 customers impacted per outage.



PG&E Safety Measures

Public Safety Power Shutoffs (PSPS):

Planned

Shutoffs in high fire-risk zones.

Notifications provided in advance.

Enhanced Powerline Safety Settings (EPSS):

Unplanned

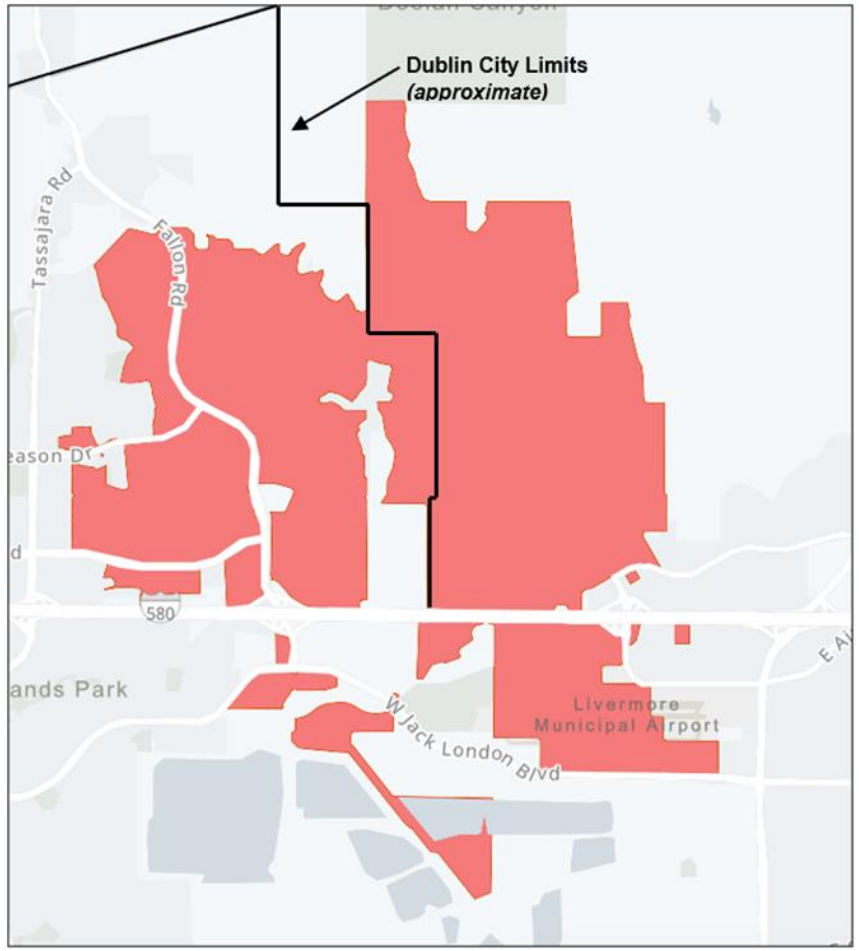
Increased powerline sensitivity to prevent wildfires.

Triggered by hazards like falling branches or animal contact.

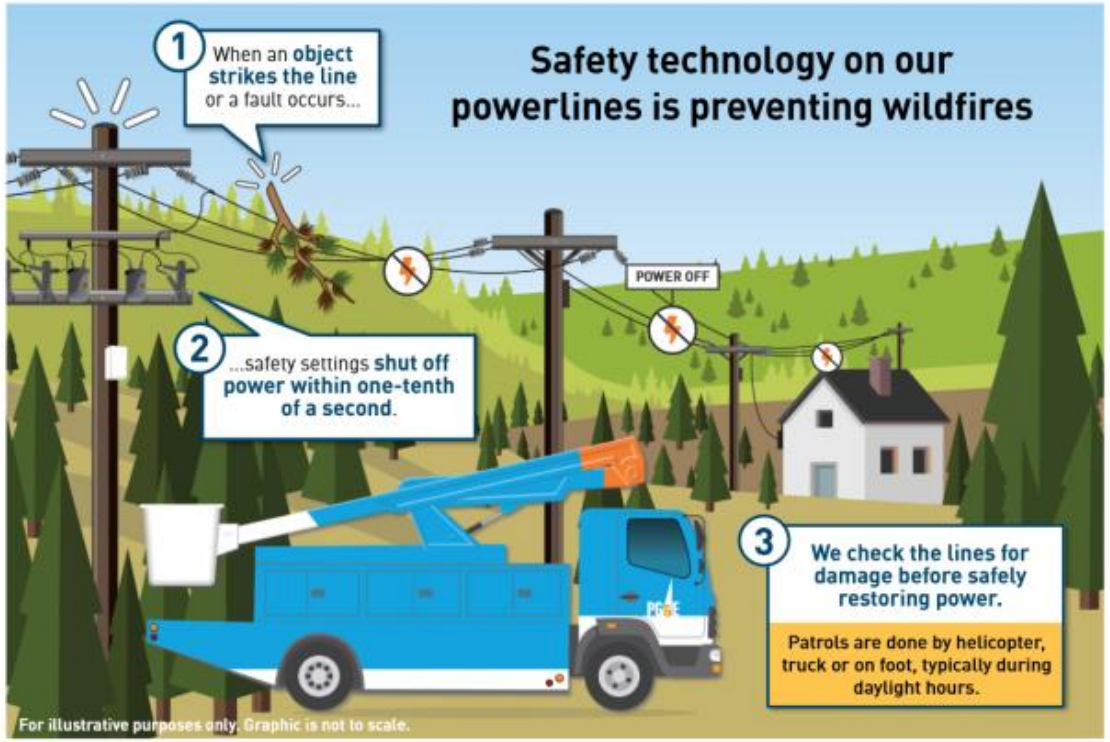
October Outages

- October 17-19, 2024:
  - PSPS scheduled; one Dublin resident scheduled to be impacted.

- Unplanned Outages (October 17 and 23, 2024):
  - Unplanned outages caused by EPSS sensitivity.
  - October 12, 2024
    - Unknown
  - October 17 and 23, 2024
    - Bird contact with highly sensitive powerlines in Doolan Canyon.



Meeting with PG&E



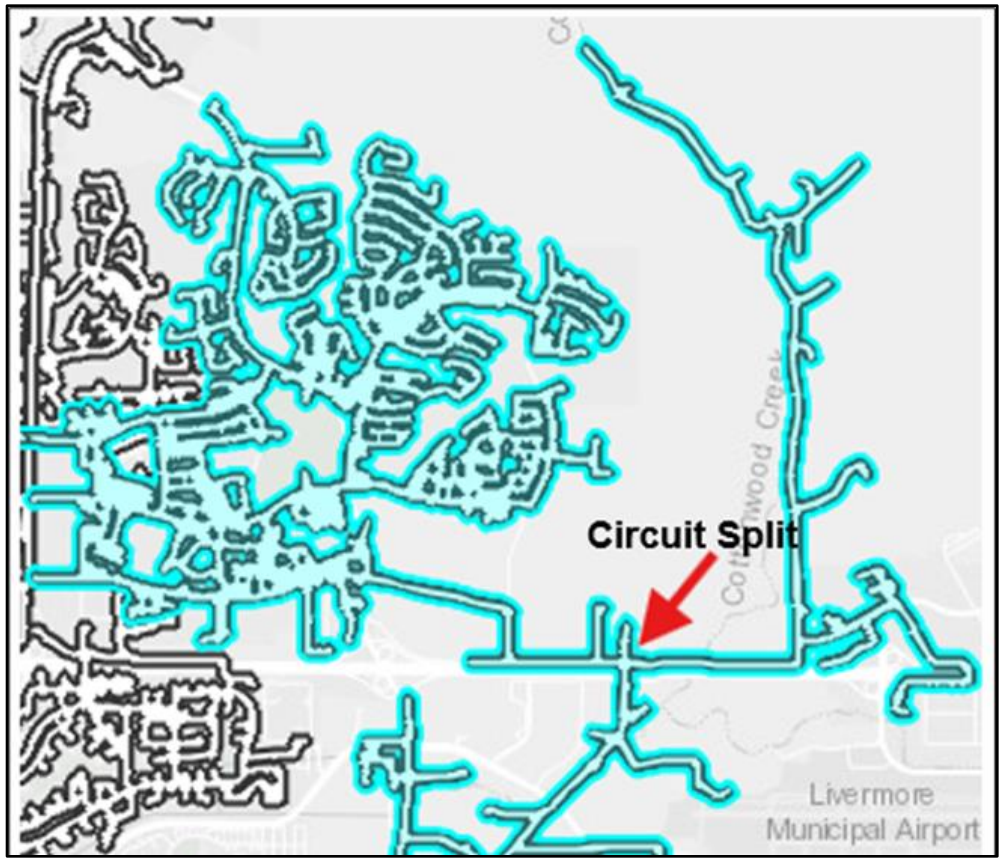
Date: October 28, 2024

Attendees: Mayor, City staff, PG&E Representatives.

- Topics Discussed:
  - Outage causes and impacts
  - Notifications and community messaging
  - Mitigation efforts

PG&E Mitigation Efforts

- Actions Taken by PG&E:
  - Installed bird guards on powerlines in Doolan Canyon.
  - Exploring a breaker installation at circuit split location to isolate incidents.
- City Requests:
  - Improved communication with impacted residents.
- Future Outlook:
  - Seasonal changes to bring relief.



Next Steps

City Actions:

- Ongoing collaboration with PG&E.
- Community Messaging:
  - Inform residents about safety measures and updates.
  - Proactive communication about EPSS outages.
  - Share updates on mitigation efforts with residents.

Conclusion

- Recommendation
  - Receive the Presentation
- PG&E Representative available
- Questions?

Agenda Item 5.1

DUBLIN
CALIFORNIA

STAFF REPORT

CITY COUNCIL

DATE: November 19, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Approval of November 5, 2024 Regular City Council Meeting Minutes
Prepared by: Marsha Moore, MMC, City Clerk

EXECUTIVE SUMMARY:

The City Council will consider approval of the minutes of the November 5, 2024 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the November 5, 2024 Regular City Council Meeting.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The City Council will consider approval of the minutes of the November 5, 2024 Regular City Council Meeting.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) November 5, 2024 Regular City Council Meeting Minutes

MINUTES OF THE CITY COUNCIL OF THE CITY OF DUBLIN

Regular Meeting: November 5, 2024

The following are minutes of the actions taken by the City of Dublin City Council. A full video recording of the meeting with the agenda items indexed and time stamped is available on the City's website at: https://dublin.ca.gov/ccmeetings

REGULAR MEETING 5:30 PM

A Regular Meeting of the Dublin City Council was held on Tuesday, November 5, 2024, in the City Council Chamber. The meeting was called to order at 5:33 PM, by Mayor McCorriston.

1) CALL TO ORDER

Attendee Name	Status
Michael McCorriston, Mayor	Present
Dr. Sherry Hu, Vice Mayor	Present
Jean Josey, Councilmember	Present
Kashef Qaadri, Councilmember	Present
Janine Thalblum, Councilmember	Present

2) PLEDGE OF ALLEGIANCE

3) PRESENTATIONS AND PROCLAMATIONS

3.1) Recognition of the American Legion Citizenship Training Program, Boys & Girls State Delegates

The City Council recognized the Dublin High School students that participated in the Citizenship Training Program, Boys & Girls State sponsored by the American Legion, Department of California.

3.2) Employee Introduction

New City of Dublin staffer Christine Begin was not present and will be introduced on November 19, 2024.

DRAFT

3.3) Introduction of Dublin Police Services Chief Victor Fox

New Dublin Police Services Chief Victor Fox was introduced.

4) PUBLIC COMMENT

Vanessa Thomas provided public comment.

5) CONSENT CALENDAR

5.1) Approved the October 15, 2024 Regular City Council Meeting Minutes.

5.2) Approved the Heritage and Cultural Arts Commission's Basketball Court Mural Art Program recommendations.

5.3) Adopted Resolution No. 124-24 titled, "Authorizing the Purchase of a Replacement Stage, Dance Floor, and Related Equipment for the Shannon Community Center from Mity-Lite."

5.5) Adopted Resolution No. 126-24 titled, "Approving an Agreement with Precision Emprise LLC DBA Precision Concrete Cutting for Sidewalk Inspection and Repair Services."

5.6) Received a quarterly status update on the City's Two-Year Strategic Plan.

On a motion by Councilmember Josey, seconded by Councilmember Thalblum, and by unanimous vote, the City Council adopted the Consent Calendar items, except for item 5.4.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Jean Josey, Councilmember
SECOND:	Janine Thalblum, Councilmember
AYES:	McCorriston, Josey, Hu, Qaadri, Thalblum

5.4) Sunflower Hill at Grace Pointe Project Affordable Housing Assistance Agreement

This item was pulled from the consent calendar by Councilmember Josey for further discussion.

On a motion by Councilmember Josey and seconded by Councilmember Qaadri, and by unanimous roll call vote, the City Council adopted Resolution No. 125-24 titled, "Approving an Affordable Housing Assistance Agreement Between the City of Dublin and Sunflower Grace, L.P.;" with an amendment to the agreement to add a condition that if the number of affordable units drops by half, the City would only loan $2.5 million; and, approved the budget change.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Jean Josey, Councilmember
SECOND:	Kashef Qaadri, Councilmember
AYES:	McCorriston, Josey, Hu, Qaadri, Thalblum

6) PUBLIC HEARING – None.

7) UNFINISHED BUSINESS – None.

8) NEW BUSINESS

8.1) Fiscal Year 2023-24 4th Quarter Financial Review and Additional Special Designations of General Fund Reserves

The City Council received a financial report on the fourth quarter of Fiscal Year 2023-24 and a recommendation to amend the General Fund reserve designations.

On a motion by Councilmember Qaadri, seconded by Councilmember Josey, and by unanimous roll call vote, the City Council adopted Resolution No. 127-24 titled, "Authorizing Additional Special Designations of General Fund Reserves for Fiscal Year 2023-24," and confirmed additional General Fund reserve designations as of June 30, 2024.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Kashef Qaadri, Councilmember
SECOND:	Jean Josey, Councilmember
AYES:	McCorriston, Josey, Hu, Qaadri, Thalblum

8.2) Letter of Intent Regarding the Allocation of Fallon Sports Park to Emerald High School Baseball and Softball

The City Council considered a Letter of Intent between the City and Dublin Unified School District (DUSD) to accommodate Emerald High School's baseball and softball teams for priority use of certain fields at Fallon Sports Park during the high school season.

On a motion by Councilmember Josey, seconded by Councilmember Thalblum, and by unanimous roll call vote, the City Council directed Staff to issue a Letter of Intent to Dublin Unified School District (DUSD), committing to Emerald High School's priority use of the field space and affirming DUSD's role in making field modifications at Emerald Glen Park.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Jean Josey, Councilmember
SECOND:	Janine Thalblum, Councilmember
AYES:	McCorriston, Josey, Hu, Qaadri, Thalblum

9) CITY MANAGER AND CITY COUNCIL REPORTS

The City Council and Staff provided brief information-only reports, including committee reports and reports related to meetings attended at City expense (AB1234).

By consensus, the City Council directed Staff to provide an update on the PG&E outages, provide an update on the e-scooter safety program, and agendize a discussion about the City's regulation of political signs at a future meeting.

10) ADJOURNMENT

Mayor McCorriston adjourned the meeting at 6:38 PM.

_____
Mayor

ATTEST:

_____
City Clerk

Agenda Item 5.2

STAFF REPORT

CITY COUNCIL

DATE: November 19, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Youth Mini-Grant Funding Recommendations Approval
Prepared by: Nicki Wanzenried, Recreation Coordinator

EXECUTIVE SUMMARY:

The City Council will consider approving the Youth Advisory Committee's recommended funding allocations for the Youth Mini-Grant Program.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving Funding Recommendations for the Fiscal Year 2024-25 Youth Advisory Committee Youth Mini-Grant Program.

FINANCIAL IMPACT:

The City of Dublin Youth Mini-Grant Program is supported by the General Fund in the amount of $2,500 for Fiscal Year 2024-25.

DESCRIPTION:

Background
The Youth Advisory Committee's Youth Mini-Grant Program was established in Fiscal Year 2012-13 to support youth organizations that offer programs for middle and high school students. Each year, Dublin-based youth organizations/clubs have an opportunity to apply for grant funding to support programs, activities, or projects that benefit Dublin youth. Funding is recommended annually by the Committee, reviewed by the Parks and Community Services Commission, and awarded by the City Council to organizations that best meet the needs of youth in the community.

2024-25 Youth Mini-Grants
The application period for the 2024-25 program ran from August 16 to September 24, 2024. The program was advertised via social media, the City's website, and at Dublin's high and middle schools and was sent to Committee members to assist with publicity. Thirty-nine applications were received by the deadline. Three of the 39 did not meet minimum qualifications or were duplicates, resulting in 36 eligible applications.

Staff used the Mini-Grant Application Rating Sheet (Attachment 2) to evaluate the 36 grant

proposals. The top 10 were invited to present to the Committee at its October 9, 2024 meeting. However, one of the organizations, Gratitude Ripple, could not make the in-person presentation and, as a result, withdrew their application. The remaining applicants/organizations are listed below and included as Attachment 3.

1. DHS National Alliance on Mental Illness (NAMI)
2. Wellness Center Ambassador Program
3. DHS American Diabetes Association
4. Young Innovators
5. Ladies of Vast Effort (L.O.V.E.)
6. DHS Speech and Debate
7. SmartStride
8. REEFlect
9. Wells Middle School Cheer
10. Gratitude Ripple – Application Withdrawn

Following the presentations, the Committee scored each proposal utilizing the Mini-Grant Rating Sheet and further discussed the applicants. After deliberation, the Committee recommended funding amounts for the organizations as follows:

Table 1: FUNDING RECOMMENDATIONS

Organization	Grant Requested	Grant Proposal	Committee Recommendation	Committee Points Average
DHS National Alliance on Mental Illness (NAMI)	$850	Provide a yoga instructor, mats, and marketing materials for a mental health event.	$500	14.16
Wellness Center Ambassador Program	$2,500	Provide essential mental health resources and supplies for a Wellness Center.	$800	13.58
Young Innovators	$750	Purchase quality materials to deliver better lessons and expand the reach of their club through various schools.	$250	13.41
DHS American Diabetes Association	$1,500	Host educational workshops focusing on raising awareness about diabetes and prevention.	$200	13.41
Ladies of Vast Effort (L.O.V.E.)	$2,000	Provide for supplies in the hosting of events to support women's achievements and gender equality, and purchasing materials for	$150	13.18

		crafts to support female teams and events.		
DHS Speech and Debate	$500	Provide free introductory debate tournaments for students in Dublin.	$150	13
SmartStride	$250	Provide subsidized or free smart cane attachments to local blind youth.	$150	13
REEFlect	$1,050	Producing and distributing educational resources, including their children's ocean conservation book.	$150	12.91
Wells Middle School Cheer	$2,500	Ensuring athletes receive a part of their uniform with no charge, such as a bow and/or pompoms.	$150	11.16
Totals	**$11,900**		**$2,500**	

Upon completion of projects, grant recipients will be required to submit a brief project report to describe how the funds were used and the number of youths impacted. Grantees are encouraged to provide photos, testimonials, and flyers used to promote their projects. Those not submitting a report as requested may not be considered for future Youth Mini-Grants. Project reports will be delivered at the Committee's Regular Meeting in April or May 2025.

At its October 21, 2024 meeting, the Parks and Community Services Commission confirmed the selections made by the Committee and recommended the funding allocations to the City Council.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted, and a copy of this Staff Report was sent to the applicants.

ATTACHMENTS:

1) Resolution Approving Funding Recommendations for the Fiscal Year 2024-25 Youth Advisory Committee Mini-Grant Program
2) Youth Mini-Grant Rating Sheet
3) Fiscal Year 2024-25 Youth Mini-Grant Applications and Proposals

RESOLUTION NO. XX – 24

APPROVING FUNDING RECOMMENDATIONS FOR THE FISCAL YEAR 2024-25 YOUTH ADVISORY COMMITTEE YOUTH MINI-GRANT PROGRAM

WHEREAS, the City received 36 eligible applications for the Fiscal Year 2024-25 Youth Advisory Committee Youth Mini-Grant Program; and

WHEREAS, funding for the Fiscal Year 2024-25 Youth Advisory Committee Youth Mini-Grant Program is provided in the adopted City of Dublin General Fund Budget; and

WHEREAS, on October 9, 2024, the Youth Advisory Committee recommended nine youth organizations/clubs to receive grant funding through the Youth Mini-Grant Program; and

WHEREAS, on October 21, 2024, the Parks and Community Services Commission reviewed the Youth Advisory Committee's funding allocations for nine youth organizations/clubs; and

WHEREAS, the Parks and Community Services Commission has provided the City Council with funding recommendations for the Fiscal Year 2024-25 Youth Advisory Committee Youth Mini-Grant Program.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby approve the Fiscal Year 2024-25 Youth Advisory Committee Youth Mini-Grant Program funding allocation as follows:

ORGANIZATION / CLUB NAME	CITY COUNCIL APPROVED FUNDING
DHS National Alliance on Mental Illness (NAMI)	$500
Wellness Center Ambassador Program	$800
Young Innovators	$250
DHS American Diabetes Association	$200
Ladies of Vast Effort (L.O.V.E.)	$150
DHS Speech and Debate	$150
SmartStride	$150
REEFlect	$150
Wells Middle School Cheer	$150
Total Recommended Amount	**$2,500**

PASSED, APPROVED AND ADOPTED this 19th day of November, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

DUBLIN
CALIFORNIA

City of Dublin
Youth Advisory Committee
Mini-Grant Rating Form

Organization: _____ **Program:** _____

Proposal Score		Funding Recommendation	
Total Points (out of 15):		Recommend Funding?	❒Yes ❒No
Applicant has received funding before.	❒ Yes ❒No	If Yes, did the applicant submit year-end in a timely manner?	❒ Yes ❒No (If "No," the applicant does not qualify for funding.)
Funding Categories			
Total Requested	$	Total Recommended	$

Recommending funding for the following youth activities: (check one)

❒School Club ❒Sport Organization ❒Performing Arts ❒Cultural Awareness
❒Health Awareness ❒Other Youth Activity/Organization

Rating criteria: The word "Program" is used below on this form to include services, activities or improvements.

1. **Organization/Management (Max 5 points)**

- Group Composition: The organization is recognized and consists of at least 75% Dublin middle/high school students.
  - Yes = 2 points | No = 0 points
- Goal Achievement: The group can achieve the stated goals and outcomes.
  - Yes = 1 point | No = 0 points
- Application Completion: All requirements of the application process are completed.
  - Yes = 1 point | No = 0 points
- Adult Sponsor: There is a qualified adult sponsor for management or oversight.
  - Yes = 1 point | No = 0 points

Score: _____

2. **Needs/Benefit (Max 5 points)**

- Target Audience: The project benefits 75% or more Dublin youth.
  - Yes = 2 points | No = 0 points
- Uniqueness: The activity is unique within Dublin and not provided by other organizations.
  - Yes = 1 point | No = 0 points
- Support/Enhancement: The proposed activity supports/enhances programs benefiting Dublin youth.
  - Yes = 1 point | No = 0 points
- Collaboration: The applicant collaborates with other youth-oriented organizations.
  - Yes = 1 point | No = 0 points

Score: _____

3. **Funding/Budget (Max 5 points)**

- Fund Usage: The organization has detailed how the funds will be used.
  - Yes = 2 points | No = 0 points
- Verification: The organization describes how they will verify fund usage to the Youth Advisory Committee.
  - Yes = 2 points | No = 0 points
- Bank Account: The organization has a separate bank account for group activities.
  - Yes = 1 point | No = 0 points

Score: _____

Notes/Comments:

2024 Youth Advisory Committee Mini Grant Application

This form serves as a Request for Proposals for the City of Dublin Youth Advisory Committee's Mini Grant Program.

Youth Advisory Committee Mini Grant Program will be accepting applications from 8:00 a.m. Friday, August 16, 2024, through 5:00 p.m. Tuesday, September 24, 2024.

Submissions will not be accepted after 5:00 p.m. on Tuesday, September 24, 2024.

*Please note: Early applications are encouraged. Applications will be disqualified if not received by the deadline and/or the qualifications/proposal does not meet the criteria.

Applications will be accepted online only.

For questions regarding the application process, please contact Nicki Wanzenried at nicki.wanzenried@dublin.ca.gov or by calling 925-556-4500.

Qualifications

1. Youth benefiting from or involved with the project must include at least 75% Dublin residents who are of middle or high school age.

2. Organization/Club must have an adult sponsor.

3. Organization/Club must be based within the City of Dublin.

Proposal

The proposal must be no longer than two-and-a-half pages, double-spaced. The proposal should include the following:

1. A brief description of your organization.

2. Describe the project and how it will benefit Dublin youth.

3. Describe what and how the funds/grant will be used.

4. Explain what proof will be given to the Youth Advisory Committee that the funds were used as proposed.

5. Should a grant have been awarded in the past to the same organization, a brief review of how the money was spent and how it benefitted the group needs to be highlighted in this year's presentation.

6. Video Option: We invite organizations participating in the Youth Advisory Committee Mini Grant Program to optionally submit a video (up to 5 minutes) that showcases their mission, achievements, and community impact. This is a creative opportunity to highlight your organization's story and vision for the future.

Presentation (limited to five minutes)

Selected applicants will be notified on Tuesday, October 1, 2024, that they will need to present their proposal at the Youth Advisory Committee Regular Meeting on Wednesday, October 9, 2024, at 7:00 p.m. at the Dublin Senior Center. A youth member or members, along with the adult sponsor of the organization or club, must conduct the presentation.

Application

Name of Organization / Club *

DHS NAMI

Address *

Street Address

[redacted]

Address Line 2

City

Dublin

State/Province/Region

CA

Postal/Zip Code

94568

Country

United States

Attachment 3

Primary Contact Person (Name & Title) *

Amaan Mohammed- Club President

Primary Contact Phone Number *

[redacted]

Primary Contact E-mail *

[redacted]

Adult Sponsor (Name & Title) *

Shannon Smoot- Club Advisor

Adult Sponsor Phone Number *

[redacted]

Adult Sponsor E-mail *

[redacted]

Amount Requesting (not to exceed $2500.00): *

$ 850.00

Number of People in Organization: *

22

Percentage of Dublin Youth Participants: *

100%

Written Proposal Upload *

Proposal must include the 5 points listed in the description. It must not be more than two-and-a-half pages and double spaced.

File limit has been reached.

Files (1 uploaded)

24-25 DHS NAMI Youth Grant Proposal- Amaan Mohammed.pdf 48.56KB Remove

Optional Video Submission

Drag and drop up to **1** files here to upload or Choose file

If video does not upload, please email video to youthadvisory@dublin.ca.gov

Staff Processing

Application Status *

- Approved
- Not Approved

Approved Amount:

$

Comments:

Approved Not Approved

DHS NAMI Youth Grant Proposal

1. DHS NAMI is a chapter of NAMI (National Alliance on Mental Illness), a National Non-profit organization dedicated to supporting education and advocacy towards mental health. Our high school chapter allows students to talk openly about mental health and wellness, learn ways to support friends or family members who have a mental illness, and educate others on campus about mental health and wellness. DHS NAMI aims to reduce stigma by raising awareness that mental illness is not rare and should be treated like any other medical condition. DHS NAMI will also hold events where club members and volunteers can connect with the local community to raise mental health awareness.

2. We will have various events to raise mental health awareness through community events. First, our organization plans on holding Yoga and Meditation Sessions again this year, which will include a yoga instructor and be available to students and staff on the Dublin High School campus. Students and staff can feel relaxed from the monthly events, especially after acquiring stress from school work and responsibilities. The yoga sessions and meditation events, designated to be a space for all of Dublin High to relax and take a break, will have a feedback form at the end of every session to allow DHS NAMI to change timings, get feedback, and find ways to support our community better. We also plan to broaden the audience to all of the Dublin Community (depending on interest from surveys we send) by hosting sessions after school or on the weekends in the Dublin High School's Gymnasium or outdoor space. Additionally, we will be holding Mental Health Workshops and Seminars again this year. They will be led by mental health professionals to teach the Dublin community about various mental health disorders, their symptoms, and possible treatments. The mental health professionals will be from multiple backgrounds, such as school counselors, psychologists, psychiatrists, primary care physicians, clinical social workers, and those working for the national NAMI CA organization. Our Ending the Silence Presentation last year was well organized and executed and was effectively able to help students/parents/teachers understand the warning signs for mental health conditions and provide steps to take to help loved ones or oneself. The speakers (like our specialist at the Ending the Silence Presentation) will be able to provide guidance, feedback, and advice to support those who may face mental health conditions or how to address changes

DHS NAMI Youth Grant Proposal

in an individual's mental health. The workshops will educate the youth and parents of Dublin to be better prepared to help individuals with mental health issues and can inspire students to pursue professions in the Mental Health field. The workshops will be held at Dublin High School for students and parents and are in the process of being expanded to public venues for all of Dublin to attend.

NamiWalks is a new event we want to establish this year. It involves hosting a community walkathon with funds to raise mental health awareness. This event would be great to bring the community together and work towards enriching the mental health of the Dublin community through a scenic walk through nature, hills, and parks. It would be a single-day event, including giving away NAMI-branded goodies to participants. This event will also serve as a promotion for our organization/mission, and we plan to collaborate with Dublin City on this event. The walkathon would be sometime around the spring season and would be ensured to be on a day when the weather is nice. It would be open to all residents of Dublin, with significant outreach towards school students across DUSD.

3. The funds and grants will be used to pay for yoga mats for each participant and marketing/promotion of the yoga event, including posters, flyers, decoration material, and refreshments, including plant-based and healthy snacks and drinks. We will also use the funding to create brochures for students and staff to recommend the yoga/meditation sessions to others and expand our attendance for the event. For our Mental Health Workshops and Seminar Event, we will use the funds/grants towards securing venues, paying for guest speakers, and providing resources to participants, including brochures, flyers, stress balls, t-shirts, and mental health first aid kits.

4. We are committed to transparency in our financial management. Proof of the events will be documented through event flyers and posters posted on our Instagram account, dhs_nami. We will also include photographs of the events on social media platforms with the participants' consent. Additionally, we will maintain a detailed spreadsheet of the costs of all items and speakers/instructors to ensure an accurate amount is spent. This level of transparency is our commitment to you, our supporters, and the wider Dublin community.

DHS NAMI Youth Grant Proposal

5. Last year, we demonstrated our ability to utilize resources effectively, and funds were directly used towards DHS NAMI's events. We used funds to get yoga equipment, snacks, promotional materials, venues, and merchandise to hand to our members and Dublin residents (mainly students). The grant was instrumental in enabling us to hold the events we wanted to and enhance the experience our club members and community members felt while participating in our events. We could host such successful events only due to the grant, and we hope to continue to do so this upcoming year.

2024 Youth Advisory Committee Mini Grant Application

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Youth Advisory Committee Mini Grant Program will be accepting applications from 8:00 a.m. Friday, August 16, 2024, through 5:00 p.m. Tuesday, September 24, 2024.

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*Please note: Early applications are encouraged. Applications will be disqualified if not received by the deadline and/or the qualifications/proposal does not meet the criteria.

Applications will be accepted online only.

For questions regarding the application process, please contact Nicki Wanzenried at nicki.wanzenried@dublin.ca.gov or by calling 925-556-4500.

Qualifications

1. Youth benefiting from or involved with the project must include at least 75% Dublin residents who are of middle or high school age.

2. Organization/Club must have an adult sponsor.

3. Organization/Club must be based within the City of Dublin.

Proposal

The proposal must be no longer than two-and-a-half pages, double-spaced. The proposal should include the following:

1. A brief description of your organization.

2. Describe the project and how it will benefit Dublin youth.

3. Describe what and how the funds/grant will be used.

4. Explain what proof will be given to the Youth Advisory Committee that the funds were used as proposed.

5. Should a grant have been awarded in the past to the same organization, a brief review of how the money was spent and how it benefitted the group needs to be highlighted in this year's presentation.

6. Video Option: We invite organizations participating in the Youth Advisory Committee Mini Grant Program to optionally submit a video (up to 5 minutes) that showcases their mission, achievements, and community impact. This is a creative opportunity to highlight your organization's story and vision for the future.

Presentation (limited to five minutes)

Selected applicants will be notified on Tuesday, October 1, 2024, that they will need to present their proposal at the Youth Advisory Committee Regular Meeting on Wednesday, October 9, 2024, at 7:00 p.m. at the Dublin Senior Center. A youth member or members, along with the adult sponsor of the organization or club, must conduct the presentation.

Application

Name of Organization / Club *

Wellness Center Ambassador Program

Address *

Street Address

[redacted]

Address Line 2

City

Dublin

State/Province/Region

California

Postal/Zip Code

94568

Country

USA

Attachment 3

Primary Contact Person (Name & Title) *

Diya Kulkarni, Wellness Ambassador

Primary Contact Phone Number *

[redacted]

Primary Contact E-mail *

[redacted]

Adult Sponsor (Name & Title) *

Shannon Smoot

Adult Sponsor Phone Number *

[redacted]

Adult Sponsor E-mail *

[redacted]

Amount Requesting (not to exceed $2500.00): *

$ 2,500.00

Number of People in Organization: *

31

Percentage of Dublin Youth Participants: *

96.77%

Written Proposal Upload *

Proposal must include the 5 points listed in the description. It must not be more than two-and-a-half pages and double spaced.

File limit has been reached.

Files (1 uploaded)

2024 Youth Advisory Committee grant Proposal- Wellness Center.pdf 32.54KB Remove

Optional Video Submission

File limit has been reached.

Files (1 uploaded)

My Movie 2.MOV 133.82MB Remove

If video does not upload, please email video to youthadvisory@dublin.ca.gov

Staff Processing

Application Status *

- ○ Approved
- ○ Not Approved

Approved Amount:

$

Comments:

Approved Not Approved

Wellness Center Ambassador Committee Grant Proposal

Mental health is an essential, but often overlooked aspect of the well-being of teenagers today. To remedy this, Dublin High School established a Wellness Center to address the growing need for mental health services in students. The Wellness Center offers a variety of services including support groups for LGBTQ+ students, one-on-one therapy sessions, food, drinks, and supplies such as menstrual products, hair ties, toothbrushes and toothpaste, and stationery supplies.

Over the years, Dublin High students have become increasingly reliant on the Wellness Center to provide them with counseling services and daily necessities. Recently, the Wellness Center initiated a youth committee called the Wellness Center Ambassador Program, dedicated to educating students about the importance of mental health. The students of Dublin High School are high-achieving, ambitious individuals who push themselves to the limits, often enrolling in many AP and Honors courses. Their drive for excellence often leads to overwhelming stress and anxiety. To remedy this, the Wellness Center Ambassador Program began hosting monthly events at Dublin High School, which created opportunities for students to become more aware of their mental health and participate in stress-reduction activities. Students at Dublin High School have explained that activities hosted in these events, such as meditation and yoga, were extremely beneficial in reducing their stress levels.

However, recent budget cuts are greatly impacting the Wellness Center, which is currently operating on last year's funding. The Wellness Center is unable to maintain their quality of care, or provide necessary resources for the students. Without additional funding, the Wellness Ambassador Committee cannot fully address the mental health concerns of the students of Dublin High School.

This year, our program plans to host events surrounding themes such as self-care and emotional first aid. This will empower Dublin youth by providing Dublin High School students with the opportunity and resources to support their mental health in a community that both undervalues and undermines their mental well-being.

The Wellness Center Ambassador Committee is seeking funds to provide essential mental health resources and supplies for the Wellness Center, as well to fund the activities and supplies used during the

mental-health themed events. As proof of the correct allocations of the funds, a monthly email of the receipts of each purchase will be sent to the Youth Advisory Committee, along with a spreadsheet detailing the items, their cost, and the purpose of use. In addition, the Wellness Ambassador committee will provide photographic evidence of the supplies being used by Dublin youth individuals.

Our committee believes that with the support of the Youth Advisory Committee, we can make a meaningful impact on the mental health of Dublin Students.

Thank you for your consideration,

Dublin High School Wellness Ambassadors

2024 Youth Advisory Committee Mini Grant Application

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Submissions will not be accepted after 5:00 p.m. on Tuesday, September 24, 2024.

*Please note: Early applications are encouraged. Applications will be disqualified if not received by the deadline and/or the qualifications/proposal does not meet the criteria.

Applications will be accepted online only.

For questions regarding the application process, please contact Nicki Wanzenried at nicki.wanzenried@dublin.ca.gov or by calling 925-556-4500.

Qualifications

1. Youth benefiting from or involved with the project must include at least 75% Dublin residents who are of middle or high school age.

2. Organization/Club must have an adult sponsor.

3. Organization/Club must be based within the City of Dublin.

Proposal

The proposal must be no longer than two-and-a-half pages, double-spaced. The proposal should include the following:

1. A brief description of your organization.

2. Describe the project and how it will benefit Dublin youth.

3. Describe what and how the funds/grant will be used.

4. Explain what proof will be given to the Youth Advisory Committee that the funds were used as proposed.

5. Should a grant have been awarded in the past to the same organization, a brief review of how the money was spent and how it benefitted the group needs to be highlighted in this year's presentation.

6. Video Option: We invite organizations participating in the Youth Advisory Committee Mini Grant Program to optionally submit a video (up to 5 minutes) that showcases their mission, achievements, and community impact. This is a creative opportunity to highlight your organization's story and vision for the future.

Presentation (limited to five minutes)

Selected applicants will be notified on Tuesday, October 1, 2024, that they will need to present their proposal at the Youth Advisory Committee Regular Meeting on Wednesday, October 9, 2024, at 7:00 p.m. at the Dublin Senior Center. A youth member or members, along with the adult sponsor of the organization or club, must conduct the presentation.

Application

Name of Organization / Club *

Young Innovators

Address *

Street Address

[redacted]

Address Line 2

City

Dublin

State/Province/Region

California

Postal/Zip Code

94568

Country

United States

Attachment 3

Primary Contact Person (Name & Title) *

Sriharshita Vissapragada (President)

Primary Contact Phone Number *

[redacted]

Primary Contact E-mail *

[redacted]

Adult Sponsor (Name & Title) *

Nichole Slavec

Adult Sponsor Phone Number *

9[redacted]

Adult Sponsor E-mail *

[redacted]

Amount Requesting (not to exceed $2500.00): *

$ 750.00

Number of People in Organization: *

30

Percentage of Dublin Youth Participants: *

100%

Written Proposal Upload *

Proposal must include the 5 points listed in the description. It must not be more than two-and-a-half pages and double spaced.

File limit has been reached.

Files (1 uploaded)

Youth Advisory Committee Grant (1).pdf 42.88KB Remove

Optional Video Submission

File limit has been reached.

Files (1 uploaded)

Grant Young Innovators.mp4 12.1MB Remove

If video does not upload, please email video to youthadvisory@dublin.ca.gov

Staff Processing

Application Status *

- ○ Approved
- ○ Not Approved

Approved Amount:

$

Comments:

Approved Not Approved

As DHS Young Innovators, a club at Dublin High School, our mission is to create an engaging environment to introduce all students to the STEM field. We want everyone to have the opportunity to take part in fun and engaging lessons that inspire the children to learn more about STEM. Our engaging activities allow for a new perspective making the children enjoy learning about the world around us.

Our club focuses on providing highly interactive activities and lessons about STEM to elementary kids. We create unique and informative slideshows about topics which include descriptive illustrations, comparisons, and key ideas that effectively help us teach the lesson. We work with the after-school program (REC) of the Dublin Unified School District elementary schools. At least once a month, we go to an elementary school after school hours to teach the lessons we have made during the month. In the past, we have taught lessons on bridge architecture, solar systems, elastic forces, and more. For example, during our elastic force lesson, we had an interactive team activity on how to build a catapult. The children observed how adding or removing the rubber bands affected the performance of the catapults.

We teach students ranging from kindergarten to 5th grade. Although it was initially a struggle to create our lessons so that kids from all grades of elementary school could understand, we were able to work around it by designing fun lessons that break down each concept and challenge all ages. We are continuing to work with Fredricksons REC where all of our lessons have been successful. Members of Young Innovators, who are Dublin High students help create our lessons and teach them at our events.

Currently, we are expanding to other Elementary schools in the Dublin Unified School District, which include schools such as Murray, Kolb, Amador, and Dublin Elementary. To execute this efficiently additional funding will be necessary. If we were given the grant we would utilize it to buy better quality materials to deliver better lessons and expand the reach of our club. For example, an activity we did during a lesson consisted of building bridges out of straws, tape, glue, and more. All of this money has come from minimal fundraising. If we had additional funds we would use it for a future robotics lesson or an introduction to the medical field through activities like modeling clay anatomy modeling or emergency aid. Through additional funding, we would be able to create more complex and detailed lessons that will make it more interactive and engaging for the students.

A spreadsheet will be shared with the Youth Advisory Committee to keep track of our funds. We will also input pictures of the materials bought and the reason for the purchase. No grants have been given to our club, however, we have had a fundraiser where we raised around $60 by selling baked goods in December 2023. That money has helped us buy some new materials, but there are still restrictions on what we would like to buy and teach due to its low amount.

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*Please note: Early applications are encouraged. Applications will be disqualified if not received by the deadline and/or the qualifications/proposal does not meet the criteria.

Applications will be accepted online only.

For questions regarding the application process, please contact Nicki Wanzenried at nicki.wanzenried@dublin.ca.gov or by calling 925-556-4500.

Qualifications

1. Youth benefiting from or involved with the project must include at least 75% Dublin residents who are of middle or high school age.

2. Organization/Club must have an adult sponsor.

3. Organization/Club must be based within the City of Dublin.

Proposal

The proposal must be no longer than two-and-a-half pages, double-spaced. The proposal should include the following:

1. A brief description of your organization.

2. Describe the project and how it will benefit Dublin youth.

3. Describe what and how the funds/grant will be used.

4. Explain what proof will be given to the Youth Advisory Committee that the funds were used as proposed.

5. Should a grant have been awarded in the past to the same organization, a brief review of how the money was spent and how it benefitted the group needs to be highlighted in this year's presentation.

6. Video Option: We invite organizations participating in the Youth Advisory Committee Mini Grant Program to optionally submit a video (up to 5 minutes) that showcases their mission, achievements, and community impact. This is a creative opportunity to highlight your organization's story and vision for the future.

Presentation (limited to five minutes)

Selected applicants will be notified on Tuesday, October 1, 2024, that they will need to present their proposal at the Youth Advisory Committee Regular Meeting on Wednesday, October 9, 2024, at 7:00 p.m. at the Dublin Senior Center. A youth member or members, along with the adult sponsor of the organization or club, must conduct the presentation.

Application

Name of Organization / Club *

Dublin High School American Diabetes Association (DHS ADA)

Address *

Street Address

[redacted]

Address Line 2

City

Dublin

State/Province/Region

CA

Postal/Zip Code

94568

Country

United States

Attachment 3

Primary Contact Person (Name & Title) *

Ria Kanwar - Vice-President

Primary Contact Phone Number *

[redacted]

Primary Contact E-mail *

[redacted]

Adult Sponsor (Name & Title) *

Daniel Poulos

Adult Sponsor Phone Number *

[redacted]

Adult Sponsor E-mail *

[redacted]

Amount Requesting (not to exceed $2500.00): *

$ 1,500.00

Number of People in Organization: *

25

Percentage of Dublin Youth Participants: *

100

Written Proposal Upload *

Proposal must include the 5 points listed in the description. It must not be more than two-and-a-half pages and double spaced.

File limit has been reached.

Files (1 uploaded)

DHS ADA 2024 Youth Advisory Committee Mini Grant Application.pdf 68.69KB Remove

Optional Video Submission

Drag and drop up to **1** files here to upload or Choose file

If video does not upload, please email video to youthadvisory@dublin.ca.gov

Staff Processing

Application Status *

- ○ Approved
- ○ Not Approved

Approved Amount:

$

Comments:

Approved Not Approved

1. What is DHS ADA?

With new technology, lack of exercise, and harmful foods with chemicals, there has been a large increase in diseases among the younger generation, with diabetes being one of the most prominent. The Dublin High School American Diabetes Association (DHS ADA) is a club focusing on raising awareness about diabetes and diabetes prevention. The DHS ADA is associated with the national American Diabetes Association (ADA) as its first high school chapter. Our mission is to support people with diabetes and provide funds for diabetes research to find a cure for the widespread disease.

2. What are the plans and their benefits?

DHS ADA benefits Dublin youth because it promotes and raises their awareness about their health, by teaching them about diabetes and how to prevent it. Not all students understand what diabetes is and through our club, we will be supporting students and young kids to gain a better understanding of this prevalent disease. This will be done by hosting educational workshops and guest speaker talks. This would usually consist of hosting a workshop about diabetes, and inviting professionals or creating curriculum to educate members. This also expands into career exploration, as the professionals can also explain their profession and how they work with or related to diabetes. Moreover, we hope to host a health fair this year in November, to celebrate National Diabetes Month. This fair would consist of having professionals from various fields attend to give speeches and have booths, where members can learn more about various health topics and talk to professionals about any questions they have.

Another key aspect of our club is volunteering. Every year, the national ADA hosts multiple events to raise awareness, with Tour de Cure—a cycling marathon—being one of the most prominent. As a chapter of ADA, we aim to volunteer and help with the planning of Tour de Cure. As a club, we host fundraisers to support the event, as well as helping the community. In the past, we have organized a hike to raise funds for the event. This event helped our members bond as a club, exercise on the hike, and put their diabetes prevention in action. We also hosted a bake sale at a local Holi event, where we raised

almost $600 for diabetes research. We also hope to spread more awareness of physical activity and maintain positive lifestyles by hosting biking and hiking tours and events in Dublin, as well as other fundraising events to support our mission.

3. How will funds be used?

As mentioned above, we have multiple events we want to host for the club, however, to host them, we need to have initial capital, which is where this grant comes in. This grant provides us with the funding we need to host events like the health fair and to invite professionals to participate in the events. A general budget of the events we plan to have and their budgets are listed in the table below.

Event	Description/Why Funds Needed	Budget Estimation
Workshops/Guest Speakers (multiple throughout the year)	Booking venue, interactive materials for education, guest speaker invitations	$500
Health Fair	Booking venue, inviting professionals, settings up event	$500
Fundraising events (bake sales, biking and hiking events, etc.)	Venues, cost of materials (for selling items), planned activities, food, setup	$500
TOTAL		**$1,500**

4. How will proof be provided?

Since these events are public events held for club members and the community, we can provide pictures of the event and testimonials from the attendees, as well as posts on our social media. For a detailed chart on where funds will be used and what the funds will be used for, please refer to the budgeting table above. We will keep track of all event finances with a professional budget sheet, which can be provided to show the specifics of how the grant was spent by our club.

5. Conclusion

In conclusion, the Dublin High American Diabetes Association has the passion and capability to host all these events and projects, and with your support through the Youth Advisory Committee Mini Grant, we can successfully host them all and make a significant impact on the youths and community of Dublin. Thank you for your time and for considering the proposal!

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Qualifications

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2. Organization/Club must have an adult sponsor.

3. Organization/Club must be based within the City of Dublin.

Proposal

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2. Describe the project and how it will benefit Dublin youth.

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6. Video Option: We invite organizations participating in the Youth Advisory Committee Mini Grant Program to optionally submit a video (up to 5 minutes) that showcases their mission, achievements, and community impact. This is a creative opportunity to highlight your organization's story and vision for the future.

Presentation (limited to five minutes)

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Application

Name of Organization / Club *

Ladies Of Vast Effort (L.O.V.E)

Address *

Street Address

[redacted]

Address Line 2

City

Dublin

State/Province/Region

CA

Postal/Zip Code

94568

Country

United States Of America

Attachment 3

Primary Contact Person (Name & Title) *

Lydia Jimenez Aaron (President of club)

Primary Contact Phone Number *

[redacted]

Primary Contact E-mail *

[redacted]

Adult Sponsor (Name & Title) *

Katie Anderton (Dublin High English Teacher)

Adult Sponsor Phone Number *

[redacted]

Adult Sponsor E-mail *

[redacted]

Amount Requesting (not to exceed $2500.00): *

$ 2,000.00

Number of People in Organization: *

22

Percentage of Dublin Youth Participants: *

100%

Written Proposal Upload *

Proposal must include the 5 points listed in the description. It must not be more than two-and-a-half pages and double spaced.

File limit has been reached.

Files (1 uploaded)

L.O.V.E Club Proposal (1).pdf 86.61KB Remove

Optional Video Submission

File limit has been reached.

Files (1 uploaded)

Grant Presation .mp4 16.67MB Remove

If video does not upload, please email video to youthadvisory@dublin.ca.gov

Staff Processing

Application Status *

- Approved
- Not Approved

Approved Amount:

$

Comments:

Approved Not Approved

L.O.V.E Club Proposal (Ladies of Vast Effort)

A brief description of the organization

Ladies of Vast Effort (L.O.V.E.) is a newly established club at Dublin High School, dedicated to empowering and supporting young women. Our mission is to provide a safe and welcoming environment where female students can express themselves, support each other, and learn about the importance of feminism. Through educational projects, community involvement, and school events, the L.O.V.E. Club fosters personal growth and promotes gender equality. We aim to create a space where girls can feel valued, connected, and inspired to make a difference in their communities.

Description of the project and how it will benefit Dublin youth

Our project focuses on engaging Dublin High's female students in academic and extracurricular activities while promoting the values of feminism and women's rights. We aim to build a community of strong, motivated young women through initiatives such as supporting Dublin High's female academic and sports teams, organizing educational events on women's history and achievements, and collaborating with other female-centric organizations.

This project will benefit Dublin's youth by providing them with a platform to develop leadership skills, build self-confidence, and foster a sense of belonging. It will encourage students to participate in school events, engage in activism, and learn about the significance of women's contributions throughout history. Furthermore, by supporting female teams and facilitating collaboration across clubs, L.O.V.E. will promote school spirit and unity.

How the funds will be used

We are seeking funds to support the following activities: School Event Support: Hosting events to celebrate women's achievements and raise awareness about gender equality. Craft and Project Supplies: Purchasing materials for crafts and projects, such as posters and banners to support female teams and events. Fundraising Initiatives: Creating merchandise and materials to help fund club activities and events.

The grant will allow us to organize impactful events, provide necessary materials for projects, and create a foundation for long-term support of young women at Dublin High School.

Proof that will be given to the Youth Advisory Committee that the funds were used accordingly

To ensure accountability, we will provide the Youth Advisory Committee with a detailed report that outlines how the funds were spent. This report will include receipts, event summaries, photos, and any other relevant documentation. Additionally, we will conduct regular reviews of our budget and activities to ensure the funds are being used efficiently and as proposed.

Previous grant use

(N/A) As L.O.V.E. is a newly established organization, we have not received a grant in the past. However, we are committed to transparency and responsible financial management, and we will ensure that any funds awarded are used to benefit the club and its members in alignment with our mission.

Other Information

- We are a chartered Dublin High Club

School Email: [redacted]

Personal Email: [redacted]

[redacted]

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Qualifications

1. Youth benefiting from or involved with the project must include at least 75% Dublin residents who are of middle or high school age.

2. Organization/Club must have an adult sponsor.

3. Organization/Club must be based within the City of Dublin.

Proposal

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2. Describe the project and how it will benefit Dublin youth.

3. Describe what and how the funds/grant will be used.

4. Explain what proof will be given to the Youth Advisory Committee that the funds were used as proposed.

5. Should a grant have been awarded in the past to the same organization, a brief review of how the money was spent and how it benefitted the group needs to be highlighted in this year's presentation.

6. Video Option: We invite organizations participating in the Youth Advisory Committee Mini Grant Program to optionally submit a video (up to 5 minutes) that showcases their mission, achievements, and community impact. This is a creative opportunity to highlight your organization's story and vision for the future.

Presentation (limited to five minutes)

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Application

Name of Organization / Club *

Dublin High Speech and Debate Club

Address *

Street Address

[redacted]

Address Line 2

City

Dublin

State/Province/Region

USA

Postal/Zip Code

94568

Country

United States

Attachment 3

Primary Contact Person (Name & Title) *

Daria Spirina

Primary Contact Phone Number *

[redacted]

Primary Contact E-mail *

[redacted]

Adult Sponsor (Name & Title) *

Himali Gandhi

Adult Sponsor Phone Number *

[redacted]

Adult Sponsor E-mail *

[redacted]

Amount Requesting (not to exceed $2500.00): *

$ 500.00

Number of People in Organization: *

83

Percentage of Dublin Youth Participants: *

100

Written Proposal Upload *

Proposal must include the 5 points listed in the description. It must not be more than two-and-a-half pages and double spaced.

File limit has been reached.

Files (1 uploaded)

2024-25 DHSS&D YAC GRANT REQUEST .pdf 58.38KB Remove

Optional Video Submission

Drag and drop up to **1** files here to upload or Choose file

If video does not upload, please email video to youthadvisory@dublin.ca.gov

Staff Processing

Application Status *

- ○ Approved
- ○ Not Approved

Approved Amount:

$

Comments:

Approved Not Approved

DHSS&D YAC GRANT REQUEST

1. **A brief description of your organization.**

   At Dublin High Speech and Debate, we develop our public speaking, teamwork, research, and critical thinking skills with the opportunity to represent Dublin High at competitive national tournaments every 2-6 weeks. Speech and Debate not only fosters skills that are applicable to every career path, but also opens up avenues for growth and achievement for anyone up to the challenge. Our community of 100+ members includes a wide range of skill levels - from new novices to nationally-ranked veterans.

Dublin High Speech and Debate is one of the largest student organizations at Dublin High School. From experienced debaters with 5+ years of debating experience to students learning speech and debate for the first time, we provide opportunities for all students to improve their public speaking ability, critical analysis skills, and confidence. Our team competes at all levels, from local Bay Area tournaments to the national circuit, with competitors consistently placing at every level.

2. **Describe the project and how it will benefit Dublin youth.**

   Our main project is hosting the Dublin Debate Showdown, a free introductory tournament that we have successfully run for the past two years (this will be our third year, and our fourth event overall). This event gives students of all ages a firsthand experience of speech and debate in a welcoming environment. To host this tournament, we need to cover expenses such as judges, space rental, and janitorial services. The grant from previous years allowed us to successfully host the event, which has introduced debate to hundreds of students.

This event provides accessibility by being 100% free for all participants, ensuring that financial barriers don’t hinder anyone from exploring speech and debate. With additional funding, we aim to expand the reach of the Dublin Debate Showdown, particularly to students on the West side

of Dublin, who have been underrepresented in the debate community. Furthermore, funds will also help us waive tournament fees for financially disadvantaged students, increasing participation and diversity within our club.

Our club has also raised funds through events like selling boba, pizza, chips, and cookies. These sales have greatly supported our school club while ensuring participants are well-fed during events. This combination of internal fundraising and grant assistance has allowed us to run successful tournaments in the past, and we aim to continue this tradition.

3. **Describe what and how the funds/grant will be used.**

   The grant will be primarily used to fund the Dublin Debate Showdown. Expenses include judges, space rental, janitorial services, food, and trophies. The funds will also be allocated to provide fee waivers for tournament participation to students who may not have the financial means to cover these costs, thus promoting inclusivity and diversity within the club.

We intend to explore new ways to enhance the tournament experience by potentially using funds to expand the event size, improve the quality of food and drinks provided, and increase the number of awards given to participants. Our goal is to make this event bigger and better every year.

4. **Explain what proof will be given to the Youth Advisory Committee that funds were used as proposed.**

   We will provide detailed notes and receipts to show exactly how the funds were used. We will also publicize the event and its outcomes through social media, highlighting the impact of the grant on the success of the Dublin Debate Showdown.

5. **Should a grant have been awarded in the past to the same organization, a brief review of how the money was spent and how it benefitted the group needs to be**

highlighted in this year's presentation.

The Dublin High Speech and Debate Club has received two grants in the past, both from the Dublin Rotary, each worth $500. These grants were used to cover the costs of the Dublin Debate Showdown and allowed us to introduce debate to hundreds of students. The funding has been a critical part of making these tournaments possible, and we hope to utilize this year's grant to continue this legacy, making the event bigger and more impactful for Dublin youth.

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Presentation (limited to five minutes)

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Application

Name of Organization / Club *

SmartStride

Address *

Street Address

[redacted]

Address Line 2

City

Dublin

State/Province/Region

California

Postal/Zip Code

94568

Country

United States of America

Attachment 3

Primary Contact Person (Name & Title) *

Adavya Sharma (Co-Founder)

Primary Contact Phone Number *

[redacted]

Primary Contact E-mail *

[redacted]

Adult Sponsor (Name & Title) *

Prashant Sharma (Advisor)

Adult Sponsor Phone Number *

[redacted]

Adult Sponsor E-mail *

[redacted]

Amount Requesting (not to exceed $2500.00): *

$ 250.00

Number of People in Organization: *

4

Percentage of Dublin Youth Participants: *

100%

Written Proposal Upload *

Proposal must include the 5 points listed in the description. It must not be more than two-and-a-half pages and double spaced.

File limit has been reached.

Files (1 uploaded)

SmartStride Nonprofit Organization Grant Proposal.pdf 1.39MB Remove

Optional Video Submission

Drag and drop up to **1** files here to upload or Choose file

If video does not upload, please email video to youthadvisory@dublin.ca.gov

Staff Processing

Application Status *

- Approved
- Not Approved

Approved Amount:

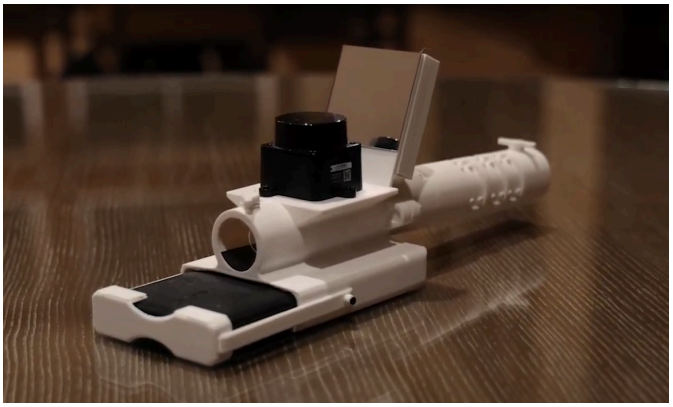
$

Comments:

Approved Not Approved

SmartStride Nonprofit Organization Grant Proposal

Blind youth in Dublin, California, face significant challenges when it comes to navigating their surroundings safely and independently. The world surrounding them is built for those with



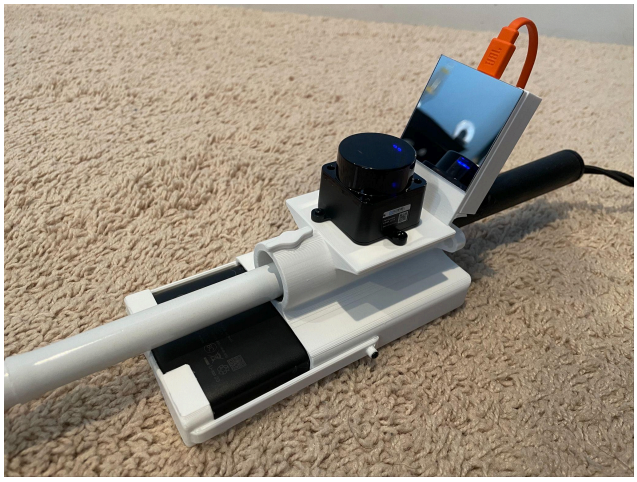
sight, leaving these young individuals to rely on outdated and unreliable tools, like the traditional white cane, which forces them to be trapped in the past while the world around them quickly evolves. From crosswalks to escalators, they encounter numerous obstacles that modern technology could help address. This lack of modern day technology results in frequent barriers that restrict their mobility, impacting not only their ability to travel safely but also their confidence and independence.

With these issues in mind we founded SmartStride, a nonprofit organization with the goal of giving the blind youth population of Dublin the assistance they need. Our goal is to help blind people travel and navigate more safely. This project was initially inspired when a visually impaired individual approached our robotics club, asking for a high-tech cane to help him walk without the risk and fear of falling or crashing. With a careful consideration for all the issues, we created a high tech cane attachment which would be compatible with any existing white stick cane.

The cane attachment is a 3D printed module containing a camera, LiDAR sensor, and 3 vibration motors to inform the user about their environment. The LiDAR sensor is used to detect the edges of the sidewalk, so the user can be alerted if they start moving closer to one side. Similarly, the camera is used to detect edges of a crosswalk, to ensure the user crosses the road without veering off into oncoming traffic **(one of the biggest issues for blind people today**,

since there is no physical indicator that they can use their cane to detect). We've ensured that this attachment can be added in under a minute, and would have a universal fit onto any existing cane to allow users to continue using the cane they're comfortable with and have adapted to for years. Currently, we are adding the final touches to the cane attachment, as well as conducting rigorous testing to ensure its safety (which is expected to be completed by September end). Once this is done, we plan to start manufacturing and giving these out, to help as many blind people as possible.

With the support of this grant, we can make a transformative difference in the lives of blind youth in Dublin by advancing the development and distribution of our smart cane attachment. The funds will enable us to refine our technology, ensuring that it is both affordable and accessible for the community. This grant will allow us to provide subsidized or free smart cane attachments to local blind youth, empowering them with the tools they need to navigate their environment with confidence and independence. Additionally, the grant will help us to expand awareness and create outreach programs, so that more families and individuals are informed about this potential solution. SmartStride firmly believes in transparency, and we believe that it is essential that we make our receipts and transactions public with the Dublin Youth Advisory Committee. Additionally, we plan to add images and make all of our distribution events public on our website. By investing in this project, we will not only enhance the safety and mobility of blind youth, but also empower them with the confidence to engage fully in daily activities, reinforcing the inclusive and supportive community that Dublin has firmly stood by.



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6. Video Option: We invite organizations participating in the Youth Advisory Committee Mini Grant Program to optionally submit a video (up to 5 minutes) that showcases their mission, achievements, and community impact. This is a creative opportunity to highlight your organization's story and vision for the future.

Presentation (limited to five minutes)

Selected applicants will be notified on Tuesday, October 1, 2024, that they will need to present their proposal at the Youth Advisory Committee Regular Meeting on Wednesday, October 9, 2024, at 7:00 p.m. at the Dublin Senior Center. A youth member or members, along with the adult sponsor of the organization or club, must conduct the presentation.

Application

Name of Organization / Club *

REEFlect

Address *

Street Address

[redacted]

Address Line 2

City

Dublin

State/Province/Region

CA

Postal/Zip Code

94568

Country

United States

Attachment 3

Primary Contact Person (Name & Title) *

Srikanth Samy

Primary Contact Phone Number *

[redacted]

Primary Contact E-mail *

[redacted]

Adult Sponsor (Name & Title) *

Naveen Jaini

Adult Sponsor Phone Number *

[redacted]

Adult Sponsor E-mail *

[redacted]

Amount Requesting (not to exceed $2500.00): *

$ 1,325.00

Number of People in Organization: *

22

Percentage of Dublin Youth Participants: *

100

Written Proposal Upload *

Proposal must include the 5 points listed in the description. It must not be more than two-and-a-half pages and double spaced.

File limit has been reached.

Files (1 uploaded)

REEFlect%20Grant%20Proposal.pdf.pdf 68.89KB Remove

Optional Video Submission

Drag and drop up to **1** files here to upload or Choose file

If video does not upload, please email video to youthadvisory@dublin.ca.gov

Staff Processing

Application Status *

- ○ Approved
- ○ Not Approved

Approved Amount:

$

Comments:

Approved Not Approved

REEFlect Dublin YAC Grant Proposal

1. Brief Description of Your Organization:

REEFlect is a student-led nonprofit organization dedicated to ocean conservation through the fusion of technology, education, and community action. Our mission is to combat ocean pollution, coral bleaching,and rising sea temperatures by engaging the next generation of youth. We have attracted an audience from other countries along with establishing communication with popular California environmental protection organizations that sets us apart from the rest. REEFlect's unique programs range from deploying cutting-edge smart ocean buoys that collect real-time environmental data to educational outreach initiatives that raise awareness about the importance of marine ecosystems.

2. Description of the Project and How it Will Benefit Dublin Youth:

Our project, titled "Waves of Change: Dublin Youth Ocean Academy," is designed to provide a comprehensive, engaging, and educational experience for Dublin youth, helping them understand the vital role the ocean plays in global ecosystems. The initiative will consist of a series of workshops tailored for students aged 7–17, promoting active learning about marine conservation, pollution prevention, and sustainable practices. These workshops will include interactive story sessions using our children's book, "The Ocean's Cry: A Tale of Pollution," that REEFlect has published regarding ocean pollution. In addition, we have hands-on activities where the youth will learn how to build mini ocean sensors to understand how real scientists monitor ocean health. These sensors will introduce them to basic concepts in environmental science and engineering, making complex topics accessible and exciting. Students will also have the opportunity to participate in local environmental cleanups, helping to remove waste from waterways while learning the direct impact of pollution on ecosystems. Additionally, they will be encouraged to lead small-scale projects in their communities, furthering their role as environmental ambassadors. By participating in "Waves of Change," Dublin youth will gain environmental literacy, problem-solving skills, and leadership abilities. The project is designed not only to inform but also to

inspire youth to take ownership of ocean conservation efforts and carry these lessons into their homes, schools, and communities.

3. Use of Funds/Grant:

From the Youth Advisory Committee, we sincerely request an estimate of around **$1,350**. The funds from this grant will be strategically allocated to ensure maximum impact and to reach as many Dublin youth as possible. Specifically, **25%** grant will be used for educational materials like producing and distributing educational resources, including our children's book on ocean conservation(also worksheets and eco-friendly swag). Secondly, we need workshop supplies including tools for hands-on activities(mini-sensor kits) and other logistics which we allocate around **30%** of the funds to. These kits will allow students to simulate the work of marine scientists and get a real-world sense of how technology is used in ocean conservation. Additionally, **10%** will be used for some event logistics such as covering the costs of securing venues for workshops and events, as well as transportation to bring students to locations for fieldwork or community service projects. This ensures that participation is accessible to all, regardless of their ability to cover transportation costs. **25%** funds will also support nature-based field trips to local ecosystems, such as creeks, rivers, or coastlines, where students can directly observe the impact of pollution and participate in cleanup efforts. These field trips will foster a deeper connection to the environment and emphasize the importance of conservation efforts at both local and global levels. The construction of buoy prototypes costs money such as sensors and 3D printing which will take around the remaining **10%** of the funds. The novel solution would be known for its origin in Dublin as we have already had detailed plans and budget allocations completed.

4. Proof to the Youth Advisory Committtee:

Reeflect is committed to transparency and accountability, ensuring that the funds are used as proposed. To provide proof to the Youth Advisory Committee, we will first provide detailed budget reports. This includes a breakdown of all expenditures, including receipts for materials, transportation, and venue costs.

Next, we will provide photographs and videos which include documenting the workshops and field trips to capture the student experience and the hands-on activities. To ensure efficiency, after the workshops, we will collect feedback from students, teachers, and parents to evaluate the impact of the program. At the end of the projects, we will submit a comprehensive final report summarizing where money was spent, the outcomes of the workshops, the number of youth reached, and the overall community impact. The report will include metrics such as the number of pollution-reduction initiatives led by students and their commitment to sustainable practices at home and in school.

2024 Youth Advisory Committee Mini Grant Application

This form serves as a Request for Proposals for the City of Dublin Youth Advisory Committee's Mini Grant Program.

Youth Advisory Committee Mini Grant Program will be accepting applications from 8:00 a.m. Friday, August 16, 2024, through 5:00 p.m. Tuesday, September 24, 2024.

Submissions will not be accepted after 5:00 p.m. on Tuesday, September 24, 2024.

*Please note: Early applications are encouraged. Applications will be disqualified if not received by the deadline and/or the qualifications/proposal does not meet the criteria.

Applications will be accepted online only.

For questions regarding the application process, please contact Nicki Wanzenried at nicki.wanzenried@dublin.ca.gov or by calling 925-556-4500.

Qualifications

1. Youth benefiting from or involved with the project must include at least 75% Dublin residents who are of middle or high school age.

2. Organization/Club must have an adult sponsor.

3. Organization/Club must be based within the City of Dublin.

Proposal

The proposal must be no longer than two-and-a-half pages, double-spaced. The proposal should include the following:

1. A brief description of your organization.

2. Describe the project and how it will benefit Dublin youth.

3. Describe what and how the funds/grant will be used.

4. Explain what proof will be given to the Youth Advisory Committee that the funds were used as proposed.

5. Should a grant have been awarded in the past to the same organization, a brief review of how the money was spent and how it benefitted the group needs to be highlighted in this year's presentation.

6. Video Option: We invite organizations participating in the Youth Advisory Committee Mini Grant Program to optionally submit a video (up to 5 minutes) that showcases their mission, achievements, and community impact. This is a creative opportunity to highlight your organization's story and vision for the future.

Presentation (limited to five minutes)

Selected applicants will be notified on Tuesday, October 1, 2024, that they will need to present their proposal at the Youth Advisory Committee Regular Meeting on Wednesday, October 9, 2024, at 7:00 p.m. at the Dublin Senior Center. A youth member or members, along with the adult sponsor of the organization or club, must conduct the presentation.

Application

Name of Organization / Club *

Wells Middle School Cheer

Address *

Street Address

[redacted]

Address Line 2

City

Dublin

State/Province/Region

California

Postal/Zip Code

94568

Country

United States of America

Attachment 3

Primary Contact Person (Name & Title) *

Samantha Friday; Coach

Primary Contact Phone Number *

[redacted]

Primary Contact E-mail *

[redacted]

Adult Sponsor (Name & Title) *

Jaime Friday

Adult Sponsor Phone Number *

[redacted]

Adult Sponsor E-mail *

[redacted]

Amount Requesting (not to exceed $2500.00): *

$ 2,500.00

Number of People in Organization: *

25

Percentage of Dublin Youth Participants: *

100%

Written Proposal Upload *

Proposal must include the 5 points listed in the description. It must not be more than two-and-a-half pages and double spaced.

File limit has been reached.

Files (1 uploaded)

Confidence, Leadership, and Community_ The Core Values of the Wells Middle School Cheer Program.pdf 39.63KB Remove

Optional Video Submission

Drag and drop up to **1** files here to upload or Choose file

If video does not upload, please email video to youthadvisory@dublin.ca.gov

Staff Processing

Application Status *

- ○ Approved
- ○ Not Approved

Approved Amount:

$

Comments:

Approved Not Approved

Confidence, Leadership, and Community: The Core Values of the Wells Middle School Cheer Program

The cheer program at Wells Middle School focuses on teaching and encouraging traits like confidence, leadership, and a sense of community within the student body to boost school pride and improve student behavior.

A lot of the girls who enroll in the program start off the year feeling unsure of themselves. As time goes on. They get more involved in activities, and lead cheers during practices they gain a lot more confidence as well as improve their leadership abilities significantly.

During my time in middle school, I always wished for a cheer program, and now that I get to create one that brings happiness to countless girls it feels truly fulfilling. Our coaches are all volunteers putting in hours beyond practice to build and enhance this program. Our dedication stems from our love for the sport and helping and inspiring the students we work with.

One cheerleader on the team has shown significant process. Last year she suffered from anxiety caused by the pandemic and hesitated to lead cheers at games and practices as a result of it. She mentioned that before COVID she used to dance and loved performing but her confidence took a hit during that period. I had hoped that this program would help her grow, and it did.

During the basketball game she cheered at, she showed bravery by leading one cheer herself. As our games progressed she went on to lead two cheers and by the end of the season, she was volunteering to call every cheer with enthusiasm and energy that seemed to grow with each practice session and school day. I had a very similar experience where I had developed severe anxiety over COVID-19, but after joining cheer, my confidence grew and my anxiety fell.

Cheerleading has been a way for our athletes to express themselves positively and develop growth opportunities. I mentioned earlier that many athletes have really benefited from this activity by showing improved behavior at school. The advisor Mrs. Friday works as a teacher at Wells, and she and other staff members have seen firsthand the progress made by the athletes. She's also gotten feedback from teachers around the campus on the noticeable changes they've seen.

We were thrilled to learn that the cheer program has played a role, in boosting school morale and improving the conduct of student-athletes, at our school campus.

This year we unveiled uniforms for our cheerleading squad which caused a lot of excitement among the girls who had been wishing for them since last year. I personally believe that having these uniforms is one of the greatest perks of being a cheerleader, however, the price of these uniforms can be quite high. Each one costs around $150. There are also other costs, like bows, cheer shoes, and pom poms that can add up to an extra $60.

We are dedicated, to making sure that all our athletes can get what they need, which is why we are applying for this grant. We want to ensure that there are no financial burdens on our athletes

In order to demonstrate the utilization of funds we can provide a list of purchased items, along with testimonials, from team athletes regarding the reduced costs of their uniforms.

2024 Youth Advisory Committee Mini Grant Application

This form serves as a Request for Proposals for the City of Dublin Youth Advisory Committee's Mini Grant Program.

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Submissions will not be accepted after 5:00 p.m. on Tuesday, September 24, 2024.

*Please note: Early applications are encouraged. Applications will be disqualified if not received by the deadline and/or the qualifications/proposal does not meet the criteria.

Applications will be accepted online only.

For questions regarding the application process, please contact Nicki Wanzenried at nicki.wanzenried@dublin.ca.gov or by calling 925-556-4500.

Qualifications

1. Youth benefiting from or involved with the project must include at least 75% Dublin residents who are of middle or high school age.

2. Organization/Club must have an adult sponsor.

3. Organization/Club must be based within the City of Dublin.

Proposal

The proposal must be no longer than two-and-a-half pages, double-spaced. The proposal should include the following:

1. A brief description of your organization.

2. Describe the project and how it will benefit Dublin youth.

3. Describe what and how the funds/grant will be used.

4. Explain what proof will be given to the Youth Advisory Committee that the funds were used as proposed.

5. Should a grant have been awarded in the past to the same organization, a brief review of how the money was spent and how it benefitted the group needs to be highlighted in this year's presentation.

6. Video Option: We invite organizations participating in the Youth Advisory Committee Mini Grant Program to optionally submit a video (up to 5 minutes) that showcases their mission, achievements, and community impact. This is a creative opportunity to highlight your organization's story and vision for the future.

Presentation (limited to five minutes)

Selected applicants will be notified on Tuesday, October 1, 2024, that they will need to present their proposal at the Youth Advisory Committee Regular Meeting on Wednesday, October 9, 2024, at 7:00 p.m. at the Dublin Senior Center. A youth member or members, along with the adult sponsor of the organization or club, must conduct the presentation.

Application

Name of Organization / Club *

Gratitude Ripple

Address *

Street Address

[redacted]

Address Line 2

City

Dublin

State/Province/Region

CA

Postal/Zip Code

94568

Country

United States

Attachment 3

Primary Contact Person (Name & Title) *

Sahana Rangnekar, Club Founder & President

Primary Contact Phone Number *

[redacted]

Primary Contact E-mail *

[redacted]

Adult Sponsor (Name & Title) *

Cherry Manrao Rangnekar

Adult Sponsor Phone Number *

[redacted]

Adult Sponsor E-mail *

[redacted]

Amount Requesting (not to exceed $2500.00): *

$ 1,000.00

Number of People in Organization: *

3

Percentage of Dublin Youth Participants: *

100%

Written Proposal Upload *

Proposal must include the 5 points listed in the description. It must not be more than two-and-a-half pages and double spaced.

File limit has been reached.

Files (1 uploaded)

"Thank You Wave" by Gratitude Ripple Club.pdf 83.7KB Remove

Optional Video Submission

Drag and drop up to **1** files here to upload or Choose file

If video does not upload, please email video to youthadvisory@dublin.ca.gov

Staff Processing

Application Status *

- ○ Approved
- ○ Not Approved

Approved Amount:

$

Comments:

Approved Not Approved

Proposal: "Thank You Wave" project by Gratitude Ripple

1. Brief Description of Our Organization - The Gratitude Ripple Club is a small but mighty group of Fallon Middle Schoolers. Leading with kindness, our mission is to spread the power of gratitude through acts of appreciation, inspiring a wave of positive change that strengthens communities while empowering our youth to cultivate happiness, build stronger relationships, enhance emotional intelligence, and improve mental well-being, all while fostering lasting connections.

2. Project Description and Benefits to Dublin Youth - The Gratitude Ripple Club would like to introduce the "Thank You Wave" project which will encourage youth in our community to write at least one thank you note per week to someone who has positively influenced their life. This could be to a family member, teacher, coach, friend, or even a local business owner. Our goal with this project is to get 3,000 thank you cards sent out by September 2025. This breaks down to 250 cards per month for the next 12 months.

The project will involve setting up "Gratitude Stations" as well as events and workshops in schools, libraries, and community centers, where students can easily access thank you cards, and writing materials to send their thank you notes. In addition, we will organize an annual "Gratitude Week" where schools and local businesses partner with us to celebrate the impact of thank you notes. The event will include writing workshops, recognition for active participants, and community gatherings where people share their gratitude stories. The club will also create posters, flyers, and online content to raise awareness of the project and encourage youth participation. This will include social media campaigns and digital engagement strategies to reach a broader audience.

As far as benefits to the Dublin Youth, this project offers so numerous benefits to our youth including:

- **Developing Emotional Intelligence**: Writing thank you notes encourages youth to reflect on your positive experiences and articulate your feelings. This fosters empathy, mindfulness, and gratitude—key components of emotional intelligence.
- **Building Positive Habits**: By committing to writing thank you notes weekly, you develop a lifelong habit of gratitude, which studies show improves your mental health, reduces stress, and increases their happiness.

- **Strengthening Social Bonds**: Expressing gratitude through thank you notes can lead to stronger relationships between students, friends, teachers, and family members. It encourages appreciation and kindness within schools and the wider community.
- **Creating a Ripple Effect**: As students express gratitude, recipients of thank you notes are often inspired to pass along the appreciation, creating a chain reaction of gratitude and positivity throughout the community.

Through the ripple effect of thank you notes, we aim to create a more empathetic, optimistic, connected, and successful community in Dublin and beyond.

3. Use of Funds - The requested grant of $1000 will be used to purchase everything from supplies, to marketing and web hosting all in support of our goal of sending 3000 thank you cards in year 1. Here is the estimated breakdown of how we will spend the funds:

		Cost per with tax	Estimated Cost
Cards:	3000 Thank You cards w/ envelopes *	$0.25 each	$750
Cards:	3000 Printable Sticker Labels for each card to print our website url so people can find out more and/or share testimonials	-	$30
Supplies:	Lots of Pens (*1-3 bulk boxes over 12 months)*	-	$80
Website:	Buy web URL, web hosting and other misc.	-	$40
Marketing:	Printed banner, posters, flyers to raise awareness	-	$100
		Estimated Grand Total	**$1000**

* We will ask the community to deliver the cards in person or pay for the postage themselves

4. Proof of Fund Usage - We will provide the Youth Advisory Committee with the following proof to demonstrate that the funds were used as proposed and progress to our goal:

- **Receipts and Financial Reports**: Detailed financial report including receipts for materials such as thank you cards, envelopes, pens, postage, and promotional materials.
- **Progress Reports**: We will deliver a quarterly report highlighting the number of thank you notes written and sent, participation rates in schools and community events, and feedback from recipients of the notes.

- **Photos and Videos**: We will capture and post images and video content of Gratitude Stations, events, and workshops to showcase how the project has been implemented in the community.
- **Testimonials**: We will collect video testimonials from students, parents, and community members who have been impacted by the thank you notes, demonstrating the project's effectiveness in fostering a culture of gratitude, positivity, and community.

5. Review of Past Grant - This is the first time our club is applying for the Youth Advisory Committee Mini Grant. Thank you for your consideration.

Agenda Item 5.3

STAFF REPORT

CITY COUNCIL

DATE: November 19, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Commercial Façade Improvement Grant Program Agreement for Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal
Prepared by: Felicia Escover, Economic Development Manager

EXECUTIVE SUMMARY:

The City Council will consider approving a Commercial Façade Improvement Grant Program Agreement for Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal. This grant of $54,628.33 will be allocated for specific exterior improvements, including updated paint and a new monument sign for the property located at 7904, 7908, 7912, and 7916 Dublin Boulevard.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving a Commercial Façade Improvement Grant Program Agreement Between the City of Dublin and Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal.

FINANCIAL IMPACT:

There is sufficient funding available in the adopted Fiscal Year 2024-25 operating budget for this expenditure.

DESCRIPTION:

The Commercial Façade Improvement Grant Program is an endeavor of the City to improve the physical appearance of the Downtown Dublin Specific Plan area and the segment of Dublin Boulevard between Village Parkway and Dougherty Road ("Program Area"), encourage the retention of existing businesses, and increase property values, tenant stability, and lease rates in the area. The Program leverages public funds and private investment to enhance the physical appearance and economic vitality of commercial businesses in the Program Area.

Under the Program, commercial property owners or tenants with long-term leases (five years or more) within the Program Area can apply for one of two façade improvement grants:

- Mini-Grant – provides reimbursement of up to $5,000 for commercial building façade improvements with no match requirement.
- Matching Grant – provides a reimbursable matching grant of two-thirds (66%) of eligible project costs, up to a maximum of $70,000. The total cost of the improvement work must be greater than $5,000. Receipt of a matching grant requires the approved applicant to contribute a minimum of one-third of the total cost of the façade improvement costs.

Economic Development Committee Consideration

On October 15, 2024, the Economic Development Committee reviewed an application from the property owner of 7904, 7908, 7912, and 7916 Dublin Boulevard. The applicant requested $70,000 in funding for exterior improvements, including repainting the strip center's exterior, adding a complementary monument sign, and installing new landscaping.

The Committee reviewed the application and, by consensus, recommended City Council approval of a $54,628.33 grant. This is consistent with Staff's recommendation and is less than the applicant's requested amount. Funding for landscaping was not recommended as the Site Development Review application had been approved by the Planning Division, and the landscaping work was already underway, prior to the grant application submittal. This recommendation aligns with the Committee's role in providing policy guidance and direction on economic development initiatives.

STRATEGIC PLAN INITIATIVE:

Strategy 1: Economic Development, Small Business Support, and Downtown Dublin
Objective A: Support the implementation of the 2024 Economic Development Strategy, including pursuing growth industries.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted. A copy of this Staff Report was sent to the applicant.

ATTACHMENTS:

1) Resolution Approving a Commercial Façade Improvement Grant Program Agreement Between the City of Dublin and Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal
2) Exhibit A to the Resolution – Commercial Façade Improvement Grant Program Agreement Between the City of Dublin and Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal

RESOLUTION NO. XX – 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING A COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM AGREEMENT BETWEEN THE CITY OF DUBLIN AND DOBOS STACEY S TR & MCCLOSKEY KENNETH D TR ETAL

WHEREAS, for decades, state and local governments have used economic development incentives to attract or retain jobs and/or improve the local tax base; and

WHEREAS, the City Council of the City of Dublin adopted Resolution No. 216-11 on December 20, 2011, which established a Commercial Façade Improvement Grant Program ("Program") intended to improve the physical appearance of the Downtown Dublin Specific Plan area and the segment of Dublin Boulevard between Village Parkway and Dougherty Road, encouraging the retention of existing businesses, as well as increase property values, tenant stability, and lease rates for the property; and

WHEREAS, under the Program, commercial property owners, or tenants with long-term leases (five or more years remaining on the lease at the time a Program application is submitted) can apply for either 1) a mini-grant for reimbursement of up to $5,000; or 2) a matching grant, that provides a reimbursable matching grant of two-thirds (66%) of eligible project costs, up to a maximum of $70,000; and

WHEREAS, Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal (the "Applicant") owns the property located at 7904, 7908, 7912, and 7916 Dublin Boulevard (APN 941-1500-017-06) within the Downtown Dublin Specific Plan area; and

WHEREAS, the Applicant has submitted a Commercial Façade Improvement Grant application requesting funding for the repainting of the building exterior and installation of a new monument sign; and

WHEREAS, the Economic Development Committee reviewed the application on October 15, 2024, and recommended City Council approval of a grant totaling $54,628.33, which would cover two-thirds of the repainting and monument sign costs; and

WHEREAS, the City Council finds that the Agreement serves a public purpose in that it will help improve the physical appearance of Dublin Boulevard in the Program area, encourage the retention of existing businesses, and increase property values and tenant stability, thus benefitting the City and its residents.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby approve a Commercial Façade Improvement Grant Program Agreement between the City of Dublin and Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal, attached hereto as **Exhibit A**.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute the Agreement, in substantially the form attached, and to make any minor modifications to the Agreement as necessary to carry out the intent of this Resolution.

PASSED, APPROVED AND ADOPTED this 19th day of November 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Docusign Envelope ID: 54CD16C3-477D-4ADA-B99B-55D43E42BB31

City Grant Amount:	*$54,628.33*
Matching Funds:	*27,314.17*
Estimated Project Total	*$81,942.50*

COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM AGREEMENT BETWEEN THE CITY OF DUBLIN AND DOBOS STACEY S TR & MCCLOSKEY KENNETH D TR ETAL

This Commercial Façade Improvement Grant Program Agreement ("Agreement") dated November 19, 2024, the date of execution by the City (the "Effective Date") is entered into by and between the City of Dublin, a public body corporate and politic ("City") and Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal, property owners ("Owner" and "Applicant").

R E C I T A L S

A. The City has adopted a Commercial Façade Improvement Grant Program ("Program") in order to provide grants to certain owners or tenants of eligible buildings who design and construct improvements to the facades of their buildings.

B. Applicant owns certain real property located at 7904, 7908, 7912, and 7916 Dublin Boulevard (A.P.N. 941-1500-017-06), in Dublin, California (the "Site"), and within the boundaries outlined by the Commercial Façade Improvement Grant Program Guidelines ("Program Guidelines").

C. Applicant has submitted an application to the City pursuant to the Program Guidelines for a grant for certain improvements to the Site, and City has determined that Applicant and the Site meet the eligibility criteria for the Program.

D. City desires to enter into this Agreement because improvement of the Site will enhance the physical appearance and economic vitality of commercial businesses, encourage full occupancy of storefronts, generate additional tax revenue and assist in providing an environment for the social, psychological and economic growth and well-being in the boundaries outlined by the Program Guidelines and the citizens of the City.

E. Applicant desires to enter into this Agreement with City to receive assistance in making certain improvements to the Site, and City is willing to do so on the terms and conditions set forth in this Agreement.

A G R E E M E N T

NOW, THEREFORE, City and Applicant hereby agree as follows:

Section 1. GENERAL.

1.1 Term. This Agreement shall begin on the Effective Date and expire five (5) years following the Applicant's approval of contractor's notice of completion ("Term").

Section 2. IMPROVEMENT OF THE SITE.

2.1 Scope of Work. Applicant shall complete the proposed project in accordance with the Scope of Work attached hereto as Exhibit A (the "Project").

2.2 Commercial Façade Improvement Grant Funds. The City agrees to reimburse to the Applicant a sum not to exceed fifty four thousand six hundred and twenty eight dollars and thirty-three cents ($54,628.33) (the "Grant Amount"), for certain eligible improvements (the "Eligible Improvements") as set forth below:

a. The Grant Amount may be used only to fund those Eligible Improvements identified in Exhibit B attached hereto.

b. All services to be performed by a third-party contractor shall be the subject of agreement between Applicant and the third-party contractors. The City shall not assume any liability for such agreements. The Applicant shall submit to the City all invoices from the contractor or contractors for work performed on the Eligible Improvements in order to receive reimbursement.

c. A representative of the City shall inspect the completed Project after a notice of completion has been submitted to the City.

d. The City will only issue the Grant Amount after the Project has been completed. Upon determination by the City's representative that Project has been completed in conformance with the Scope of Work (Exhibit A) and the City approvals, the City shall issue a check made payable to the Applicant in an amount equal to the lesser of the Grant Amount or the actual amount of the invoices submitted to the City by the Applicant. The City Manager in his or her sole discretion may issue the Grant Amount at an earlier time than set forth in this Section 2.2(d), if the Applicant can demonstrate good cause.

e. Any and all costs of the Project including, but not limited to the Eligible Improvements, which are in excess of the Grant Amount, shall be the sole responsibility of, and be borne by, the Applicant.

2.3 Permits and Approvals. Before commencement of the Project, Applicant shall secure or cause to be secured any and all permits which may be required by the City and any other governmental agency affected by such construction or work.

2.4 Commencement of the Project. Within 60 days after the Effective Date, Applicant shall have selected and authorized one or more contractors to complete the Project, and shall have provided notice to the City of such selection and authorization. In the event the Applicant fails to select and authorize a contractor or contractors to complete the Project within such 60-day period, the City may, at its option, terminate this Agreement upon written notice to the Applicant. In such event, neither party shall

have any further rights against or liability to the other in connection to this Agreement. All contractors performing work on the Project must be licensed in the State of California.

2.5 Building Permit. A Building Permit must be obtained within six months of the Effective Date. In the event the Applicant fails to obtain a Building Permit within such six-month period, the City may, at its option, terminate this Agreement upon written notice to the Applicant. In such event, neither party shall have any further rights against or liability to the other in connection to this Agreement. An additional six-month extension may be approved with the City's prior written consent. Notwithstanding the foregoing, no work shall be performed prior to both 1) issuance of the Building Permit and 2) approval of this Agreement by the Dublin City Council. Any work performed prior to both building permit issuance and City Council approval will not be eligible for reimbursement.

2.6 Completion of the Project. Applicant shall complete the Project and satisfy all other obligations and conditions of this Agreement within 120 days of building permit issuance. This completion date is subject to revision from time to time as mutually agreed upon in writing between Applicant and the City Manager, or their designee. Upon completion, Applicant shall require contractors' completion notice signed by the contractor. When the Project is completed as set forth in this Agreement, a notice of completion shall be delivered to and approved by the Applicant. Notice of completion shall then be delivered to the City as set forth in this Section 2.6.

Section 3. INSURANCE REQUIREMENTS.

Before fully executing this Agreement, Applicant, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below 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 Applicant and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Applicant 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, and that such insurance is in effect prior to beginning work. Applicant shall maintain the insurance policies required by this section throughout the term of this Agreement. Applicant shall not allow any contractor to commence work on any subcontract until Contractor has obtained all insurance required herein for the subcontractor(s) and provided evidence to City that such insurance is in effect. VERIFICATION OF THE REQUIRED INSURANCE SHALL BE SUBMITTED AND MADE PART OF THIS AGREEMENT PRIOR TO EXECUTION. Applicant shall maintain all required insurance listed herein for the duration of this Agreement.

3.1 Workers' Compensation.

3.1.1 General Requirements. Before beginning any work under this Agreement, Applicant and its contractor(s) 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 contractor. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than $1,000,000 per accident. In the alternative, contractor may rely on a self-insurance program to meet these 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 California Labor Code shall be solely in the discretion of the Contract Administrator.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Contractor, its employees, agents, and subcontractors.

3.1.2 Submittal Requirements. To comply with Subsection 3.1, Applicant shall submit the following:

a. Certificate of Workers' Compensation Insurance in the amounts specified in the section for all contractor(s) performing work related to the Project; and

b. Waiver of Subrogation Endorsement as required by the section for all contractor(s) performing work related to the Project.

3.2 Commercial General and Automobile Liability Insurance Requirements. Before beginning any work under this Agreement, Applicant and its contractor(s) 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 Applicant or its contractor and its agents, representatives, employees, and subcontractors. Applicant 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. Applicant shall maintain the insurance policies required by this section throughout the term of this Agreement. Applicant shall not allow any contractor or subcontractor to commence work on until Applicant has obtained all insurance required herein for the contractor or 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 Applicant'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 10. In the event Applicant 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 Applicant. Failure to exercise this right shall not constitute a waiver of right to exercise later.

3.2.1 Commercial General and Automobile Liability Insurance.

3.2.1.1 General requirements. Applicant and all contractors and subcontractors, at their own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS ($2,000,000.00) 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.

3.2.1.2 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"). No endorsement shall be attached limiting the coverage.

3.2.1.3 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.

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

a. The Insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

b. City, its officers, officials, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of work or operations performed by or on behalf

of the Contractor; or automobiles owned, leased, hired, or borrowed by the Contractor.

c. Contractor hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Contractor agrees to obtain any endorsements that may be necessary to affect this waiver of subrogation.

d. For any claims related to this Agreement or the work hereunder, the Contractor'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 Contractor's insurance and shall not contribute with it.

Any failure of Applicant to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.

3.2.1.4.1 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. Applicant shall notify City within 14 days of notification from Applicant's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

3.2.1.4.2 For Applicant's contractors and subcontractors, an endorsement for completed operations for the construction project, such as the CG 20 37 "Additional Insured—Owners, Lessees or Contractors—Completed Operations" endorsement form, shall be submitted by Applicant to the City no later than 30 days after completion of the Project.

3.2.1.5 <u>Submittal Requirements and Verification of coverage</u>. Applicant 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.

a. Prior to execution of this Agreement, Applicant shall submit:

i. Certificate(s) of Commercial General Insurance and Automobile Liability Insurance; and
ii. Additional Insured Endorsement such as CG 20 10 "Designated Person Or Organization Endorsement".

b. Prior to commencement of the Project as described in Section 2.4., Applicant shall furnish City with contractor's certificates of insurance and with original endorsements effecting coverage required herein.

3.2.1.6 Contractors and Subcontractors. Applicant agrees to include with all contractors or subcontracts 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. Contractors or subcontractors hired by Applicant agree to be bound to Applicant and the City in the same manner and to the same extent as Applicant is bound to the City under the Contract Documents.

3.2.1.7 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.

3.2.1.8 Deductibles and Self-Insured Retentions. Applicant and its contractor(s) shall disclose to and obtain the written approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, employees, and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

3.2.1.9 Wasting Policies. No policy required by this Section 3 shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

3.2.1.10 Endorsement Requirements. Each insurance policy required by this Section 3 shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the City.

3.2.1.11 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.

3.2.1.12 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, Applicant shall provide written notice to City at Applicant's earliest possible opportunity and in no case later than five days after Applicant is notified of the change in coverage.

3.2.2 Term of Coverage. Applicant, at its own cost and expense, shall maintain all insurance policies required by this Agreement for the duration of the Agreement's Term. Applicant shall require that all contractors and subcontractors, at their own cost and expense, maintain the insurance policies required by this Agreement until the Project is complete and the Applicant accepts contractor's completion notice.

3.2.3. Remedies. In addition to any other remedies City may have if Applicant 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 Applicant'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 Applicant to stop work under this Agreement or withhold any payment that becomes due to Applicant hereunder, or both stop work and withhold any payment, until Applicant demonstrates compliance with the requirements hereof; and/or

- Terminate this Agreement.

Section 4. PREVAILING WAGES.

Applicant shall require any contractors performing work under this Agreement to pay prevailing wages pursuant to the requirements of the California Labor Code, Section 1771, et seq. For the purpose of this Agreement, prevailing wages are the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in this locality for each craft, classification, or type of worker needed to

execute this Agreement as ascertained by the Director of the Department of Industrial Relations of the State of California. The holidays upon which such rates shall be paid shall be all holidays recognized in the collective bargaining agreement applicable to the particular craft, classification, or type of worker employed on the project.

The Contractors and each subcontractor shall keep an accurate payroll record showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week and the actual per diem wages paid to each journeyman, apprentice, worker or other employee employed by the Contractors or subcontractors in connection with the Project. The payroll records shall be kept in accordance with the provisions of Section 1776 of the California Labor Code, and Contractor and each subcontractor shall otherwise comply with requirements of such Section 1776.

Section 5. MAINTENANCE COVENANTS.

The Applicant covenants and agrees, for itself, its successors, its assigns and every successor in interest to the Site or any part thereof, that the Applicant will maintain, at Applicant's own cost and expense, the improvements on the Site in a clean and orderly condition, free of graffiti, and in good condition and repair, and will keep the Site free from any accumulation of debris and waste materials. Any damage to the building visible from the street is to be repaired immediately. The Applicant shall promptly touch up painted areas and perform any other repairs needed to maintain an attractive building appearance, including cleaning all awnings, if any, at least once a year.

The foregoing covenants shall remain in effect for a period of 60 months from the completion of the Project. During this 60-month period, Applicant agrees, for itself, its successors, its assigns and every successor in interest, that it will not materially alter the improvements made with City funds, without the prior written consent of City which consent may be conditioned by City to preserve those features to the extent necessary to achieve the objectives of City for entering into this Agreement. Any violation of this section not cured within 60 days shall entitle City to reimbursement of the funds granted by City from the person or entity responsible for the violation.

5.1 Improvements Cannot Be Removed by Applicant Without City's Consent. All Eligible Improvements will become permanent fixtures of the property and cannot be removed by Owner upon expiry or termination of the lease of current tenant at the Site or sale of the property. Exceptions can be made with the prior written consent of the City. Any violation of this section not cured within 60 days shall entitle City to reimbursement of the funds granted by City from the person or entity responsible for the violation.

Section 6. LEGAL REQUIREMENTS.

6.1 Governing Law. The laws of the State of California shall govern this Agreement.

6.2 Compliance with Applicable Laws. Applicant and its Contractor and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.

6.3 Other Governmental Regulations. To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Applicant shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

6.4 Licenses and Permits. Applicant represents and warrants to City that its Contractor 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. Applicant represents and warrants to City that its Contractor 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, Applicant shall obtain and maintain during the term of this Agreement valid Business Licenses from City and Applicant's Contractor and any subcontractors shall obtain and maintain a valid Business Licenses from City during the construction phase of the project.

6.5 Nondiscrimination and Equal Opportunity. Applicant and its Contractor and any subcontractors shall not discriminate, on the basis of a person's race, sex, gender, religion (including religious dress and grooming practices), national origin, ancestry, physical or mental disability, medical condition (including cancer and genetic characteristics), marital status, age, sexual orientation, color, creed, pregnancy, genetic information, gender identity or expression, political affiliation or belief, military/veteran status, or any other classification protected by applicable local, state, or federal laws (each a "Protected Characteristic"), 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 Applicant under this Agreement.

Section 7. GENERAL PROVISIONS.

7.1 Rights of Access. Representatives of the City shall have the reasonable right to access the Site, without charges or fees, for the purpose of inspecting the Project, including the Eligible Improvements. City (or its representatives) shall, except in emergency situations, give Applicant reasonable advance notice prior to exercising its rights herein. Nothing herein shall be deemed to limit the ability of the City to conduct code enforcement and other administrative inspections of the Site in accordance with applicable law.

7.2 Compliance with Laws. Applicant shall carry out the Project in conformity with all applicable federal, state and local laws, including Labor Code requirements; City zoning and development standards; building, plumbing, mechanical and electrical codes; all other provisions of the City's Municipal Code; and all applicable disabled and handicapped access requirements, including the Americans with Disabilities Act, 42 U.S.C. Section 12101, et seq., Government Code Section 4450, et seq., Government Code Section 11135, et seq., and the Unruh Civil Rights Act, Civil Code Section 51, et seq.

7.3 Assignment. Applicant shall have the right to assign all of its rights and obligations under this Agreement, provided however that any such assignment shall be effective only upon receipt by City of written notice of the assignment.

7.4 Notices, Demands and Communications between the Parties. Any approval, disapproval, demand, document or other notice ("Notice") which either party may desire to give to the other party under this Agreement must be in writing and shall be given by certified mail, return receipt requested and postage prepaid, personal delivery, or reputable overnight courier (but not by facsimile or email), to the party to whom the Notice is directed at the address of the party as set forth below, or at any other address as that party may later designate by Notice.

To City:
City of Dublin
100 Civic Plaza, Dublin, CA 94568 Dublin, CA 94568
Attention: City Manager
Phone: (925) 833-6650
Email: city.manager@dublin.ca.gov

To Applicant:
Bob Guglielmi
311 S. Ellsworth Avenue
San Mateo, CA 94401
Attention: Property Manager
Phone: (650) 269-8516
Email: bob.guglielmi@scpropsm.com

Any Notice shall be deemed received on the date of delivery if delivered by personal service, on the date of delivery or refused delivery as shown by the return receipt if sent certified mail, and on the date of delivery or refused delivery as shown by the records of the overnight courier if sent via nationally recognized overnight courier. Notices sent by a party's attorney on behalf of such party shall be deemed delivered by such party.

7.5 Relationship between City and Applicant. It is hereby acknowledged that the relationship between City and Applicant is not that of a partnership or joint venture and that City and Applicant shall not be deemed or construed for any purpose to be the agent of the other. Accordingly, except as expressly provided herein or in the Attachments hereto, City shall have no rights, powers, duties or obligations with respect to the development, operation, maintenance or management of the Site or the Eligible Improvements. Applicant agrees to indemnify, hold harmless and defend City from any claim made against City arising from a claimed relationship of partnership or joint venture between City and Applicant with respect to the development, operation, maintenance or management of the Site or the Eligible Improvements.

7.6 Integration. This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, contains the entire understanding between the parties relating to the transactions contemplated by this Agreement. All prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged in this Agreement and shall be of no further force or effect.

7.7 Modifications. Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made in writing and in each instance signed on behalf of each party.

7.8 Conflicts of Interest. No member, official or employee of City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested.

7.9 Applicant's Indemnity; Waiver. Applicant shall indemnify, defend (with counsel reasonably acceptable to City), protect and hold City, and its officers, employees, agents and representatives, harmless from, any and all Claims of any kind or nature arising out of the Project or this Agreement or the implementation hereof, including, but not limited to, any damages to property, injuries to persons or accidental death (including reasonable attorneys' fees and costs), which may be caused by the work performed under this Agreement or any activities associated with the Project, whether such activities or work is performed by Applicant or by anyone directly or indirectly employed or contracted with by Applicant. Applicant's indemnity obligations under this section shall survive termination of this Agreement. Applicant's indemnity obligations under this section shall not extend to claims, demands, damages, defense costs or liability for property damage, bodily injury or death occasioned by the active negligence or willful misconduct of the City, or its officers, employees, agents or representatives.

Applicant hereby waives, releases and discharges forever the City, and its employees, officers, volunteers, agents and representatives, from any and all present and future Claims arising out of or in any way connected with this Agreement, the

performance of the work, or Applicant's obligation to comply with all laws with respect to the work.

7.10 Non-liability of Officials and Employees of City. No member, official or employee of the City shall be personally liable to Applicant, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to Applicant or its successors, or on any obligations under the terms of this Agreement.

7.11 Applicable Law. The laws of the State of California, without regard to conflict of laws principles, shall govern the interpretation and enforcement of this Agreement.

7.12 No Third Party Rights. This Agreement is made and entered into solely for the benefit of the City and Applicant and no other third party shall have any right of action under this Agreement.

7.13 Disclosure of Documents. Applicant acknowledges that the City is subject to the provisions of the California Public Records Act and that any information submitted to the City may be disclosed to the extent required by law.

7.14 Liability. Owner is wholly liable for any Claims arising out of this Agreement.

7.15 Termination. In addition to City's right to terminate under Section 2.4 and 2.5, City or Applicant may terminate this Agreement upon written Notice to the other in the event that the other party fails to comply with its obligations under this Agreement.

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The Parties have executed this Agreement as of the Effective Date. The persons whose signatures appear below certify that they are authorized to sign on behalf of the respective Party.

CITY:

CITY OF DUBLIN, a municipal corporation

By:

_____
Colleen Tribby, City Manager

Attest:

_____
Marsha Moore, City Clerk

Approved as to form:

_____
John D. Bakker, City Attorney

APPLICANT:

Dobos Stacey S Tr & McCloskey Kenneth D Tr Etal, property owners

By:

DocuSigned by:
Kelly McCloskey
CAB15F48F909465...

_____
Kelly McCloskey, Chief Financial Officer

EXHIBIT A

SCOPE OF WORK

Located along Dublin Boulevard, 7904, 7908, 7912, and 7916 Dublin Boulevard form a commercial strip center in Dublin, California. The property owners propose exterior improvements to enhance the site's aesthetic and functionality. Planned upgrades include a fresh exterior repaint to revitalize the building's appearance and installation of a new monument sign for improved visibility to create a more welcoming environment for tenants and visitors. These enhancements aim to support tenant retention and elevate the property's appeal within the commercial corridor.

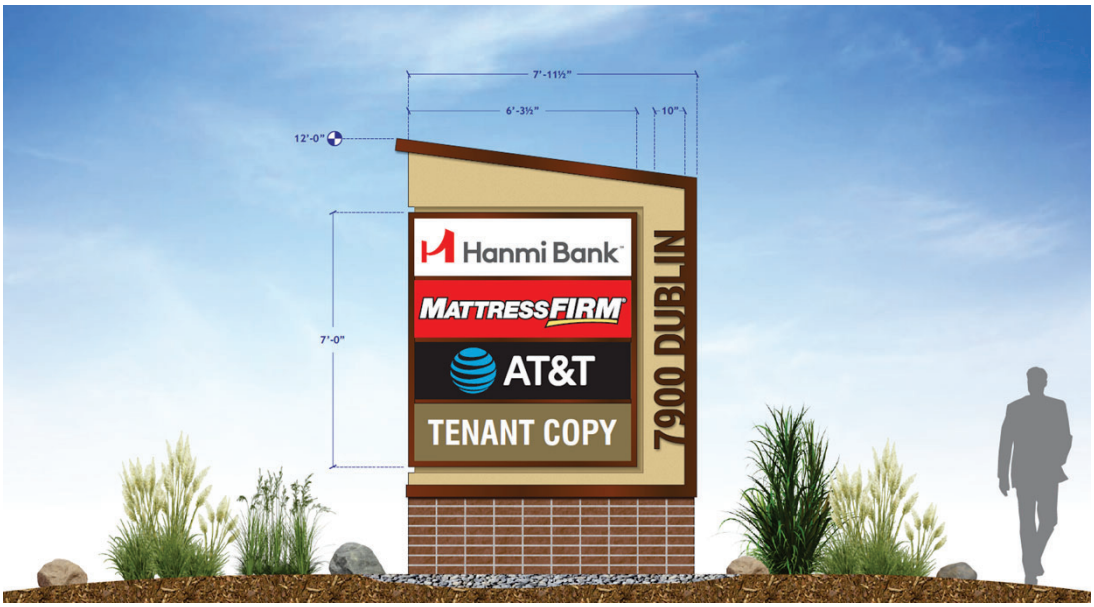

EXHIBIT B

ELIGIBLE IMPROVEMENTS

Applicant is the property owner of 7904, 7908, 7912, and 7916 Dublin Boulevard (A.P.N. 941-1500-017-06) in Dublin, California, and shall construct and install the façade improvements, including but not limited to the following:

- Repainting the exterior façade to refresh and enhance the visual appeal of the property.
- Installation of a new monument sign designed to complement the building's aesthetic and increase visibility for tenants.

Agenda Item 5.4

STAFF REPORT

CITY COUNCIL

DATE: November 19, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Outdoor Operations Grant Program Agreement for INC 82 Brewing *Prepared by: Felicia Escover, Economic Development Manager*

EXECUTIVE SUMMARY:

The City Council will consider approving an Outdoor Operations Grant Program Agreement for the owner of INC 82 Brewing, 7400 Amador LLC. The grant would fund exterior improvements, including pavement restriping and costs associated with materials and labor for creating an outdoor gathering area. It would also cover eligible staff time and materials related to the entitlement process that would otherwise be charged to the business owner.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving an Outdoor Operations Grant Program Agreement Between the City of Dublin and 7400 Amador LLC.

FINANCIAL IMPACT:

There is sufficient funding available in the adopted Fiscal Year 2024-25 operating budget for this expenditure.

DESCRIPTION:

The Outdoor Operations Grant Program is an endeavor of the City to support local dining, drinking, and retail establishments within Dublin by facilitating the establishment or enhancement of permanent outdoor seating and operations. Reimbursement is available for various eligible expenses related to these outdoor operations.

Under the Program, tenants with approved planning permits for improvements for permanent outdoor seating can apply for a grant of up to $50,000. Additionally, permit fees, including staff time associated with the processing of the permit may be waived. Applications are accepted on a first-come, first-served basis, contingent on available funding.

Economic Development Committee Consideration

On October 15, 2024, the Economic Development Committee reviewed an application from the business owner, INC 82 Brewing. The applicant requested grant funding to support improvements including synthetic grass installation, parking lot coating and restriping, black iron fencing, pergola materials, ADA-compliant truncated domes, and other enhancements, all of which have received an approved Site Development Review Waiver from the Planning Division.

The Committee reviewed the application, and by consensus, recommended City Council approval of a $50,000 grant. This recommendation aligns with the Committee's role in providing policy guidance and direction on economic development initiatives.

STRATEGIC PLAN INITIATIVE:

Strategy 1: Economic Development, Small Business Support, and Downtown Dublin
Objective A: Support the implementation of the 2024 Economic Development Strategy, including pursuing growth industries.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted, and a copy of this Staff Report was sent to the applicant.

ATTACHMENTS:

1) Resolution Approving an Outdoor Operations Grant Program Agreement Between the City of Dublin and 7400 Amador LLC
2) Exhibit A to the Resolution – Outdoor Operations Grant Program Agreement Between the City of Dublin and 7400 Amador LLC

RESOLUTION NO. XX – 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING AN OUTDOOR OPERATIONS GRANT PROGRAM AGREEMENT BETWEEN THE CITY OF DUBLIN AND 7400 AMADOR LLC

WHEREAS, the City of Dublin established the Outdoor Operations Grant Program ("Program") as part of the City's Business Recovery Playbook to support local economic recovery following the COVID-19 pandemic; and

WHEREAS, the City Council officially codified the Program on May 7, 2024, through Resolution No. 31-24 to further assist local dining, drinking, and retail establishments by enhancing or establishing outdoor seating and operations; and

WHEREAS, the Program offers grants of up to $50,000 to eligible businesses for approved permanent outdoor improvements and may waive related permit fees, including staff time for permit processing; and

WHEREAS, 7400 Amador LLC, the business owner of INC 82 Brewing at 7370 San Ramon Road, has submitted an application requesting Program funding to support improvements, including parking lot restriping, synthetic grass installation, black iron fencing, pergola materials, ADA-compliant truncated domes, and other enhancements; and

WHEREAS, the Economic Development Committee reviewed the application on October 15, 2024, and recommended City Council approval of a $50,000 grant to support the eligible project costs and permit-related staff time; and

WHEREAS, the City Council finds that this Agreement serves a public purpose by promoting outdoor operations, enhancing local business resiliency, and supporting the long-term economic health of Dublin's business community.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby approve an Outdoor Operations Grant Program Agreement between the City of Dublin and 7400 Amador LLC, the business owner of INC 82 Brewing, attached hereto as **Exhibit A**; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute the Agreement, in substantially the form attached, and to make any minor modifications to the Agreement as necessary to carry out the intent of this Resolution.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 19th day of November 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

OUTDOOR OPERATIONS GRANT PROGRAM
AGREEMENT BETWEEN THE CITY OF DUBLIN AND 7400 AMADOR LLC

THIS OUTDOOR OPERATIONS GRANT PROGRAM AGREEMENT ("Agreement") dated November 19, 2024, the date of execution by the City (the "Effective Date") is entered into by and between the City of Dublin, a public body corporate and politic ("City") and 7400 Amador LLC, business owner ("Owner" and "Applicant").

R E C I T A L S

A. The City created the Outdoor Operations Grant Program ("Program") as part of its Business Recovery Playbook to support local businesses by promoting outdoor operations. The Program was codified by the City Council on May 7, 2024, via Resolution No. 31-24.

B. The Applicant owns the property at 7370 San Ramon Road (the "Site") and has submitted an application to the City under the Program Guidelines for a grant to establish an outdoor gathering area. Proposed improvements include synthetic grass installation, parking lot restriping, black iron fencing, pergola materials, ADA-compliant truncated domes, and other enhancements.

C. The City has determined that both the Applicant and the Project meet the Program's eligibility criteria.

D. The City desires to enter into this Agreement to assist in enhancing the Site's outdoor operations, promoting economic growth and vitality in Dublin, supporting business traffic, and strengthening the local business environment.

E. Applicant desires to enter into this Agreement with City to receive assistance in making certain improvements to the Site, and City is willing to do so on the terms and conditions set forth in this Agreement.

A G R E E M E N T

NOW, THEREFORE, City and Applicant hereby agree as follows:

Section 1. GENERAL.

1.1 Term. This Agreement shall begin on the Effective Date and expire five (5) years following the Applicant's approval of contractor's notice of completion ("Term").

Section 2. IMPROVEMENT OF THE SITE.

2.1 Scope of Work. Applicant shall complete the proposed project in accordance with the Scope of Work attached hereto as Exhibit A (the "Project").

2.2 Outdoor Operations Program Grant Funds. The City agrees to reimburse to the Applicant a sum not to exceed fifty thousand dollars ($50,000.00) (the "Grant Amount"), for certain eligible improvements (the "Eligible Improvements") as set forth below:

a. The Grant Amount may be used only to fund those Eligible Improvements identified in Exhibit B attached hereto.

b. All services to be performed by a third-party contractor shall be the subject of agreement between Applicant and the third-party contractors. The City shall not assume any liability for such agreements. The Applicant shall submit to the City all invoices from the contractor or contractors for work performed on the Eligible Improvements in order to receive reimbursement.

c. A representative of the City shall inspect the completed Project after a notice of completion has been submitted to the City.

d. The City will only issue the Grant Amount after the Project has been completed. Upon determination by the City's representative that Project has been completed in conformance with the Scope of Work (Exhibit A) and the City approvals, the City shall issue a check made payable to the Applicant in an amount equal to the lesser of the Grant Amount or the actual amount of the invoices submitted to the City by the Applicant. The City Manager in his or her sole discretion may issue the Grant Amount at an earlier time than set forth in this Section 2.2(d), if the Applicant can demonstrate good cause.

e. Any and all costs of the Project including, but not limited to the Eligible Improvements, which are in excess of the Grant Amount, shall be the sole responsibility of, and be borne by, the Applicant.

2.3 Permits and Approvals. Before commencement of the Project, Applicant shall secure or cause to be secured any and all permits which may be required by the City and any other governmental agency affected by such construction or work.

2.4 Commencement of the Project. Within 60 days after the Effective Date, Applicant shall have selected and authorized one or more contractors to complete the Project, and shall have provided notice to the City of such selection and authorization. In the event the Applicant fails to select and authorize a contractor or contractors to complete the Project within such 60-day period, the City may, at its option, terminate this Agreement upon written notice to the Applicant. In such event, neither party shall have any further rights against or liability to the other in connection to this Agreement. All contractors performing work on the Project must be licensed in the State of California.

2.5 Building Permit. A Building Permit must be obtained within six months of the Effective Date. In the event the Applicant fails to obtain a Building Permit within such six-month period, the City may, at its option, terminate this Agreement upon written notice to the Applicant. In such event, neither party shall have any further rights against or liability to the other in connection to this Agreement. An additional six-month extension may be approved with the City's prior written consent. Notwithstanding the foregoing, no work shall be performed prior to both 1) issuance of the Building Permit and 2) approval of this

Agreement by the Dublin City Council. Any work performed prior to both building permit issuance and City Council approval will not be eligible for reimbursement.

2.6 Completion of the Project. Applicant shall complete the Project and satisfy all other obligations and conditions of this Agreement within 120 days of building permit issuance. This completion date is subject to revision from time to time as mutually agreed upon in writing between Applicant and the City Manager, or their designee. Upon completion, Applicant shall require contractors' completion notice signed by the contractor. When the Project is completed as set forth in this Agreement, a notice of completion shall be delivered to and approved by the Applicant. Notice of completion shall then be delivered to the City as set forth in this Section 2.6.

Section 3. INSURANCE REQUIREMENTS.

Before fully executing this Agreement, Applicant, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below 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 Applicant and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Applicant 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, and that such insurance is in effect prior to beginning work. Applicant shall maintain the insurance policies required by this section throughout the term of this Agreement. Applicant shall not allow any contractor to commence work on any subcontract until Contractor has obtained all insurance required herein for the subcontractor(s) and provided evidence to City that such insurance is in effect. VERIFICATION OF THE REQUIRED INSURANCE SHALL BE SUBMITTED AND MADE PART OF THIS AGREEMENT PRIOR TO EXECUTION. Applicant shall maintain all required insurance listed herein for the duration of this Agreement.

3.1 Workers' Compensation.

3.1.1 General Requirements. Before beginning any work under this Agreement, Applicant and its contractor(s) 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 contractor. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than $1,000,000 per accident. In the alternative, contractor may rely on a self-insurance program to meet these 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 California Labor Code shall be solely in the discretion of the Contract Administrator.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Contractor, its employees, agents, and subcontractors.

3.1.2 Submittal Requirements. To comply with Subsection 3.1, Applicant shall submit the following:

a. Certificate of Workers' Compensation Insurance in the amounts specified in the section for all contractor(s) performing work related to the Project; and

b. Waiver of Subrogation Endorsement as required by the section for all contractor(s) performing work related to the Project.

3.2 Commercial General and Automobile Liability Insurance Requirements. Before beginning any work under this Agreement, Applicant and its contractor(s) 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 Applicant or its contractor and its agents, representatives, employees, and subcontractors. Applicant 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. Applicant shall maintain the insurance policies required by this section throughout the term of this Agreement. Applicant shall not allow any contractor or subcontractor to commence work on until Applicant has obtained all insurance required herein for the contractor or 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 Applicant'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 10. In the event Applicant 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 Applicant. Failure to exercise this right shall not constitute a waiver of right to exercise later.

3.2.1 Commercial General and Automobile Liability Insurance.

3.2.1.1 General requirements. Applicant and all contractors and subcontractors, at their own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS ($2,000,000.00) 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.

3.2.1.2 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"). No endorsement shall be attached limiting the coverage.

3.2.1.3 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.

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

a. The Insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

b. City, its officers, officials, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of work or operations performed by or on behalf of the Contractor; or automobiles owned, leased, hired, or borrowed by the Contractor.

c. Contractor hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Contractor agrees to obtain any endorsements that may be necessary to affect this waiver of subrogation.

d. For any claims related to this Agreement or the work hereunder, the Contractor'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 Contractor's insurance and shall not contribute with it.

Any failure of Applicant to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.

3.2.1.4.1 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. Applicant shall notify City within 14 days of notification from Applicant's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

3.2.1.4.2 For Applicant's contractors and subcontractors, an endorsement for completed operations for the construction project, such as the CG 20 37 "Additional Insured—Owners, Lessees or Contractors—Completed Operations" endorsement form, shall be submitted by Applicant to the City no later than 30 days after completion of the Project.

3.2.1.5 Submittal Requirements and Verification of coverage. Applicant 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.

a. Prior to execution of this Agreement, Applicant shall submit:

i. Certificate(s) of Commercial General Insurance and Automobile Liability Insurance; and
ii. Additional Insured Endorsement such as CG 20 10 "Designated Person Or Organization Endorsement".

b. Prior to commencement of the Project as described in Section 2.4., Applicant shall furnish City with contractor's certificates of insurance and with original endorsements effecting coverage required herein.

3.2.1.6 Contractors and Subcontractors. Applicant agrees to include with all contractors or subcontracts 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. Contractors or subcontractors hired by Applicant agree to be bound to Applicant and the City in the same manner and to the same extent as Applicant is bound to the City under the Contract Documents.

3.2.1.7 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.

3.2.1.8 Deductibles and Self-Insured Retentions. Applicant and its contractor(s) shall disclose to and obtain the written approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, employees, and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

3.2.1.9 Wasting Policies. No policy required by this Section 3 shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

3.2.1.10 Endorsement Requirements. Each insurance policy required by this Section 3 shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the City.

3.2.1.11 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.

3.2.1.12 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, Applicant shall provide written notice to City at Applicant's earliest possible opportunity and in no case later than five days after Applicant is notified of the change in coverage.

3.2.2 Term of Coverage. Applicant, at its own cost and expense, shall maintain all insurance policies required by this Agreement for the duration of the Agreement's Term. Applicant shall require that all contractors and subcontractors, at their own cost and expense, maintain the insurance policies required by this Agreement until the Project is complete and the Applicant accepts contractor's completion notice.

3.2.3. Remedies. In addition to any other remedies City may have if Applicant 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 Applicant'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 Applicant to stop work under this Agreement or withhold any payment that becomes due to Applicant hereunder, or both stop work and withhold any payment, until Applicant demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 4. PREVAILING WAGES.

Applicant shall require any contractors performing work under this Agreement to pay prevailing wages pursuant to the requirements of the California Labor Code, Section 1771, et seq. For the purpose of this Agreement, prevailing wages are the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in this locality for each craft, classification, or type of worker needed to execute this Agreement as ascertained by the Director of the Department of Industrial Relations of the State of California. The holidays upon which such rates shall be paid shall be all holidays recognized in the collective bargaining agreement applicable to the particular craft, classification, or type of worker employed on the project.

The Contractors and each subcontractor shall keep an accurate payroll record showing the name, address, social security number, work classification, straight time and overtime hours worked each day and

week and the actual per diem wages paid to each journeyman, apprentice, worker or other employee employed by the Contractors or subcontractors in connection with the Project. The payroll records shall be kept in accordance with the provisions of Section 1776 of the California Labor Code, and Contractor and each subcontractor shall otherwise comply with requirements of such Section 1776.

Section 5. MAINTENANCE COVENANTS.

The Applicant covenants and agrees, for itself, its successors, its assigns and every successor in interest to the Site or any part thereof, that the Applicant will maintain, at Applicant's own cost and expense, the improvements on the Site in a clean and orderly condition, free of graffiti, and in good condition and repair, and will keep the Site free from any accumulation of debris and waste materials. Any damage to the building visible from the street is to be repaired immediately. The Applicant shall promptly touch up painted areas and perform any other repairs needed to maintain an attractive building appearance, including cleaning all awnings, if any, at least once a year.

The foregoing covenants shall remain in effect for a period of 60 months from the completion of the Project. During this 60-month period, Applicant agrees, for itself, its successors, its assigns and every successor in interest, that it will not materially alter the improvements made with City funds, without the prior written consent of City which consent may be conditioned by City to preserve those features to the extent necessary to achieve the objectives of City for entering into this Agreement. Any violation of this section not cured within 60 days shall entitle City to reimbursement of the funds granted by City from the person or entity responsible for the violation.

5.1 Improvements Cannot Be Removed by Applicant Without City's Consent. All Eligible Improvements will become permanent fixtures of the property and cannot be removed by Owner upon expiry or termination of the lease of current tenant at the Site or sale of the property. Exceptions can be made with the prior written consent of the City. Any violation of this section not cured within 60 days shall entitle City to reimbursement of the funds granted by City from the person or entity responsible for the violation.

Section 6. LEGAL REQUIREMENTS.

6.1 Governing Law. The laws of the State of California shall govern this Agreement.

6.2 Compliance with Applicable Laws. Applicant and its Contractor and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.

6.3 Other Governmental Regulations. To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Applicant shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

6.4 Licenses and Permits. Applicant represents and warrants to City that its Contractor 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. Applicant represents and warrants to City that its Contractor 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,

Applicant shall obtain and maintain during the term of this Agreement valid Business Licenses from City and Applicant's Contractor and any subcontractors shall obtain and maintain a valid Business Licenses from City during the construction phase of the project.

6.5 Nondiscrimination and Equal Opportunity. Applicant and its Contractor and any subcontractors shall not discriminate, on the basis of a person's race, sex, gender, religion (including religious dress and grooming practices), national origin, ancestry, physical or mental disability, medical condition (including cancer and genetic characteristics), marital status, age, sexual orientation, color, creed, pregnancy, genetic information, gender identity or expression, political affiliation or belief, military/veteran status, or any other classification protected by applicable local, state, or federal laws (each a "Protected Characteristic"), 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 Applicant under this Agreement.

Section 7. GENERAL PROVISIONS.

7.1 Rights of Access. Representatives of the City shall have the reasonable right to access the Site, without charges or fees, for the purpose of inspecting the Project, including the Eligible Improvements. City (or its representatives) shall, except in emergency situations, give Applicant reasonable advance notice prior to exercising its rights herein. Nothing herein shall be deemed to limit the ability of the City to conduct code enforcement and other administrative inspections of the Site in accordance with applicable law.

7.2 Compliance with Laws. Applicant shall carry out the Project in conformity with all applicable federal, state and local laws, including Labor Code requirements; City zoning and development standards; building, plumbing, mechanical and electrical codes; all other provisions of the City's Municipal Code; and all applicable disabled and handicapped access requirements, including the Americans with Disabilities Act, 42 U.S.C. Section 12101, et seq., Government Code Section 4450, et seq., Government Code Section 11135, et seq., and the Unruh Civil Rights Act, Civil Code Section 51, et seq.

7.3 Assignment. Applicant shall have the right to assign all of its rights and obligations under this Agreement, provided however that any such assignment shall be effective only upon receipt by City of written notice of the assignment.

7.4 Notices, Demands and Communications between the Parties. Any approval, disapproval, demand, document or other notice ("Notice") which either party may desire to give to the other party under this Agreement must be in writing and shall be given by certified mail, return receipt requested and postage prepaid, personal delivery, or reputable overnight courier (but not by facsimile or email), to the party to whom the Notice is directed at the address of the party as set forth below, or at any other address as that party may later designate by Notice.

To City:
100 Civic Plaza, Dublin, CA 94568
Attention: City Manager
Phone: (925) 833-6650
Email: city.manager@dublin.ca.gov

Docusign Envelope ID: B5C76976-7DC9-4C99-A5A5-B0DD37FDE3D5

To Applicant:
7370 San Ramon Road, Dublin, CA 94568
Attention: John Samples
Phone: (408) 398-4807
Email: jspizzainc@gmail.com

Any Notice shall be deemed received on the date of delivery if delivered by personal service, on the date of delivery or refused delivery as shown by the return receipt if sent certified mail, and on the date of delivery or refused delivery as shown by the records of the overnight courier if sent via nationally recognized overnight courier. Notices sent by a party's attorney on behalf of such party shall be deemed delivered by such party.

7.5 Relationship between City and Applicant. It is hereby acknowledged that the relationship between City and Applicant is not that of a partnership or joint venture and that City and Applicant shall not be deemed or construed for any purpose to be the agent of the other. Accordingly, except as expressly provided herein or in the Attachments hereto, City shall have no rights, powers, duties or obligations with respect to the development, operation, maintenance or management of the Site or the Eligible Improvements. Applicant agrees to indemnify, hold harmless and defend City from any claim made against City arising from a claimed relationship of partnership or joint venture between City and Applicant with respect to the development, operation, maintenance or management of the Site or the Eligible Improvements.

7.6 Integration. This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, contains the entire understanding between the parties relating to the transactions contemplated by this Agreement. All prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged in this Agreement and shall be of no further force or effect.

7.7 Modifications. Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made in writing and in each instance signed on behalf of each party.

7.8 Conflicts of Interest. No member, official or employee of City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested.

7.9 Applicant's Indemnity; Waiver. Applicant shall indemnify, defend (with counsel reasonably acceptable to City), protect and hold City, and its officers, employees, agents and representatives, harmless from, any and all Claims of any kind or nature arising out of the Project or this Agreement or the implementation hereof, including, but not limited to, any damages to property, injuries to persons or accidental death (including reasonable attorneys' fees and costs), which may be caused by the work performed under this Agreement or any activities associated with the Project, whether such activities or work is performed by Applicant or by anyone directly or indirectly employed or contracted with by Applicant. Applicant's indemnity obligations under this section shall survive termination of this Agreement. Applicant's indemnity obligations under this section shall not extend to claims, demands, damages, defense costs or liability for property damage, bodily injury or death occasioned by the active negligence or willful misconduct of the City, or its officers, employees, agents or representatives.

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Applicant hereby waives, releases and discharges forever the City, and its employees, officers, volunteers, agents and representatives, from any and all present and future Claims arising out of or in any way connected with this Agreement, the performance of the work, or Applicant's obligation to comply with all laws with respect to the work.

7.10 Non-liability of Officials and Employees of City. No member, official or employee of the City shall be personally liable to Applicant, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to Applicant or its successors, or on any obligations under the terms of this Agreement.

7.11 Applicable Law. The laws of the State of California, without regard to conflict of laws principles, shall govern the interpretation and enforcement of this Agreement.

7.12 No Third Party Rights. This Agreement is made and entered into solely for the benefit of the City and Applicant and no other third party shall have any right of action under this Agreement.

7.13 Disclosure of Documents. Applicant acknowledges that the City is subject to the provisions of the California Public Records Act and that any information submitted to the City may be disclosed to the extent required by law.

7.14 Liability. Owner is wholly liable for any Claims arising out of this Agreement.

7.15 Termination. In addition to City's right to terminate under Section 2.4 and 2.5, City or Applicant may terminate this Agreement upon written Notice to the other in the event that the other party fails to comply with its obligations under this Agreement.

[remainder of page intentionally left blank]

The Parties have executed this Agreement as of the Effective Date. The persons whose signatures appear below certify that they are authorized to sign on behalf of the respective Party.

CITY:

CITY OF DUBLIN, a municipal corporation

By:

_____

Colleen Tribby, City Manager

Attest:

_____

Marsha Moore, City Clerk

Approved as to form:

_____

John D. Bakker, City Attorney

APPLICANT:

7400 AMADOR LLC, a business

By:

DocuSigned by:

7CB091D506BC446...

John Samples, Business Owner

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EXHIBIT A

SCOPE OF WORK

Located at 7370 San Ramon Rd, this property in Dublin, California, is set for improvements to enhance both its aesthetic appeal and functionality. Planned upgrades include installing synthetic grass for a designated outdoor area, restriping the parking lot, and adding black iron fencing, shade sails, and ADA-compliant features. These enhancements aim to create a welcoming environment, support tenant retention, and promote long-term economic growth by providing an additional space for community gatherings, further elevating the property's value and appeal within the community.

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EXHIBIT B

ELIGIBLE IMPROVEMENTS

The applicant is the property owner of 7370 San Ramon Rd in Dublin, California (A.P.N. 941-0040-014-01), and will carry out several outdoor improvements to enhance the site's appeal and functionality. Planned enhancements include:

- Installation of synthetic grass to create an inviting outdoor gathering area.
- Restriping of the parking lot to improve accessibility and organization.
- Addition of black iron fencing and shade sails to enhance aesthetics, comfort, and safety for visitors.
- Installation of ADA-compliant features to ensure accessibility for all community members.

Agenda Item 5.5

STAFF REPORT

CITY COUNCIL

DATE: November 19, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Tract 8677 The DC (Dublin Centre) Final Map Notice and Agreement for Long Term Encroachment for Landscape Features, and the Dublin Centre Annexation to the Dublin Ranch Street Lighting District 1999-1
Prepared by: Gabrielle Abdon, Senior Civil Engineer

EXECUTIVE SUMMARY:

The City Council will receive notification of the City Engineer's pending approval of the Final Map for Tract 8677, Planning Area 4 (PA-4) The DC (Dublin Centre). The City Council will consider approving an Agreement for Long Term Encroachment for Landscape Features with Tract 8677, PA-4, and will consider ordering the annexation of Planning Areas 2, 3, and 4 (PA-2, PA-3, and PA-4) of the Dublin Centre into the Dublin Ranch Street Lighting District 1999-1.

STAFF RECOMMENDATION:

Take the following actions: 1) Receive the notification; 2) Adopt the **Resolution** Approving the Agreement for Long Term Encroachment for Landscape Features with Tract 8677, PA-4 The DC (Dublin Centre); and 3) Adopt the **Resolution** Ordering the Annexation of The DC (Dublin Centre) into the Dublin Ranch Street Lighting District 1999-1.

FINANCIAL IMPACT:

There is no impact to the General Fund. All costs associated with the agreement and annexation into the lighting district are borne by the developer.

DESCRIPTION:

Final Map Notice

The Dublin Centre development (formerly known as the SCS Property) is bounded by Tassajara Road, Gleason Drive, Brannigan Street, and Interstate 580. The development is divided into four planning areas (PA-1, PA-2, PA-3, and PA-4). PA-4 (Tract 8677) is located north of Gleason Drive. The developer has prepared a final map, Tract 8677 (Attachment 5). In accordance with Chapter 9.24.080 of the City of Dublin Municipal Code, this is notice of the following:

City Engineer's pending decision on the following Final Map(s):

Tract	Location	Developer	Number of Units/Lots	Type	Proposed Decision
8677	PA-4 The DC (Dublin Centre)	Landsea Homes of California LLC	15 Units	Single Family	Approve

Agreement for Long Term Encroachment for Landscape Features

The Agreement for Long Term Encroachment for Landscape Features provides for the Homeowners Association to maintain project-related landscape and decorative features within the public street rights-of-way along Tassajara Road, Gleason Drive, and Brannigan Street (Attachments 1 and 2). This includes all right-of-way landscape plantings, irrigation, sidewalks, street trees, stormwater treatment, and decorative/stamped pavement. The project conditions of approval require this agreement as a condition of the final map.

Annexation to the Dublin Ranch Street Lighting District

The Dublin Ranch Street Lighting District No. 1999-1 funds the electricity, maintenance, and repair of the decorative, public street lighting within Dublin Ranch. Funding for the District comes from assessments on properties. The District was formed in 1999 at the request of the developers of Dublin Ranch Phase I. When the District was created, it was intended that as additional land within Dublin Ranch and eastern Dublin developed, new territory would be annexed to the District and would be subject to the assessment.

The project conditions of approval require the project to annex into the District. The property owner, KL LB BUY 2, LLC, has submitted a petition requesting and consenting to the annexation of Planning Areas 2, 3, and 4 (PA-2, PA-3, and PA-4) of the Dublin Centre into the District (Attachments 3 and 4). PA-2, PA-3, and PA-4 are the residential use areas in the Dublin Centre. Planning Area 1 (PA-1) will be annexed into the District when the PA-1 property owner subdivides PA-1.

The petition waives the resolutions, reports, notices of public hearing, and the right of majority protest otherwise required by the Landscape and Lighting Act of 1972 for annexation to the District. Upon annexation to the District, the properties would no longer be subject to the Street Lighting Maintenance District No. 1983-1. Each parcel within the City is only subject to one Special Financing District for the purpose of funding the maintenance and service costs for the City's street lighting system.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Resolution Approving the Agreement for Long Term Encroachment for Landscape Features with Tract 8677, PA-4 The DC (Dublin Centre)
2) Exhibit A to Resolution – Agreement for Long Term Encroachment for Landscape Features with Tract 8677, PA-4 The DC (Dublin Centre)
3) Resolution Ordering the Annexation of The DC (Dublin Centre) into the Dublin Ranch Street Lighting District 1999-1
4) Exhibits A and B to Resolution – Landowner Petition and Consent to Annexation to Dublin Ranch Street Lighting District 1999-1
5) Tract 8677 Final Map

RESOLUTION NO. XX – 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING THE AGREEMENT FOR LONG TERM ENCROACHMENT FOR LANDSCAPE FEATURES WITH TRACT 8677, PA-4 THE DC (DUBLIN CENTRE)

WHEREAS, a Vesting Tentative Map for Tract 8677, The DC (Dublin Centre) was approved by Planning Commission Resolution No. 24-02 on February 13, 2024, with Conditions of Approval; and

WHEREAS, said Conditions of Approval required the developer to construct project-related landscape features within the public rights-of-ways; and

WHEREAS, said Conditions of Approval required the developer to enter into an "Agreement for Long Term Encroachment for Landscape Features" for the maintenance of said landscape features; and

WHEREAS, the developer has executed and filed with the City of Dublin Tract Improvement Agreements to construct the required tract improvements, including said landscape features; and

WHEREAS, the developer has executed and filed with the City of Dublin an Agreement for Long Term Encroachment for Landscape Features for Tract 8677, PA-4 The DC (Dublin Centre), attached hereto as **Exhibit A**, which will be recorded against the property concurrently with the Tract 8677 Final Map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby approve the Agreement for Long Term Encroachment for Landscape Features for Tract 8677, The DC (Dublin Centre), attached hereto as **Exhibit A** to this Resolution.

BE IT FURTHER RESOLVED that the City Manager, or designee, is authorized to execute **Exhibit A** and make any necessary, non-substantive changes to **Exhibit A** to carry out the intent of this Resolution.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 19th day of November 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Recording Requested By:
CITY OF DUBLIN

When Recorded Mail To:
City Clerk
City of Dublin
100 Civic Plaza
Dublin, CA 94568
Fee Waived per GC 27383

AGREEMENT FOR LONG TERM ENCROACHMENT FOR LANDSCAPE FEATURES WITH TRACT 8677, PA-4 THE DC DUBLIN CENTRE

THIS AGREEMENT FOR LONG TERM ENCROACHMENT FOR LANDSCAPE FEATURES WITH TRACT 8677 ("Agreement") is made between the City of Dublin ("City") on the one hand, and Landsea Homes of California LLC, a Delaware limited liability company (the "Contractor"), and KL LB BUY 2 LLC, a Delaware limited liability company (the "Owner"), on the other hand.

1. **Property:** The subject property is Tract 8677 as filed in Book ____ of Maps at Pages _____, in the Official Records of the County of Alameda, State of California ("Property").

2. **Owner:** Owner is the owner of Tract 8677, PA-4 The DC Dublin Centre ("Project").

3. **Contractor:** Owner has contracted with Contractor to construct various infrastructure and related improvements consistent with Vesting Tentative Tract Map and Improvement Plans for the DC Dublin Centre Tract 8677, including the Landscape Features (as defined below).

4. **Landscape Features:** Owner or Contractor, as part of the Project, anticipates the construction of Project related landscape features within the City's rights of ways on the following public streets fronting Tract 8677: Tassajara Road, Gleason Drive, and Brannigan Street (collectively, the "Landscape Features"). Construction details for these Landscape Features are shown on the following plans:

   a. *Improvement Plans, Tract 8677 – DC Dublin Centre (PA-4),* prepared by Ruggeri-Jensen-Azar, approved by the City Engineer on _____; and
   b. *Landscape Improvement Plans for Dublin Centre Phase I – On-Site PA-4,* prepared by Roach & Campbell, approved by the City Engineer on _____; and

c. Excerpts from *Improvement Plans, Tassajara Road, Gleason Drive, Central Parkway, Dublin Boulevard, and Brannigan Street* limited to the Tract 8677 frontage, prepared by Ruggeri-Jensen-Azar, approved by the City Engineer on _____; and

d. Excerpts from *Landscape Improvement Plans for Dublin Centre Off-Sites* limited to the Tract 8677 frontage, prepared by Roach & Campbell, approved by the City Engineer on _____.

The scope of the improvements covered under the agreement is shown on the attached Exhibit "A". For avoidance of doubt, the parties agree that Owner and Contractor are each separately obligated to construct, operate and maintain the Landscape Features in accordance with the provisions of this Agreement. "Developer", as used herein, is the person that actually constructs, operates and maintains the Landscape Features.

5. **Encroachment Permit:** Developer shall apply to the City for an encroachment permit for work to be performed pursuant to this Agreement. The City must grant the encroachment permit for all work to install, operate and maintain the Landscape Features improvements and all the conditions imposed by the City must be consistent with the provisions of this Agreement. If there is a conflict between any provisions of this Agreement and the encroachment permit, the provisions of this Agreement shall prevail over the conditions of the encroachment permit.

6. **Ownership:** Owner shall own all special Landscape Features, including but not limited to sidewalk, plantings, irrigation, street trees, etc.

7. **Operations and Maintenance:** Developer shall maintain and repair all the Landscape Features, including all frontage landscape plantings, irrigation, sidewalks, street trees, stormwater treatment, and decorative/stamped pavement within the designated areas, in a safe manner consistent with the approved plans to the reasonable satisfaction of the City at its sole cost and expense, including electric power and water cost. Developer will be responsible at its sole cost to replace or repair any Landscape Feature damaged or removed during the maintenance or repair of sewer, water, drainage or utility improvements by the City, Dublin San Ramon Services District or utility company, unless such damage or removal is caused by the negligence, gross negligence or willful misconduct of the City, Dublin San Ramon Services District or utility company. The City will maintain at its sole cost all asphalt concrete pavement, concrete curb and gutter, drainage improvements, traffic signs and striping, and streetlights in the public right of way.

8. **Removal or Relocation:** If future improvements proposed by the City conflict with any of the Landscape Features, the City may remove or reasonably relocate the Landscape Feature to another location within the Property, at its sole cost. If any of the Landscape Features are relocated, the City, Owner, and Contractor will

execute a modification to this Agreement to reflect the maintenance and operations at its new location. Provided, however, the City is under no obligation to relocate any of the Landscape Features.

9. **Insurance:** Developer shall obtain and maintain in effect a combined single limit policy of liability insurance not less than one million dollars ($1,000,000) covering the Landscape Features improvements and shall name the City as an additional insured.

10. **Indemnification:** Developer shall indemnify, defend and hold the City harmless from and against any and all loss, claims, liability damage or expense or cost the City may incur or become liable for or for which a claim is made by a third party, directly arising from the negligence, gross negligence or willful misconduct of Developer arising out of Developer's construction, maintenance or operations of the Landscape Features unless caused by the negligence, gross negligence or willful misconduct of the City, its agents, contractors or employees.

11. **Permanent:** The Landscape Features and the rights appurtenant thereto as set forth in this Agreement shall exist in perpetuity and are appurtenant to the Property.

12. **Right to Assign:** Following the completion of the construction and installation of the Landscape Features, Owner and Developer may assign any or all of their rights, interests and obligations arising under this Agreement to the Homeowners' Association for Tract 8563 or to a successor in interest of Owner (including Contractor) with respect to all or a portion of the Project; provided, however, that no such assignment of the rights interests and obligations under this Agreement shall occur without prior written notice to the City and written approval by the City Manager, which approval shall not be unreasonably withheld, conditioned or delayed. The City Manager shall consider and decide on any assignment within ten (10) days after Owner's notice thereof, provided all necessary documents and other information are provided to the City Manager to enable the City Manager to assess the assignment.

13. **Successors and Assigns:** Each reference to the "City" in this Agreement shall be deemed to refer to and include the City and all successors and assigns of City. All references to the "Owner" in this Agreement shall be deemed to refer to and include any successors in ownership and title.

14. **Notices:** Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of delivery if delivered personally to the party to whom notice is to be given (including messenger or recognized delivery or courier service), upon delivery if given by electronic mail (email) or on the second day after mailing, if mailed to the party to whom notice is to be given, by first-class mail, postage prepaid, and properly addressed as follows:

City:

City of Dublin
100 Civic Plaza
Dublin, California 94568
Fax No. (925) 833-6651
Attn: City Manager

Owner:

KL LB BUY 2 LLC, a Delaware limited liability company
Attn: Nathan Holt
Email: nathan.holt@klservicers.com
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251

Contractor:

Landsea Homes of California, LLC, a Delaware limited liability company
Attn: David J. Mello Jr.
Email: dmello@landseahomes.com
3130 Crow Canyon Place, Suite 325
San Ramon, CA 94583

With a copy to:

Landsea Homes of California LLC, a Delaware limited liability company
Attn: Trever Potter
7525 Irvine Center Drive, Suite 200
Irvine, CA 92618

15. **Exhibits:** All exhibits attached to this Agreement are incorporated herein as though they were set forth in full body of this Agreement.

16. **Partial Invalidity:** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of the Agreement shall continue in full force and effect and shall in no way be impaired or invalidated, and the parties agree to substitute for the invalid or unenforceable provision a valid and enforceable provision that most closely approximates the intent and economic effect of the invalid or unenforceable provision.

17. **Entire Agreement:** This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof and cannot be amended or modified except by a written agreement, executed by each of the parties hereto.

18. **Counterparts:** This Agreement may be executed in one or more counterparts, each of which shall, for all purposes, be deemed an original and all such counterparts, taken together, shall constitute one and the same instrument.

Dated this _____ day of _____, 202__.

CITY:

THE CITY OF DUBLIN,
a municipal corporation

By: _____

City Manager
Name: _____

CONTRACTOR:

LANDSEA HOMES OF CALIFORNIA LLC,
a Delaware limited liability company
By: _____
Name: David J. Mello Jr.
Title: Vice President

Dated: October 10, 2024

OWNER:

KL LB BUY 2 LLC,
a Delaware limited liability company

By: _____
Name: Nathan Holt
Title: Authorized Signatory

Dated: October 7, 2024

STATE OF ARIZONA)

COUNTY OF MARICOPA)

I, Julie Gillett, a Notary Public in and for the County and State aforesaid, do hereby certify that Nathan Holt, Authorized Signatory of **KL LB BUY 2 LLC**, personally appeared before me this day and acknowledged that due execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and seal the 7th day of October, 2024.

JULIE GILLETT
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 635441
Expires August 05, 2026

Notary Public

My Commission Expires: 08/05/2026

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 Contra Costa)

On October 10, 2024 before me, Lauren Snashall, Notary Public
(insert name and title of the officer)

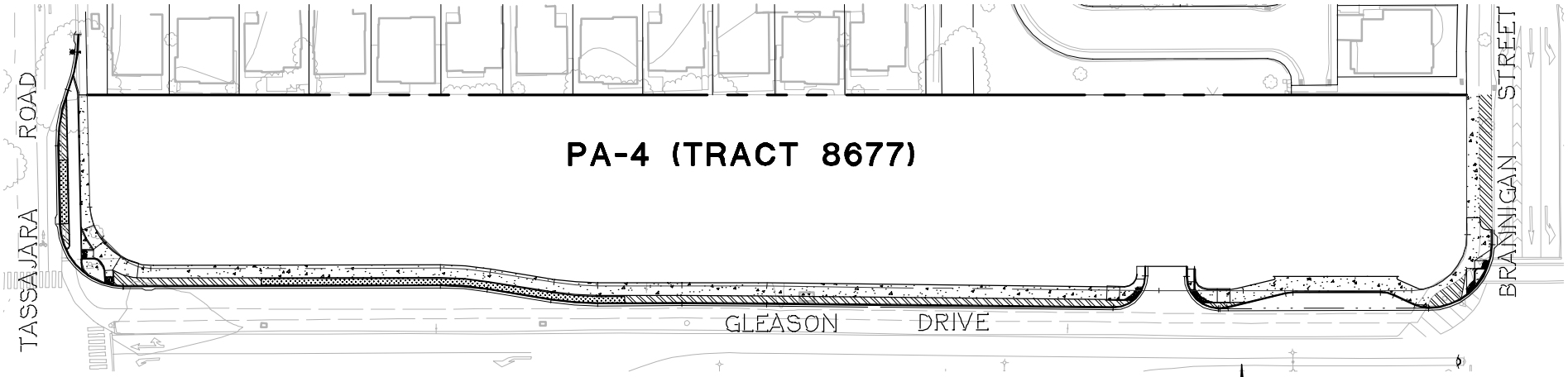
personally appeared David J. Mello Jr.,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their 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.

LAUREN SNASHALL
Notary Public - California
Contra Costa County
Commission # 2431747
My Comm. Expires Dec 20, 2026

Signature Lauren Snashall (Seal)



LEGEND:

- BIO-RETENTION AREAS – MAINTAINED BY HOA
- LANDSCAPING/IRRIGATION – OWNED BY CITY/MAINTAINED BY HOA
- SIDEWALK AND CURB RAMPS – OWNED BY CITY/MAINTAINED BY HOA

N

0 100 200 300

1 inch = 100 ft.

NOTES:

1. RETAINING WALLS, TRASH CAPTURE DEVICES, AND DEEPENED CONCRETE EDGE, SHALL BE MAINTAINED BY HOA.

EXHIBIT A
LONG TERM ENCROACHMENT AGREEMENT

TRACT 8677 (PA-4) - THE DC DUBLIN CENTRE

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA
FOR: LANDSEA HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:	DATE:	JOB NO.:
1"=100'	SEPTEMBER 11, 2024	171026

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RESOLUTION NO. XX – 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

ORDERING THE ANNEXATION OF THE DC (DUBLIN CENTRE) INTO THE DUBLIN RANCH STREET LIGHTING DISTRICT 1999-1

WHEREAS, at the request of the developers of Phase 1 of the Dublin Ranch development, the City formed the Dublin Ranch Street Lighting District No. 1999-1 ("the District") in 1999; and

WHEREAS, the District funds the electric energy, maintenance, and repair costs associated with the decorative street lighting within the Dublin Ranch development; and

WHEREAS, when the District was created, it was intended that as additional land within Dublin Ranch and eastern Dublin developed, it would be annexed to the District and the new territory would be subject to the assessment; and

WHEREAS, accordingly, the City annexed Clifden Parc (Tract 7067) to the District in 2000, annexed Dublin Ranch Areas A and G to the District in 2001, annexed Dublin Ranch Areas B, C, F, and H to the District in 2005, annexed Fallon Village (Tract 7586) to the District in 2007, annexed Jordan Ranch (Tracts 8024, 8073, and 8074) to the District in 2011, annexed Tassajara Hills (Tract 8102) to the District in 2017, and annexed Francis Ranch (Tract 8563) to the District in 2023, which became subject to the assessment; and

WHEREAS, in 2024, the property owner of The DC (Dublin Centre) parcels has submitted a Landowner Petition & Consent to Annexation to City of Dublin Landscape Maintenance Assessment District 1999-1 (Dublin Ranch Street Light Maintenance Assessment District) ("Petition") requesting and consenting to the annexation of the parcels described in **Exhibits A and B** of the Petition ("the Property"); and

WHEREAS, the property owner's petition waived the resolutions, reports, notices of public hearing, and the right of majority protest otherwise required by the Landscaping and Lighting Act of 1972 for annexation to the District; and

WHEREAS, upon annexation of the Property to the District, where Property is defined and referenced in **Exhibits A and B** of the Petition, the Property shall no longer be subject to the Street Lighting Maintenance District No. 1983-1 assessment beginning in Fiscal Year 2025-26.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin hereby confirms the annexation of the land described in **Exhibits A and B** of the Petition to the Dublin Ranch Street Lighting District 1999-1. The Assessment Diagram for the District shall be amended accordingly.

BE IT FURTHER RESOLVED that the territory annexed hereby, the Property, shall be subject to the assessment set forth in the Engineer's Report prepared for the District's Fiscal Year 2025-26 annual assessment. In no event shall the annual per-lot assessment exceed the maximum amount authorized by the Fiscal Year 2025-26 Engineer's Report for the District.

PASSED, APPROVED AND ADOPTED this 19th day of November 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

LANDOWNER PETITION & CONSENT TO ANNEXATION TO CITY OF DUBLIN LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT 99-1 (DUBLIN RANCH STREET LIGHT MAINTENANCE ASSESSMENT DISTRICT)

(Pursuant to the Landscaping and Lighting Act of 1972)

1) The undersigned are the owners of the lands ("the Property") shown in Exhibit A attached hereto and made a part hereof.

2) The undersigned hereby requests and consents to the annexation of the Property to the existing Dublin Ranch Street Light Maintenance Assessment District formed pursuant to the Landscaping and Lighting Act of 1972 (Sections 22500 and following, California Streets and Highways Code) for the purpose of providing the following improvements:

The maintenance, operation, repair and replacement of all public street lighting facilities within public streets and within public easements within private streets as further described in the Engineer's Report for City of Dublin Landscape Maintenance Assessment District 99-1 ("the District").

3) The undersigned hereby understand that:

a. The cost and expenses of the annual servicing, operation and/or maintenance will be charged to the land which benefits therefrom, including our land.

b. An engineer's report will be prepared for the project which will contain a description of the services proposed to be financed through the levy of assessments, a cost estimate for the services to be provided, a description of each lot or parcel of property proposed to be subject to the landscaping and lighting assessment, the amount of the proposed assessment for each lot or parcel, and the basis and schedule of the assessment.

c. The cost of the engineering, legal, and other incidental fees and expense will be included in the project cost to be shown in the above report.

d. Each property owner will pay an annual assessment for the servicing, operation and/or maintenance of the public improvements referenced herein, the same to be set annually by the City Council by resolution or ordinance.

e. The cost of the annual servicing, operation and maintenance of said public improvements, together with the incidental expenses of said proceedings, will be assessed upon the district benefited thereby, the exterior boundaries of which are described as the exterior boundaries of the composite and consolidated area of all parcels of property more particularly shown on a map attached as Exhibit B.

4) The undersigned hereby waive the resolutions, report, notices of public hearing, and the right of majority protest otherwise required by the Landscaping and Lighting Act of 1972 for annexation to the District.

5) In the event of the termination of these proceedings after the proceedings have been instituted but prior to completion, the undersigned will reimburse the City for any sums incurred or advanced by City up to said time for any costs incurred in the conduct of said proceedings including, without limitation, costs for engineering, legal or other services, or pay said items directly to the parties furnishing the same.

LANDOWNER

KL LB BUY 2 LLC,
a Delaware limited liability company
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 95251

By: Nathan Hoot

Its: Authorized Signatory

DESCRIPTION OF PROPERTY

As described and shown on attached Exhibits A and B

Dated: November 1, 2024

Assessor Parcel No. 985-0051-006-00, 985-0052-024-00, and 985-0052-025-00

EXHIBIT A

REAL PROPERTY SITUATE IN THE CITY OF DUBLIN, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AND BEING ALL OF PARCEL 2, 3, AND 4 PER PARCEL MAP 9512 RECORDED ON JUNE 23, 2008 AND IN BOOK 308 OF MAPS AT PAGE 13, OFFICIAL RECORDS OF ALAMEDA COUNTY.

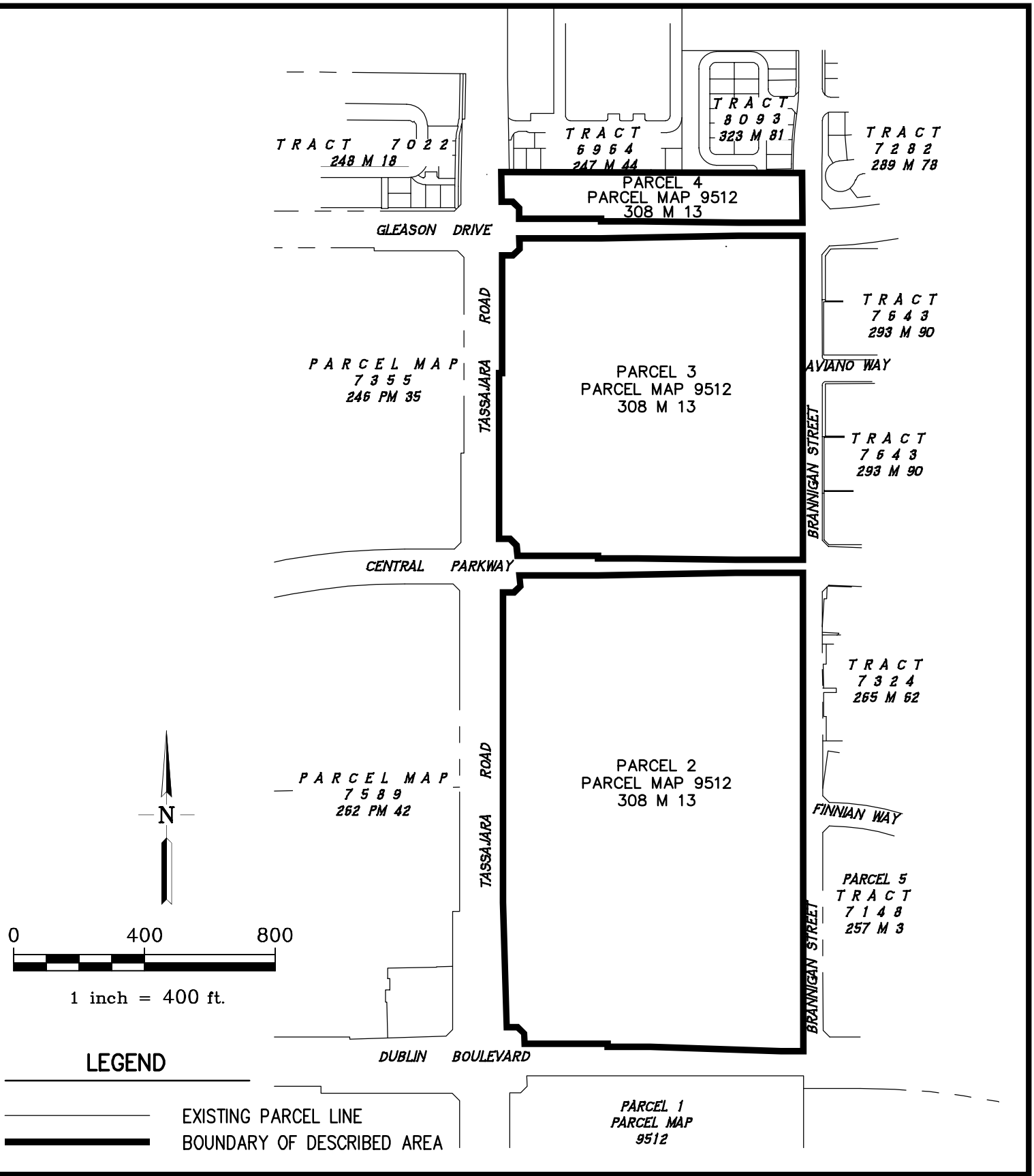

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR LLMD 99-1 ANNEXATION

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:	DATE:	JOB NO.:
1" = 400'	11-01-2024	171026

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OWNER'S STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNER OF ALL THE LANDS DELINEATED AND EMBRACED WITHIN THE TRACT BOUNDARY LINE OF THIS FINAL MAP ENTITLED "TRACT 8677, PA-4 THE DC DUBLIN CENTRE, CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF SIX (6) SHEETS, THIS STATEMENT BEING UPON SHEET ONE (1) THEREOF; THAT THEY CONSENT TO THE PREPARATION AND FILING OF SAID MAP; THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY THEIR NUMBER AND PRECISE WIDTH AND LENGTH; AND THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES THE PARCELS OF GROUND RESERVED FOR PUBLIC PURPOSES BY THEIR BOUNDARIES, COURSES, AND EXTENT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

1. TASSAJARA ROAD AS A PUBLIC STREET
2. GLEASON DRIVE & BRANNIGAN STREET AS PUBLIC STREETS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. THE AREAS DESIGNATED AS EMERGENCY VEHICLE ACCESS EASEMENT (EVAE), AS DELINEATED AND EMBRACED WITHIN THE BOUNDARIES OF THE HEREIN EMBODIED MAP, FOR THE PURPOSE OF INGRESS AND EGRESS OF PUBLIC SAFETY VEHICLES AND EMERGENCY EQUIPMENT.
2. THE AREAS DESIGNATED AS PUBLIC ACCESS EASEMENT (PAE) FOR THE PURPOSE OF PEDESTRIAN INGRESS AND EGRESS. MAINTENANCE OF SAID AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION GOVERNING TRACT 8677.
3. THE AREAS IN, UNDER, ALONG, AND ACROSS ANY AREA OR STRIP OF LAND DESIGNATED AS PUBLIC SERVICE EASEMENT (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, REPAIRING, 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.
4. THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENT (PUE) FOR CONSTRUCTION AND MAINTENANCE OF APPLICABLE UTILITY STRUCTURES AND APPURTENANCES THERETO. SAID AREAS OR STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT APPLICABLE UTILITY STRUCTURES AND APPURTENANCES.
5. THE REAL PROPERTY DESIGNATED AS "DSRSD" ARE IRREVOCABLY OFFERED FOR DEDICATION TO DUBLIN SAN RAMON SERVICES DISTRICT (DSRSD), OR ITS DESIGNEE IN GROSS, AS A SUBSURFACE EASEMENT AND SURFACE EASEMENT FOR POTABLE WATER AND RECYCLED WATER AND SANITARY SEWER PURPOSES, INCLUDING ACCESS THERETO, FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT 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 BE DONE THEREIN, NOR ACCESS RESTRICTED THERETO WHICH MAY INTERFERE WITH DSRSD'S FULL ENJOYMENT OF SAID EASEMENT. SAID "DSRSD" SHALL BE ACCEPTED BY SEPARATE INSTRUMENT.
6. THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS "ABUTTER'S RIGHTS RELINQUISHED" OR DEPICTED HEREON BY THE SYMBOL "////" SHALL PROHIBIT PEDESTRIAN AND VEHICULAR ACCESS TO OR FROM THE ADJOINING PUBLIC STREET OR PROPERTIES.
7. THE REAL PROPERTY DESIGNATED AS "LAVTA" ARE IRREVOCABLY OFFERED FOR DEDICATION TO LIVERMORE AMADOR VALLEY TRANSIT AUTHORITY (LAVTA), OR ITS DESIGNEE IN GROSS, AS A SUBSURFACE EASEMENT AND SURFACE EASEMENT FOR BUS STOP SHELTER AND FURNITURE PURPOSES, INCLUDING ACCESS THERETO, FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF WORKS, IMPROVEMENTS, AND STRUCTURES, AND THE CLEARING OF OBSTRUCTIONS. NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, NOR SHALL ANYTHING BE DONE THEREIN, NOR ACCESS RESTRICTED THERETO WHICH MAY INTERFERE WITH LAVTA'S FULL ENJOYMENT OF SAID EASEMENT. SAID "LAVTA" EASEMENT SHALL BE ACCEPTED BY SEPARATE INSTRUMENT.

WE ALSO RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS THE PRIVATE EASEMENTS SHOWN HEREON FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP. MAINTENANCE OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE MASTER HOMEOWNERS ASSOCIATION GOVERNING TRACT 8677.

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES AND/OR OF RECORD, WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP.

OWNER:

KL LB BUY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ _____ BY: _____

NAME: _____ _____ NAME: _____

TITLE: _____ _____ TITLE: _____

G:\JOBS171\71028\SURVEY\CAD FILES\FINAL MAP 171028PA4\NEW FMA.DWG 10/29/2024 11:31:31 AM ALAN MILLER

OWNER'S ACKNOWLEDGEMENT

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 _____
COUNTY OF _____

ON _____, 20__, BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND
_____, 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 THAT BY HIS /HER /THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY ON 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: _____

PRINT NAME: _____
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

PRINCIPAL COUNTY OF BUSINESS: _____

OPTIONEE STATEMENT

THE UNDERSIGNED, LANDSEA HOMES OF CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE UNDER THAT CERTAIN MEMORANDUM OF OPTION AGREEMENT RECORDED ON MAY 22, 2024 AS DOCUMENT NO. 2024-063874 IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND JOINS IN ALL DEDICATIONS THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS STATEMENT ON THE _____ DAY OF _____, 2024.

LANDSEA HOMES OF CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ _____
NAME: TITLE

OPTIONEE ACKNOWLEDGEMENT

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 THIS ____ DAY OF _____, 2024, BEFORE ME, _____,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
_____, 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 THAT BY HIS /HER /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,

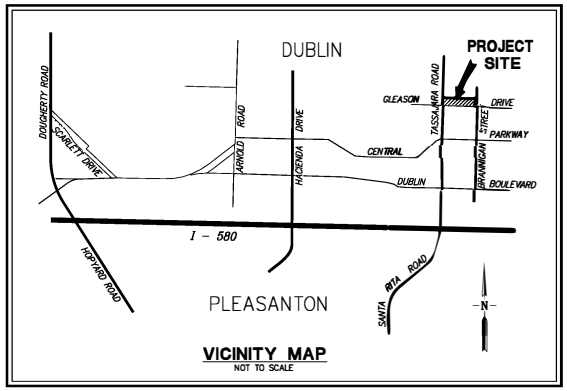
SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

PRINCIPAL COUNTY OF BUSINESS: _____



VICINITY MAP
NOT TO SCALE

COUNTY RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 20__, 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 ALAMEDA, STATE OF CALIFORNIA.

FEE: $_____

MELISSA WILK
COUNTY RECORDER IN AND FOR THE
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

TRACT 8677

PA-4 THE DC DUBLIN CENTRE

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP 9512
FILED IN BOOK 308 OF PARCEL MAPS
AT PAGES 13 THROUGH 18
OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF DUBLIN
ALAMEDA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
OCTOBER 2024

APN: 985-0052-025 JOB NO. 171028PA4 SHEET 1 OF 6 SHEETS

TRUSTEE'S STATEMENT

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED MAY 22, 2024 AS INSTRUMENT NO. 2024063872, OFFICIAL RECORDS OF ALAMEDA COUNTY; DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID "TRACT 8677", THIS MAP, AND JOINS IN ALL DEDICATIONS THEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION

BY: _____ _____
NAME TITLE

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 _____, 2024, BEFORE ME,_____,
PERSONALLY APPEARED _____,
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 THAT BY HIS/HER/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 :

SIGNATURE: _____

PRINT: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

PRINCIPAL PLACE OF BUSINESS: _____

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 ORDINANCE AT THE REQUEST OF LANDSEA HOMES, INC. IN JANUARY 2023. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2026, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

LICENSED LAND SURVEYOR
SCOTT A. SHORTLIDGE
No. 6441
STATE OF CALIFORNIA

_____
SCOTT A. SHORTLIDGE, L.S. 6441 DATE

CITY ENGINEER'S STATEMENT

I, LAURIE L. SUCGANG, CITY ENGINEER OF THE CITY OF DUBLIN, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT 8677, PA-4 THE DC DUBLIN CENTRE, CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF SIX (6) SHEETS, THIS STATEMENT BEING UPON SHEET TWO (2) THEREOF, AND THAT THE FINAL MAP WAS PRESENTED TO ME AS PROVIDED BY LOCAL ORDINANCE THIS _____ DAY OF _____, 20__, AND THAT THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT I APPROVE SAID MAP AND ACCEPT, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE CITY OF DUBLIN, TASSAJARA ROAD, GLEASON DRIVE, BRANNIGAN STREET, EMERGENCY VEHICLE ACCESS EASEMENT (EVAE), PUBLIC SERVICE EASEMENT (PSE), PUBLIC UTILITY EASEMENT (PUE), AND PUBLIC ACCESS EASEMENT (PAE) OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, AND HEREBY REJECT THE DUBLIN SAN RAMON SERVICES DISTRICT EASEMENT (DSRSD) OFFER OF DEDICATION, AND HEREBY REJECT THE LIVERMORE AMADOR VALLEY TRANSIT AUTHORITY EASEMENT "LAVTA" OFFER OF DEDICATION.

I FURTHER CERTIFY, IN ACCORDANCE WITH GOVERNMENT CODE SECTIONS 66434(G) AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE ABANDONMENT OF THE EASEMENTS LISTED ON SHEET THREE (3) OF THIS MAP.

I FURTHER STATE THAT ALL AGREEMENTS AND SURETY REQUIRED BY LAW TO ACCOMPANY THE WITHIN FINAL MAP ARE APPROVED AND ARE FILED WITH THE CITY.

REGISTERED PROFESSIONAL ENGINEER
LAURIE L. SUCGANG
No. 73022
CIVIL
STATE OF CALIFORNIA

_____
LAURIE L. SUCGANG, R.C.E. 73022 DATE
CITY ENGINEER
CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

ACTING CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP ENTITLED "TRACT 8677, PA-4 THE DC DUBLIN CENTRE, CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA" AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

LICENSED LAND SURVEYOR
JONATHON J. CORREA
No. 8950
STATE OF CALIFORNIA

_____
JONATHON J. CORREA, P.L.S. NO. 8950 DATE
ACTING CITY SURVEYOR
CITY OF DUBLIN, ALAMEDA COUNTY, 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 _____, 20__.

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

BY: _____
DEPUTY COUNTY CLERK

SOIL REPORT

A GEOTECHNICAL INVESTIGATION AND REPORT ENTITLED "DESIGN LEVEL GEOTECHNICAL INVESTIGATION ON THE DUBLIN CENTER AT TASSAJARA ROAD, DUBLIN, CALIFORNIA", DATED MARCH 6, 2024, PROJECT NO. K020.G, HAS BEEN PREPARED BY QUANTUM GEOTECHNICAL, INC. FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF DUBLIN, CALIFORNIA.

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436(a), 3(A)(i) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF PARTIES OWNING THE FOLLOWING INTERESTS, WHICH CANNOT RIPEN INTO A FEE, HAVE BEEN OMITTED:

1. PATHWAY EASEMENT PER DOC. NO. 2005-118809 IN FAVOR OF CITY OF DUBLIN.
2. ROADWAY AND UTILITY EASEMENT PER PARCEL MAP 9512 IN FAVOR OF CITY OF DUBLIN.

TRACT 8677

PA-4 THE DC DUBLIN CENTRE

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RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
OCTOBER 2024

JOB NO. 171026PA4 SHEET 2 OF 6 SHEETS

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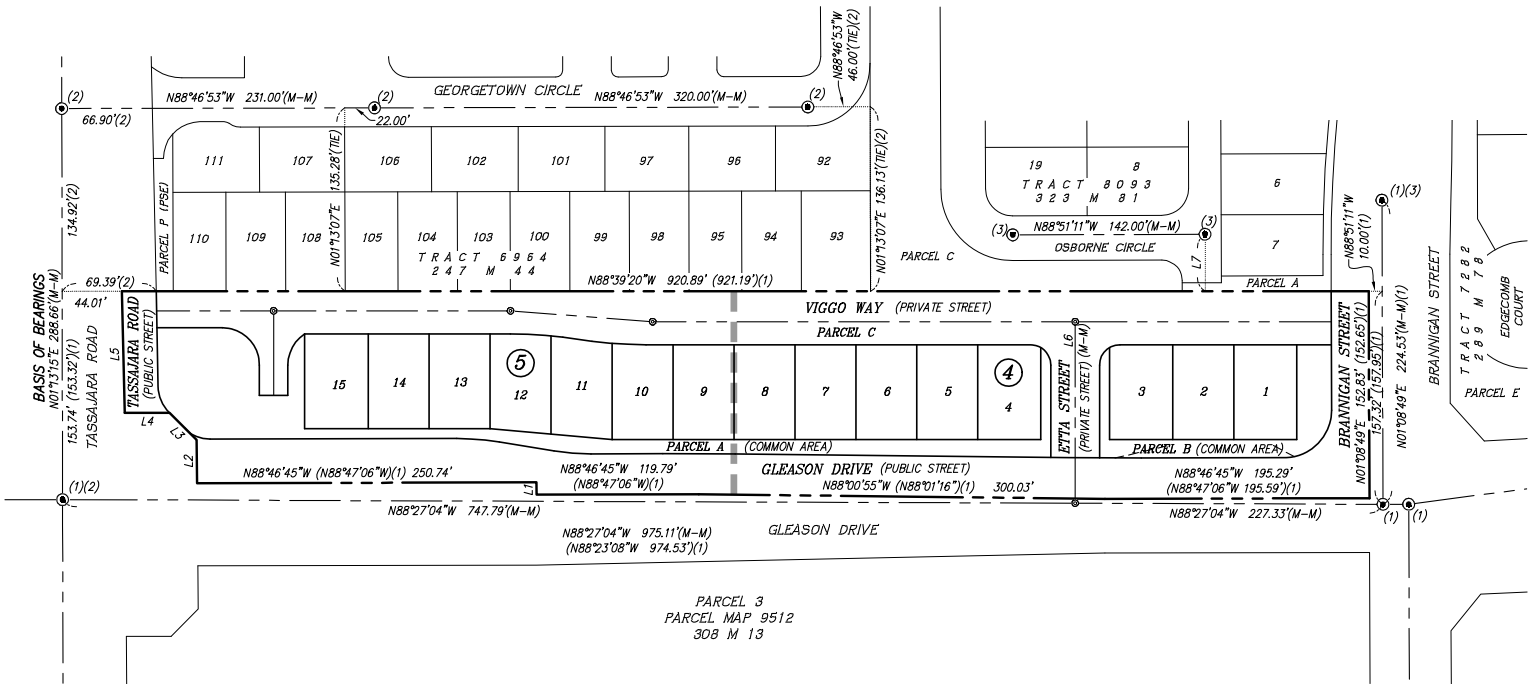
BOUNDARY MAP

AREA WITHIN TRACT MAP
BOUNDARY LINE = 3.07±ACRES



Line Table		
Line	Bearing	Distance
L1	N01°13'15"E (N01°12'54"E)(1)	9.00'
L2	N00°45'53"E (N00°45'32"E)(1)	32.00'
L3	N43°46'39"W (N43°47'00"W)(1)	28.29' (28.28')(1)
L4	N88°46'45"W (N88°47'06"W)(1)	33.00'
L5	N00°03'12"W (N00°03'33"W)(1)	89.84' (89.77')(1)
L6	N01°20'40"E	134.01'
L7	N01°20'40"E	42.05' (TIE)(3)

NOTES:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.
2. DUE TO ROUNDING, PARTS MAY NOT EQUAL TOTAL LENGTH.

BASIS OF BEARINGS

THE BEARING "N01°13'15"E" BETWEEN FOUND MONUMENTS ON TASSAJARA ROAD AS SHOWN ON PARCEL MAP NO. 9512, BOOK 308 OF MAPS PAGES 13 THROUGH 18, OFFICIAL RECORDS OF ALAMEDA COUNTY, IS TAKEN AS THE BASIS BEARINGS FOR THIS MAP.

REFERENCES:

(1) PARCEL MAP 9512 – 308 PM 13
(2) TRACT 6964 – 247 M 44
(3) TRACT 8093 – 323 M 81

LEGEND

- TRACT BOUNDARY LINE
- LOT LINE
- MONUMENT LINE
- MONUMENT TIE LINE
- NEW EASEMENT LINE AS NOTED
- EXISTING LOT LINE
- ◎ SET CITY OF DUBLIN STANDARD MONUMENT STAMPED LS 6441
- ◉ FOUND STREET MONUMENT PER REFERENCE AS NOTED

DSRSD	DUBLIN SAN RAMON SERVICES DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
LAVTA	LIVERMORE AMADOR VALLEY TRANSIT AUTHORITY
PAE	PUBLIC ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PRPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
(R)	RADIAL
(T)	TOTAL
(DATA)(1)	RECORD DATA & REFERENCE
///////	RELINQUISHMENT OF ABUTTER'S RIGHTS OF ACCESS
▬ ▬ ▬	SHEET LIMIT
(4)	SHEET NUMBER

ABANDONMENT NOTE:

PURSUANT TO GOVERNMENT CODE SECTIONS 66434(g) AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE EASEMENTS LISTED BELOW, AS THEY AFFECT THE PARCELS BEING SUBDIVIDED HEREON, WILL BE ABANDONED WITH THE FILING OF THIS MAP AND ARE THEREFORE NOT SHOWN HEREON:

1. PEDESTRIAN/BICYCLE EASEMENT PER 2005–118809
2. ROADWAY EASEMENT/PUBLIC UTILITY EASEMENT PER 308 PM 13

TRACT 8677

PA–4 THE DC DUBLIN CENTRE

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CITY OF DUBLIN
ALAMEDA COUNTY, CALIFORNIA

RUGGERI–JENSEN–AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
OCTOBER 2024

JOB NO. 171026PA4 SHEET 3 OF 6 SHEETS

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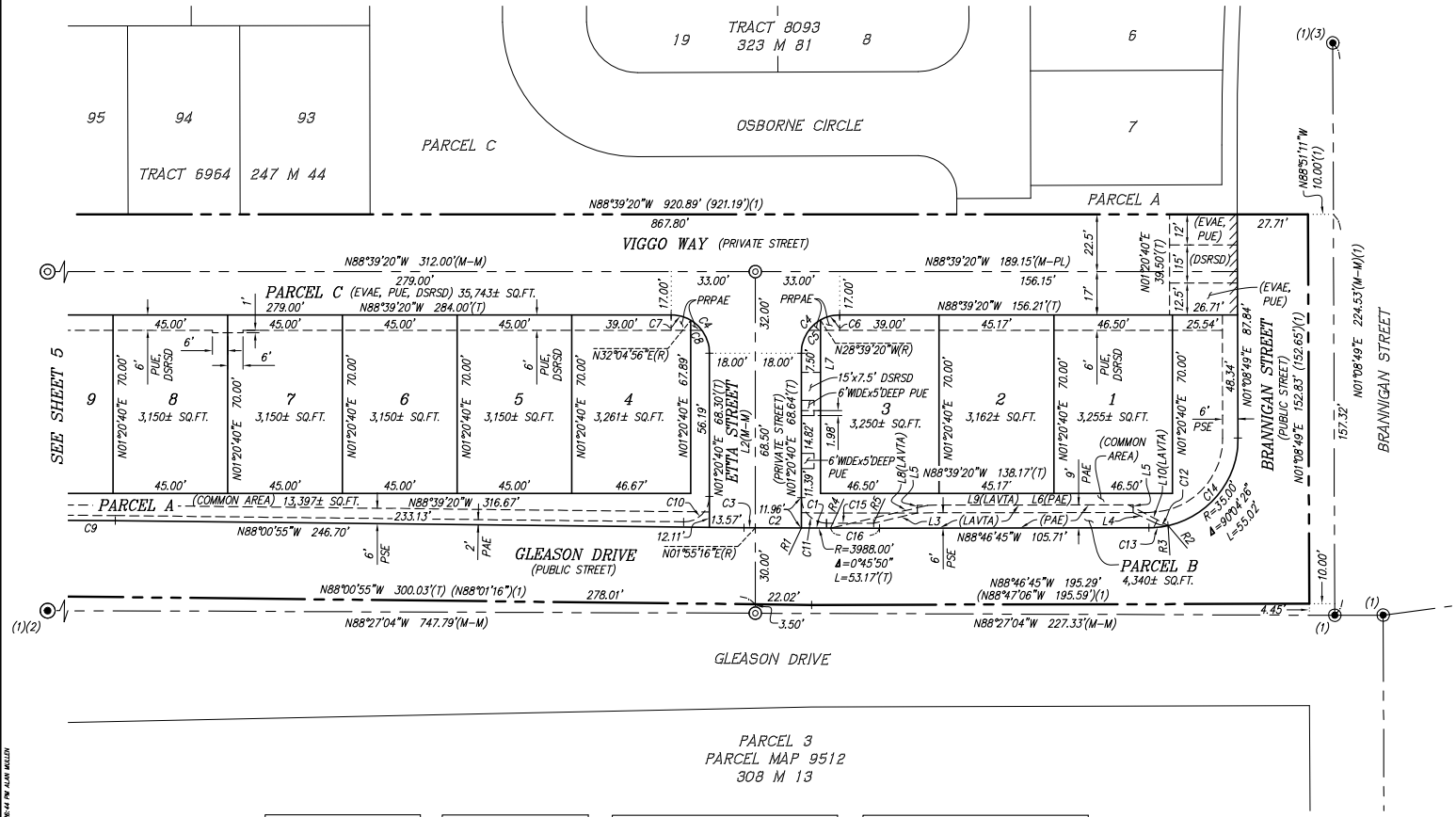

NOTES:

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2. DUE TO ROUNDING, PARTS MAY NOT EQUAL TOTAL LENGTH.

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(2) TRACT 6964 – 247 M 44
(3) TRACT 8093 – 323 M 81

LEGEND

	TRACT BOUNDARY LINE
	LOT LINE
	MONUMENT LINE
	MONUMENT TIE LINE
	NEW EASEMENT LINE AS NOTED
	EXISTING LOT LINE
◎	SET CITY OF DUBLIN STANDARD MONUMENT STAMPED LS 6441
◉	FOUND STREET MONUMENT PER REFERENCE AS NOTED
DSRSD	DUBLIN SAN RAMON SERVICES DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
LAVTA	LIVERMORE AMADOR VALLEY TRANSIT AUTHORITY
PAE	PUBLIC ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PRPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
(R)	RADIAL
(T)	TOTAL
(DATA)(1)	RECORD DATA & REFERENCE
///////	RELINQUISHMENT OF ABUTTER'S RIGHTS OF ACCESS

RADIAL BEARING TABLE	
NO.	BEARING
R1	N01°39'45"W
R2	N01°59'09"W(R=10')
R3	N01°10'22"W(R=35')
R4	N01°29'54"E
R5	N01°15'14"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N46°10'52"E	12.10'
L2	N01°20'40"E	134.01'
L3	N78°03'06"E	17.55'
L4	N63°15'01"W	9.80'
L5	N01°13'15"E	3.00'
L6	N88°46'45"W	84.70'
L7	N01°20'40"E	67.99'
L8	N78°03'06"E	39.30'
L9	N88°46'45"W	78.68'
L10	N61°03'56"W	17.60'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	3988.00'	00°26'30"	30.74'
C2	3988.00'	00°15'31"	18.00'
C3	3988.00'	00°03'49"	4.43'
C4	15.00'	90°00'00"	23.56'
C5	15.00'	60°00'00"	15.71'
C6	15.00'	30°00'00"	7.85'
C7	15.00'	30°44'16"	8.05'
C8	15.00'	59°15'44"	15.51'
C9	4012.00'	00°45'50"	53.49'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C10	10.00'	90°38'25"	15.82'
C11	10.00'	89°49'30"	15.68'
C12	10.00'	28°44'08"	5.02'
C13	35.00'	12°23'38"	7.57'
C14	35.00'	77°40'49"	47.45'
C15	3986.00'	0°15'56"	18.48'
C16	3988.00'	00°16'38"	19.30'

N

0 30 60 90

1 inch = 30 ft.

TRACT 8677

PA–4 THE DC DUBLIN CENTRE

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP 9512
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PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
OCTOBER 2024

JOB NO. 171026PA4 SHEET 4 OF 6 SHEETS

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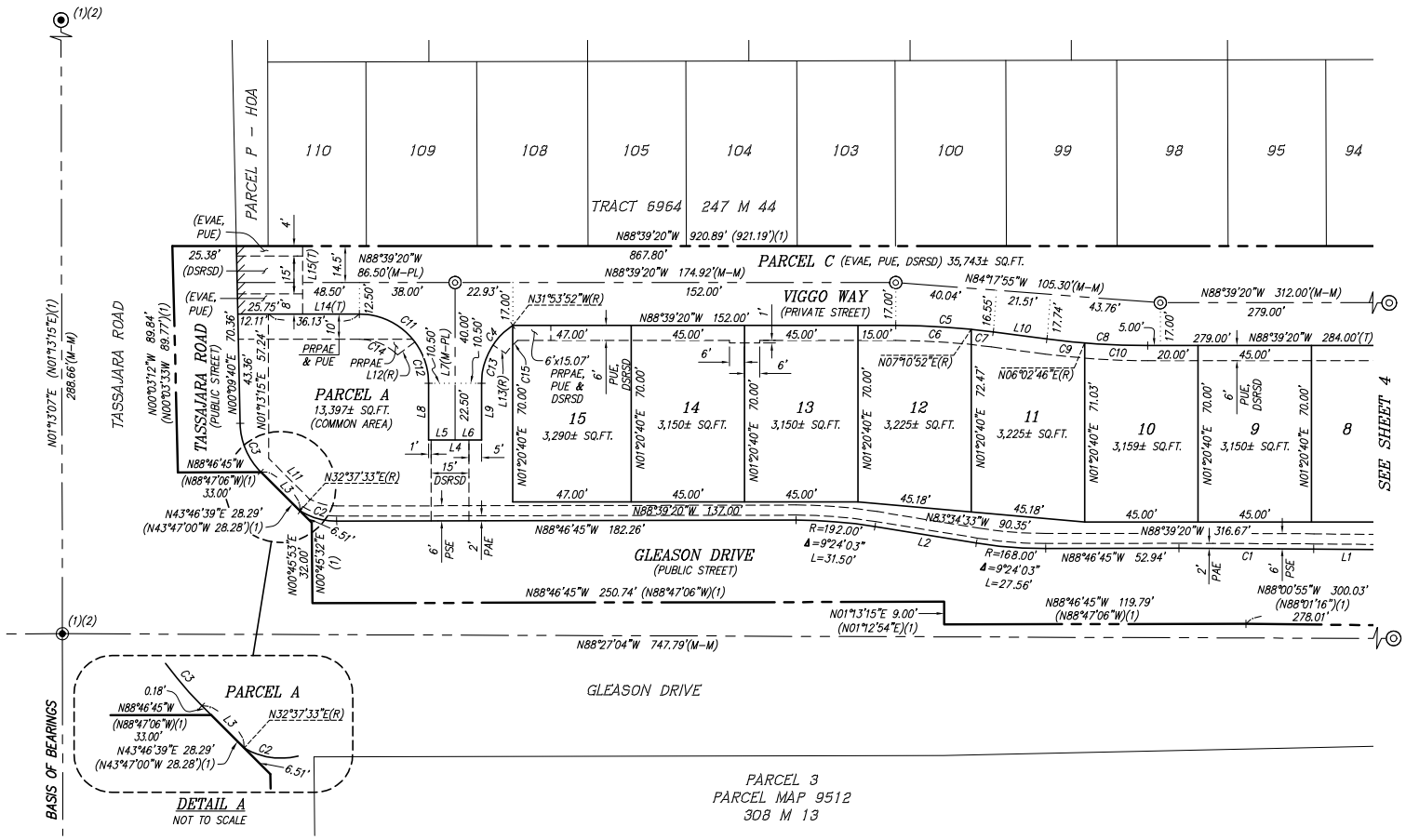

NOTES:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.
2. DUE TO ROUNDING, PARTS MAY NOT EQUAL TOTAL LENGTH.

BASIS OF BEARINGS

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(2) TRACT 6964 – 247 M 44
(3) TRACT 8093 – 323 M 81

LEGEND

	TRACT BOUNDARY LINE
	LOT LINE
	MONUMENT LINE
	MONUMENT TIE LINE
	NEW EASEMENT LINE AS NOTED
	EXISTING LOT LINE
◎	SET CITY OF DUBLIN STANDARD MONUMENT STAMPED LS 6441
◉	FOUND STREET MONUMENT PER REFERENCE AS NOTED
DSRSD	DUBLIN SAN RAMON SERVICES DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
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PAE	PUBLIC ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PRPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
(R)	RADIAL
(T)	TOTAL
(DATA)(1)	RECORD DATA & REFERENCE
////////	RELINQUISHMENT OF ABUTTER'S RIGHTS OF ACCESS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°00'55"W	246.70'
L2	N79°22'42"W	40.81'
L3	N43°46'39"W	21.96'
L4	N88°39'20"W	21.00'
L5	N88°39'20"W	10.50'
L6	N88°39'20"W	10.50'
L7	N01°20'40"E	62.50'
L8	N01°20'40"E	22.50'
L9	N01°20'40"E	22.50'
L10	N81°07'26"W	21.54'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N43°46'39"W	22.79'
L12	N54°38'34"E	8.49'
L13	N55°03'33"W	6.00'
L14	N88°39'20"W	48.25'
L15	N01°20'40"E	27.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	4012.00'	00°45'50"	53.49'
C2	28.00'	31°24'18"	15.35'
C3	28.00'	43°56'19"	21.47'
C4	27.50'	56°45'28"	27.24'
C5	295.00'	07°31'55"	38.78'
C6	295.00'	05°50'13"	30.05'
C7	295.00'	01°41'42"	8.73'
C8	305.00'	07°31'54"	40.09'
C9	305.00'	02°49'48"	15.07'
C10	305.00'	04°42'06"	25.03'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C11	27.50'	90°00'00"	43.20'
C12	27.50'	36°42'06"	17.26'
C13	27.50'	33°35'47"	16.13'
C14	22.00'	43°51'34"	16.84'
C15	21.50'	18°39'16"	7.00'

N

0 30 60 90

1 inch = 30 ft.

TRACT 8677

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OCTOBER 2024

JOB NO. 171026PA4 SHEET 5 OF 6 SHEETS

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PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
OCTOBER 2024

ADDITIONAL INFORMATION SHEET

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES AND NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF CALIFORNIA GOVERNMENT CODE SECTION 66434.2 (THE SUBDIVISION MAP ACT):

NOTES:

1. APPROVAL OF THIS FINAL TRACT MAP IS SUBJECT TO THE VESTING TENTATIVE MAP (APPLICATION NUMBER PLPA-2023-00029) CONDITIONS OF APPROVAL DATED FEBRUARY 13, 2024.

2. COVENANTS, CONDITIONS, AND RESTRICTIONS SHALL RECORD SIMULTANEOUSLY TO THE FILING OF THIS MAP CREATING ALL THE PRIVATE STREETS AND EASEMENTS SHOWN HEREON ALLOWING THE NUMBERED AND LETTERED LOTS AND PARCELS CREATED BY THIS MAP ACCESS TO THE PUBLIC STREET. THE PRIVATE ACCESS EASEMENTS FOR ACCESS TO EACH LOT ARE TO BE PROVIDED WITH THE SALE OF EACH LOT. NO LOTS OR PARCELS SHALL BE LAND LOCKED.

3. THE AREAS DESIGNATED AS PRIVATE PEDESTRIAN ACCESS EASEMENT (PRPAE) ARE FOR THE FUTURE LOT OWNERS, RESIDENTS, AND VISITORS FOR PRIVATE PEDESTRIAN ACCESS AS MENTIONED IN THE CC&R'S. MAINTENANCE OF SAID AREA SHALL BE THE RESPONSIBILITY OF THE MASTER HOMEOWNERS ASSOCIATION GOVERNING TRACT 8677.

4. THE REAL PROPERTY DESIGNATED AS PARCELS "A" AND "B" ARE COMMON AREAS. MAINTENANCE OF SAID AREAS SHALL BE THE RESPONSIBILITY OF THE MASTER HOMEOWNERS ASSOCIATION GOVERNING TRACT 8677.

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Agenda Item 5.6

DUBLIN
CALIFORNIA

STAFF REPORT

CITY COUNCIL

DATE: November 19, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422 – Contract Change Order Authorization
Prepared by: Laurie Sucgang, City Engineer

EXECUTIVE SUMMARY:

The City Council will consider increasing the contract change order authority of the City Manager by $400,000 for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422. This will enable a change to the contract with Goodfellow Bros. California, LLC to compensate the contractor for costs due to delays to the schedule associated with environmental resource agency restrictions and unanticipated delays in obtaining permits from the resource agencies.

STAFF RECOMMENDATION:

Adopt the **Resolution** Authorizing the City Manager to Approve Contract Change Orders with Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422.

FINANCIAL IMPACT:

The cost resulting from the delays to the schedule associated with environmental resource agency restrictions and unanticipated delays in obtaining permits is estimated at $400,000. There are sufficient funds in the Iron Horse Nature Park and Open Space Project (CIP No. PK0422) budget to fund this work.

DESCRIPTION:

On October 17, 2023, the City Council awarded a construction contract of $3,324,491 to Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422, and authorized the City Manager to approve change orders up to a contingency amount of $335,000 (Resolution No. 108-23). The total potential construction contract amount, including the $335,000 contingency, is $3,659,491.

The Iron Horse Nature Park and Open Space Phase 1 Project is currently under construction. The contractor has begun grading activities from Amador Valley Boulevard to the stream crossing, excavated existing contaminated soils, placed new materials in this first segment for the new park pathway and amenities, and started the pathway connection and improvements at Stagecoach Park.

Work within the regulated streams and wetlands has been restricted by the permits from three resource agencies: the Regional Water Quality Control Board, the U.S. Army Corps of Engineers, and the California Department of Fish and Wildlife. Although pre-application engagement was conducted and permit applications were submitted to the agencies beginning in April of 2023, the final permit to construct was not issued to the City until September 2024.

Staff, the City's construction management team, and the contractor updated the construction schedule once the final permit was received. Based on this updated schedule, it was determined that there is not sufficient time remaining before the rainy season to begin work within the regulated streams and wetlands. All work within the jurisdictional areas, including bridge construction, installation of storm drainage culverts, and pathway and amenities installation would have to wait until the end of the rainy season, which is around April 15.

Work that can be accomplished outside of regulated and jurisdictional areas has commenced. However, the delay to work within the regulated and jurisdictional areas has created inefficiencies. Costs associated with the delay to the schedule, impacts on productivity, and inefficiencies in the contractor's means and methods are not the fault of the contractor. The City is responsible for paying for items such as storing the new bridge and other materials, constructing a new haul road and access to avoid the streams and wetlands, and overhead costs related to contractor staff and equipment that are on standby due to the delay. The cost for these delays and impacts is estimated to cost approximately $400,000.

Other change orders have been approved for the project that are unrelated to the delay. These change orders have encumbered approximately $136,000 of the approved $335,000 contingency, leaving $199,000 available. The approved change orders were for additional soil testing and removal of contaminated soils, asbestos testing of the old railroad trestle, and changing railroad interpretive signs from single-sided to double-sided.

Since the project is not complete, Staff recommends leaving the remaining $199,000 of contingency balance unencumbered for unforeseen changes that may arise throughout the remaining construction period. To compensate the contractor for the delays and associated impacts caused by the resource agency permitting delays, Staff requests that the City Council authorize an additional $400,000 of change order authority to the City Manager. This will bring the total authorized change order authority to $735,000 and will increase the total potential construction cost to $4,059,491. A budget change is not needed as there are sufficient available funds in the project budget.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted. A copy of this report was sent to Goodfellow Bros. California, LLC.

ATTACHMENTS:

1) Resolution Authorizing the City Manager to Approve Contract Change Orders with Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422
2) Resolution No. 108-23 – Approving the Plans and Specifications, Waiving a Minor Bid Irregularity, and Awarding a Contract to Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Project – Phase 1, CIP No. PK0422
3) CIP No. PK0422

RESOLUTION NO. XX - 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

AUTHORIZING THE CITY MANAGER TO APPROVE CONTRACT CHANGE ORDERS WITH GOODFELLOW BROS. CALIFORNIA, LLC FOR THE IRON HORSE NATURE PARK AND OPEN SPACE PHASE 1 PROJECT, CIP NO. PK0422

WHEREAS, on October 17, 2023, the Dublin City Council adopted Resolution No. 108-23, Approving the Plans and Specifications, Waiving a Minor Bid Irregularity, and Awarding a Contract to Goodfellow Bros. California, LLC for the Iron Horse Nature Park and Open Space Phase 1 Project, CIP No. PK0422; and

WHEREAS, the City Council authorized the City Manager or designee to approve contract change orders based on appropriated funds designated for the Project, up to the contingency amount of $335,000; and

WHEREAS, compensation is due to the contractor for delays associated with the various resource agency permits; and

WHEREAS, sufficient budget is available in the Iron Horse Nature Park and Open Space Project, CIP No. PK0422, to increase the project contingency by $400,000, thereby facilitating payment for the unanticipated delay costs.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby authorize the City Manager, or designee, to approve contract change orders with Goodfellow Bros. California, LLC up to the revised contingency amount of $735,000 and increase the construction contract total to $4,059,491.

PASSED, APPROVED AND ADOPTED this 19th day of November 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION NO. 108 - 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING THE PLANS AND SPECIFICATIONS, WAIVING A MINOR BID IRREGULARITY, AND AWARDING A CONTRACT TO GOODFELLOW BROS. CALIFORNIA, LLC FOR THE IRON HORSE NATURE PARK AND OPEN SPACE PROJECT – PHASE 1, CIP NO. PK0422

WHEREAS, on October 1, 2013, the City Council approved the Iron Horse Nature Park and Open Space Master Plan to construct a 12.13-acre nature park and open space adjacent to the existing Iron Horse Regional Trail from the Dublin/San Ramon city limit to the confluence of Alamo and South San Ramon Creeks; and

WHEREAS, on December 7, 2021, the City Council approved the filing of an application for the Local Assistance Specified Grant from the State of California, Natural Resources Agency, Department of Parks and Recreation, and the Office of Grants and Local Services in the amount of $2,294,000; and

WHEREAS, the design team has completed the plans and specifications for Phase 1 of the Iron Horse Nature Park and Open Space project, CIP No. PK0422, (Project) which will construct approximately 2,000 linear feet of new trail and park amenities from Amador Valley Boulevard to Stagecoach Park with spur trails connecting the Project to Stagecoach Park and to the existing Iron Horse Regional Trail; and

WHEREAS, the City of Dublin did, on September 13, 2023, publicly open, examine, and declare all sealed bids for doing the work described in the approved plans and specifications for the Project, which plans and specifications are hereby expressly referred to for a description of said work and for all particulars relative to the proceedings under the request for bids; and

WHEREAS, Goodfellow Bros. California, LLC's bid contained a minor bid irregularity in that there was one document submitted that was missing a signature, however, the signed document has since been submitted and the Public Contract Code and the City's bid documents authorize the City to waive any minor irregularity and proceed with the award of the contract; and

WHEREAS, the bids were submitted to Staff and Goodfellow Bros. California, LLC was determined to be the lowest, responsive, and responsible bidder for doing said work.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin hereby approves the Plans and Specifications for the Project.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin does hereby waive the minor bid irregularity in the proposal submitted by Goodfellow Bros. California, LLC.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin does hereby award the Contract for the Project to the lowest, responsive, and responsible bidder, Goodfellow Bros. California, LLC. at a base bid of three-million three-hundred twenty-four thousand four-hundred ninety-one dollars and zero cents ($3,324,491.00), the particulars of which bids are on file in the Office of the Public Works Director.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin does hereby authorize the City Manager or designee to approve the Project Contract Change Orders based on the appropriated funds designated for the Project up to the contingency amount of three-hundred thirty-five thousand dollars and zero cents ($335,000.00).

BE IT FURTHER RESOLVED that the City Manager or designee is authorized to execute the Construction Agreement with Goodfellow Bros. California, LLC and make any necessary, non-substantive changes to carry out the intent of this Resolution.

PASSED, APPROVED AND ADOPTED this 17th day of October 2023, by the following vote:

AYES: Councilmembers Hu, Josey, McCorriston, Qaadri and Mayor Hernandez

NOES:

ABSENT:

ABSTAIN:

DocuSigned by:
M. Hernandez
97C94F7A46A8461...
Mayor

ATTEST:

DocuSigned by:
Marna Moore
9BB70815D22F40A...
City Clerk

Number – PK0422 **IRON HORSE NATURE PARK AND OPEN SPACE** **Program – PARKS**

PROJECT DESCRIPTION

This project provides for the planning, design, and construction of 12.13 acres of a nature park and open space adjacent to the Iron Horse Regional Trail, from the Dublin/San Ramon city limit to the confluence of Alamo and South San Ramon Creeks, that may be developed in partnership with Zone 7 Water Agency. The park size could increase to over 20 acres of usable parkland when combined with adjacent Zone 7 Water Agency property. The park will be designed in accordance with the Iron Horse Nature Park and Open Space Master Plan, which was approved by the City Council on October 1, 2013. The City has already acquired 12.13 acres and the balance of the parkland would be accessible through an easement and operational agreement with Zone 7 Water Agency. The City will continue to pursue the acquisition of the Alameda County portion of the Iron Horse Regional Trail corridor to add to the City's portion of the parkland. The Phase I improvements will provide a trail connection to Stagecoach Park and the installation of a shade structure over a picnic area.

In addition to Public Facilities Fee, possible funding sources are additional statewide grants or federal grants for projects that provide non-motorized infrastructure and enhancements that promote new or alternate access to parks, waterways, outdoor recreational pursuits, and forested or other natural environments to encourage health-related active transportation and opportunities for residents and trail users to reconnect with nature, such as Active Transportation Program grants or Proposition 68.

PROJECT TIMELINE: Planning and design for Phase 1 began in Fiscal Year 2021-22 and construction was awarded and work began in spring 2024. Phase 1 construction is anticipated to be completed in late 2024.

ANNUAL OPERATING IMPACT: $460,000

		2024-2029 CAPITAL IMPROVEMENT PROGRAM						
ESTIMATED COSTS	PRIOR YEARS	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	FUTURE YEARS	TOTALS
9100 – Salaries & Benefits	$210,247	$52,000						$262,247
9200 – Contract Services	$2,381,226	$196,505						$2,577,731
9400 – Improvements	$2,446,027	$1,215,000	$5,014,595					$8,675,622
9500 – Miscellaneous	$365,500		$255,000					$620,500
TOTAL	**$5,403,000**	**$1,463,505**	**$5,269,595**					**$12,136,100**

FUNDING SOURCE	PRIOR YEARS	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	FUTURE YEARS	TOTALS
4100 – Public Facilities Fee	$3,056,000	$1,463,505	$2,490,941					$7,010,446
2403 – State Park Grant	$2,294,000							$2,294,000
9998 – Unidentified			$2,778,654					$2,778,654
1001 – General Fund	$53,000							$53,000
TOTAL	**$5,403,000**	**$1,463,505**	**$5,269,595**					**$12,136,100**

Agenda Item 5.7

DUBLIN
CALIFORNIA

STAFF REPORT

CITY COUNCIL

DATE: November 19, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: City Treasurer's Informational Report of Investments for the Quarter Ending September 30, 2024
Prepared by: Chris Rhoades, Financial Analyst

EXECUTIVE SUMMARY:

The City Council will receive an informational report of the City's investments through the quarter ending September 30, 2024 including a monthly transaction ledger. The City's investment portfolio for this period totaled $438,121,036 (market value) with an average market yield of 4.22%. As required by the City's Investment Policy, the City Treasurer (Finance Director) affirms that the City is able to meet its expenditure requirements for the next six months.

STAFF RECOMMENDATION:

Receive the City Treasurer's Informational Report of Investments for the Quarter Ending September 30, 2024.

FINANCIAL IMPACT:

There is no financial impact resulting from this report. Investments are made in accordance with the City's Investment Policy and State Law. Interest earned is apportioned between funds (i.e., General Fund, Gas Tax Fund, etc.) based upon their proportionate share of the total cash balance. Based on the financial needs of the City including the timing of revenues and expenditures, the quarterly cash balance can vary from quarter to quarter.

DESCRIPTION:

The total investment portfolio (market value) consists of $303,495,281 managed by Chandler Asset Management (Chandler), and $134,625,755 invested by the City in local government pools, the Local Agency Investment Fund (LAIF) and the California Asset Management Program (CAMP). The average market yield of the Chandler portfolio and the local pools was 3.89% and 4.96% respectively.

The total investment portfolio balance fluctuates throughout the year due to normal cash flow needs and includes both discretionary and restricted funds.

Economic Update Highlights

The following are some highlights from the Economic Update included in the Investment Report prepared by Chandler (Attachment 1).

Recent economic data has shown positive but slower growth this year fueled by consumer spending. While consumers have been resilient, declining savings rates, growing credit card debt, higher delinquencies, and a moderating labor market pose potential headwinds to future economic growth. Inflationary trends are subsiding, but core levels remain above the Fed's target. The labor market is showing signs of cooling, reflecting an improved balance between supply and demand for workers. Given the cumulative effects of restrictive monetary policy and tighter financial conditions, Chandler believes the economy will gradually soften and the Fed will continue to lower rates at a measured pace through this year with the ability to move more aggressively should the employment data warrant.

City of Dublin Portfolio

The City's aggregate portfolio has maintained a healthy balance of investment types with minimal change from the prior quarter.

The market value of the City's portfolio increased by $2.97 million from the June 30, 2024 quarter. The quarterly change results from the normal fluctuations in the timing of incoming revenue, predominantly the receipt of sales tax revenue, expenditures on capital projects, as well as payments to Alameda County for police and fire services. The City's portfolio increased by $47.99 million from the same quarter the prior year due to General Fund operating revenues exceeding expenditures by $39.5 million on an annual basis, as well as the timing of capital project expenditures (see Table 1 below). Overall market yield-to-maturity has decreased to 4.22%, (shown in Table 2) due to the factors discussed in the Economic Update Highlights. For detailed monthly transactions, see Attachment 2.

Table 1: Portfolio Values and Yield to Maturity

Holdings	September 30, 2023 Market Value	June 30, 2024 Market Value	September 30, 2024 Par Value	Book Value	Market Value	% of Subtotal	Total Portfolio	Book Yield	Market Yield
Managed by City									
Cash[1]		293,969	314,182	314,182	314,182	0.2%	0.1%	0.00%	0.00%
LAIF	26,297,090	27,087,153	27,392,776	27,392,776	27,392,776	20.3%	6.3%	4.57%	4.57%
CAMP	82,616,317	114,468,288	106,918,796	106,918,796	106,918,796	79.4%	24.5%	5.08%	5.08%
SUBTOTAL	108,913,407	141,849,410	134,625,755	134,625,755	134,625,755	100.00%	30.85%	4.96%	4.96%
Accrued Interest[2]	222,462	-			-				
	109,135,869	141,849,410			134,625,755				
Managed by Chandler									
ABS	28,613,814	31,133,561	33,636,162	33,632,451	33,965,921	11.3%	7.7%	4.64%	4.33%
Agency	46,770,742	29,682,071	21,160,000	21,226,662	21,005,009	7.0%	4.8%	2.41%	3.84%
Cash[3]		448,879	10,076	10,076	10,076	0.0%	0.0%	0.00%	0.00%
Agency CMBS	7,428,709	8,540,328	12,066,167	11,737,750	11,859,631	3.9%	2.8%	3.94%	3.90%
Money Market	859,487	356,932	2,161,116	2,161,116	2,161,116	0.7%	0.5%	4.54%	4.54%
Supranational	23,103,092	26,304,657	27,525,000	27,201,694	27,039,073	9.0%	6.3%	2.46%	3.84%
Corporate	70,490,952	75,954,352	78,690,000	78,229,235	78,453,439	26.0%	18.0%	3.68%	4.21%
US Treasury	102,206,540	118,846,162	126,500,000	126,269,966	127,188,477	42.2%	29.0%	3.58%	3.59%
SUBTOTAL	279,473,336	291,266,941	301,748,521	300,468,950	301,682,742	100.00%	69.15%	3.56%	3.89%
Accrued Interest	1,524,241	2,031,616			1,812,539				
	280,997,577	293,298,557			303,495,281				
TOTAL PORTFOLIO	390,133,446	435,147,967	436,374,275	435,094,704	438,121,036		100.00%		4.22%
			Change from Prior Year		47,987,590				
			Change from Prior Quarter		2,973,069				

[1]Includes cash on hand, receivables, payables and accrued interest from the Local Pools.
[2]Accrued Interest is now shown in Cash.
[3]Includes cash on hand, receivables and payables from accounts managed by Chandler.

Table 2: Quarterly Holdings (Market Value) by Type, and YTM, Five Quarters

Holdings (Market Value)	9/30/23	12/31/23	3/31/24	6/30/24	9/30/24
LAIF/CAMP	108,913,407	136,194,650	131,332,074	141,555,441	134,311,573
ABS	28,613,814	25,798,334	27,628,978	31,133,561	33,965,921
Agency	46,770,742	45,535,489	39,102,074	29,682,071	21,005,009
Cash			730,962	742,848	324,258
Agency CMBS	7,428,709	8,685,518	8,630,360	8,540,328	11,859,631
Money Market	859,487	1,159,231	813,046	356,932	2,161,116
Supranational	23,103,092	23,370,361	26,247,930	26,304,657	27,039,073
Corporate	70,490,952	72,851,163	75,214,801	75,954,352	78,453,439
US Treasury	102,206,540	110,817,325	110,896,377	118,846,162	127,188,477
Accrued Interest	*1,746,703*	*2,037,268*	*1,713,120*	*2,031,616*	*1,812,539*
TOTAL	390,133,446	426,449,339	422,309,722	435,147,967	438,121,036
YIELD TO MATURITY	5.19%	4.71%	4.92%	4.98%	4.22%

Funds Managed by the City

The City participates in two local agency investment pools managed by government finance professionals and treasurers: the Local Agency Investment Fund (LAIF) and the California Asset Management Program (CAMP). Table 3 shows the yields in the pools and with the assets managed by Chandler over the most recent eight quarters.

Table 3: Quarterly Portfolio Yields, Recent Eight Quarters

Market Yield	LAIF	CAMP	Chandler
12/31/22	2.23%	4.50%	4.57%
3/31/23	2.88%	4.92%	4.37%
6/30/23	3.26%	5.20%	4.98%
9/30/23	3.61%	5.52%	5.24%
12/31/23	3.95%	5.56%	4.46%
3/31/24	4.27%	5.48%	4.79%
6/30/24	4.56%	5.44%	4.84%
9/30/24	4.57%	5.08%	3.89%

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) City of Dublin Investment Report for Period Ending September 30, 2024
2) Transaction Ledger – July through September 2024

CHANDLER ASSET MANAGEMENT

INVESTMENT REPORT

City of Dublin | As of September 30, 2024

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures at the end of the statement.

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City of Dublin | As of September 30, 2024

ECONOMIC UPDATE

ACCOUNT PROFILE

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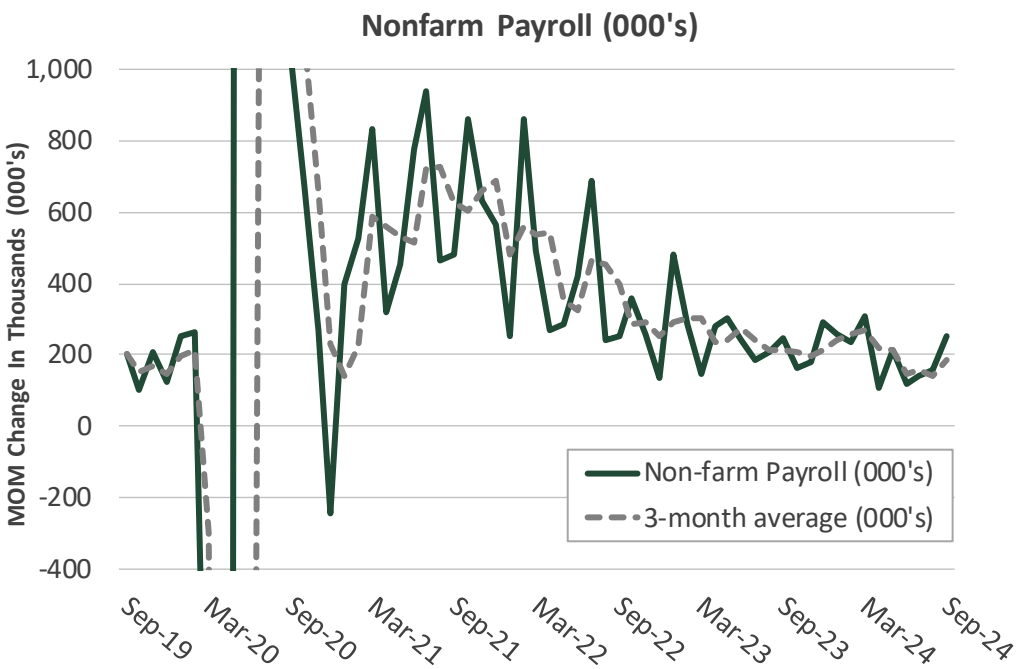
CHANDLER ASSET MANAGEMENT

ECONOMIC UPDATE

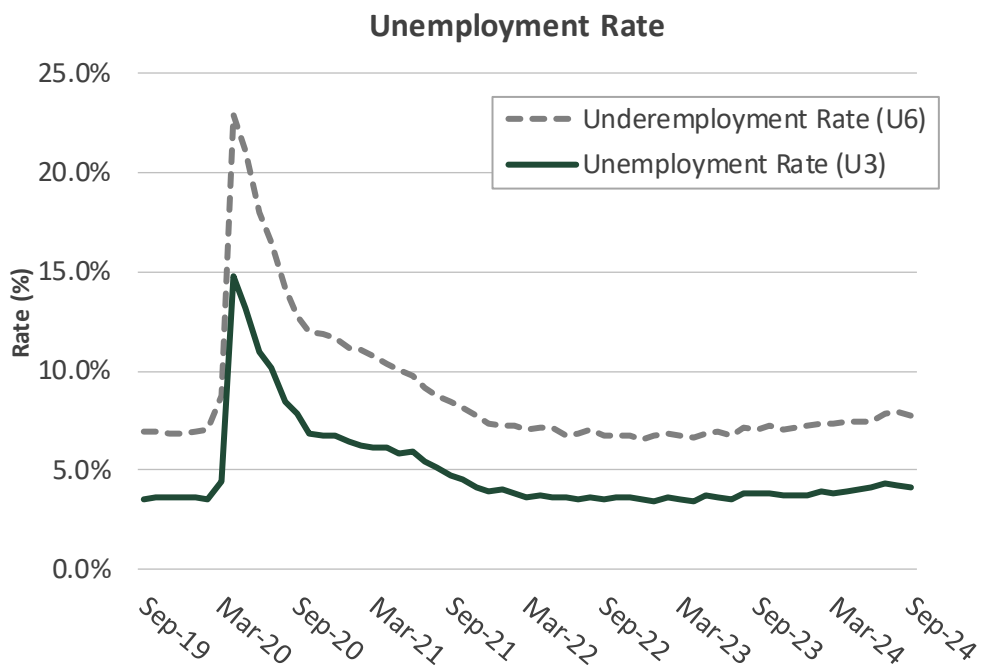
- Recent economic data suggests positive but slower growth this year fueled by consumer spending. While the consumer has been resilient, declining savings rates, growing credit card debt, higher delinquencies, and a moderating labor market pose potential headwinds to future economic growth. Inflationary trends are subsiding, but core levels remain above the Fed's target. The labor market is showing signs of cooling, reflecting an improved balance between supply and demand for workers. Given the cumulative effects of restrictive monetary policy and tighter financial conditions, we believe the economy will gradually soften and the Fed will continue to lower rates at a measured pace through this year with the ability to move more aggressively should the employment data warrant.

- The Federal Open Market Committee (FOMC) delivered the first rate cut of the easing cycle with a 50 basis point cut at the September meeting. Although a reduction in the Fed Funds Rate was widely anticipated, the magnitude was somewhat of a surprise, as market participants were split between whether the FOMC would cut by 25 basis points or 50 basis points. Chair Jerome Powell reiterated previous statements acknowledging that monetary policy has shifted into a more balanced approach addressing price stability and full employment in tandem. The Fed released the quarterly Summary of Economic Projections (SEP) which now forecasts a substantially lower median Fed Funds Rate expectation among Fed Governors in 2025 due to lower inflation expectations and a higher projected unemployment rate. We believe the Fed will continue to lower rates at a measured pace through this year with the ability to move more aggressively should the employment data warrant.

- The US Treasury yield curve shifted lower in September following the 50 basis points rate cut by the FOMC mid-month. The 2-year Treasury yield fell 28 basis points to 3.64%, the 5-year Treasury dropped 15 basis points to 3.56%, and the 10-year Treasury yield declined 12 basis points to 3.78%. The 2-year and 10-year Treasury yield points on the curve began to normalize to +14 basis points at September month-end versus -2 basis points at August month-end. The spread between the 2-year Treasury and 10-year Treasury yield one year ago was -47 basis points. The inversion between 3-month and 10-year Treasuries ended the month of September at -85 basis points.

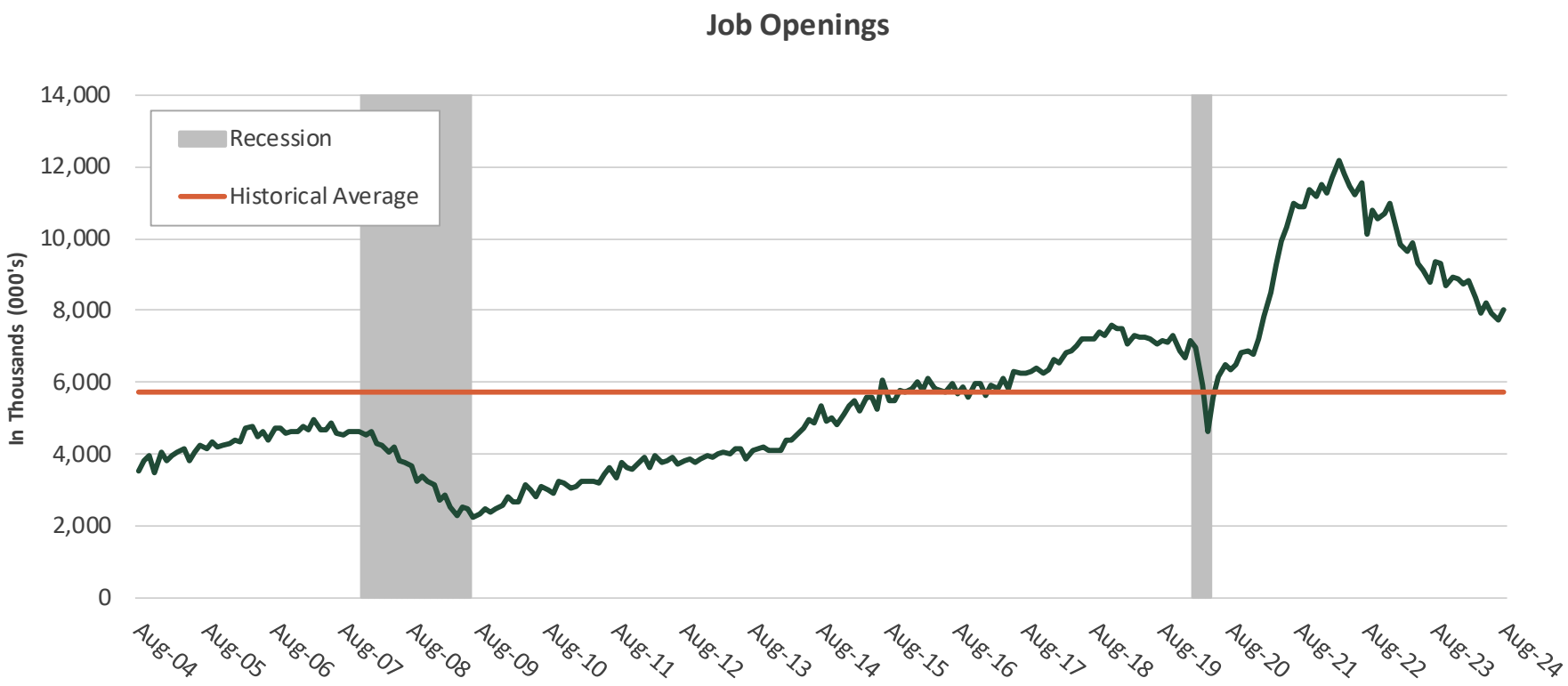


Source: US Department of Labor



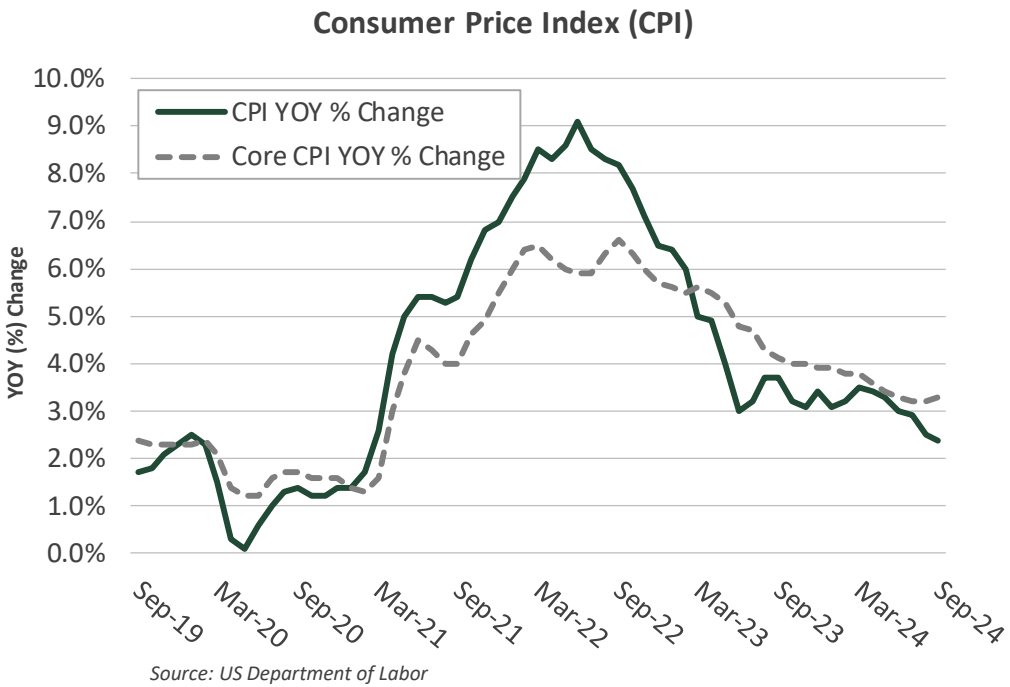
Source: US Department of Labor

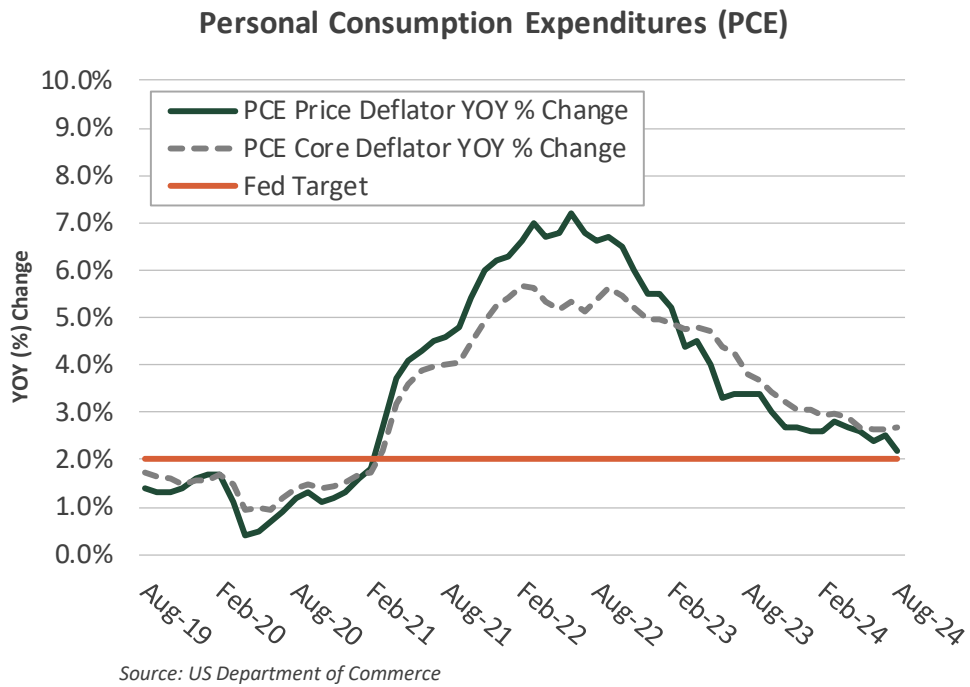
The U.S. economy added 254,000 jobs in September, well above expectations of 150,000. The three-month moving average and six-month moving average payrolls continued to trend weaker to 186,000 and 167,000 respectively. The unemployment rate declined to 4.1% in September, and the labor participation rate remained at 62.7%, remaining below the pre-pandemic level of 63.3%. The U-6 underemployment rate, which includes those who are marginally attached to the labor force and employed part time for economic reasons declined to 7.7% from 7.9%. Average hourly earnings rose 4.0% year-over-year in September. U.S. labor market data from September surprised to the upside, with strong job growth and a sharper-than-expected drop in unemployment, suggesting the economy may be more resilient than anticipated. The Federal Reserve's view is that there has been "substantial" progress towards better balance in the labor market between demand and supply for workers.



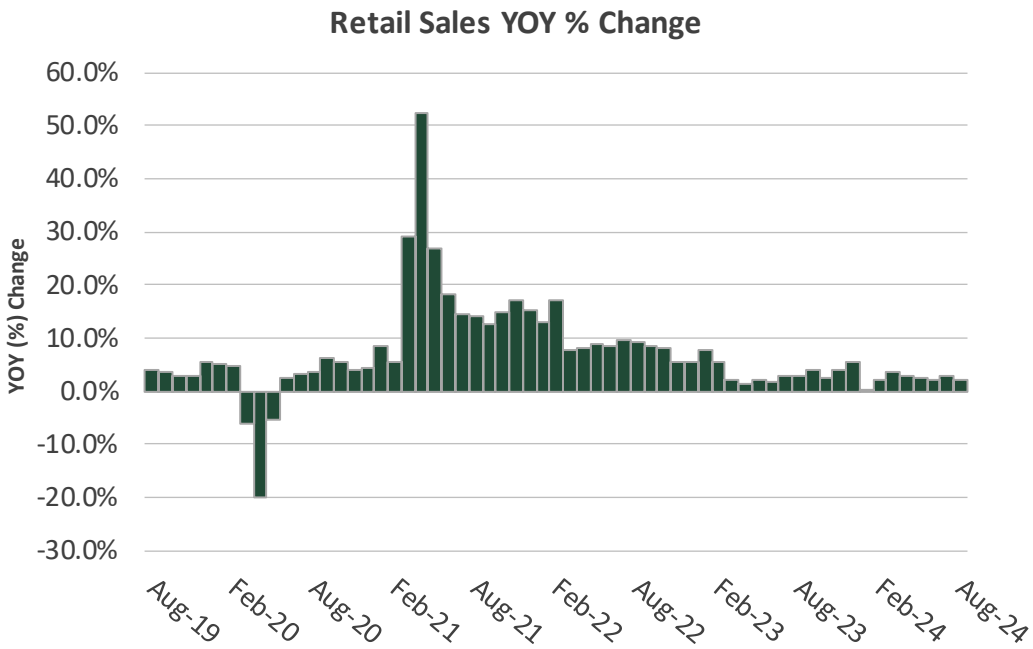
Source: US Department of Labor

The Labor Department's Job Openings and Labor Turnover Survey (JOLTS) increased to 8.04 million job openings in August from an upwardly revised 7.71 million in July. Job openings have increased to a ratio of 1.13 jobs for each unemployed individual. The quits rate, an indicator of job availability, declined to 1.9% from downwardly revised 2.0% in July. That is the lowest level since 2020. While the current level of job openings remains elevated from a historical perspective, the trend is decelerating.

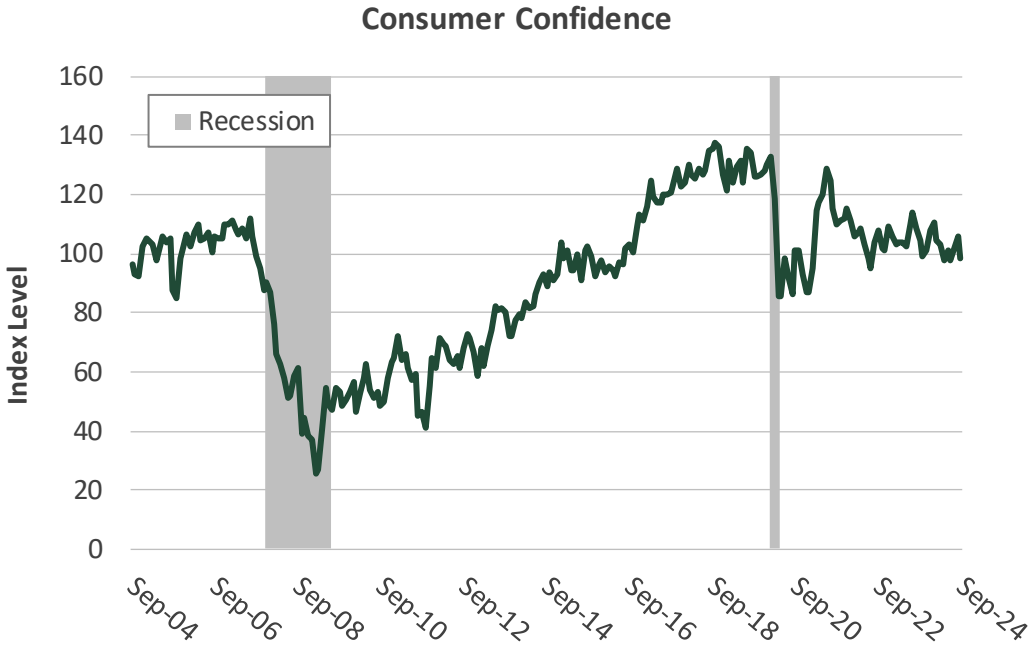




In September, the Consumer Price Index (CPI) rose 0.2% month-over-month and 2.4% year-over-year, down from 2.5% in August, but slightly higher than expected. The Core CPI, which excludes volatile food and energy components, rose by 0.3% month-over-month and 3.3% year-over-year, also exceeding consensus forecasts. The Personal Consumption Expenditures (PCE) Index rose 0.1% from the previous month and 2.2% year-over-year in August. The Core PCE deflator (the Fed's preferred gauge) increased 0.1% month-over-month and 2.7% over the past year, still above the Fed's 2% inflation target. Much of the lingering inflation has been driven by shelter costs and demand for services, but recent data provide confirmation that inflation is moderating.

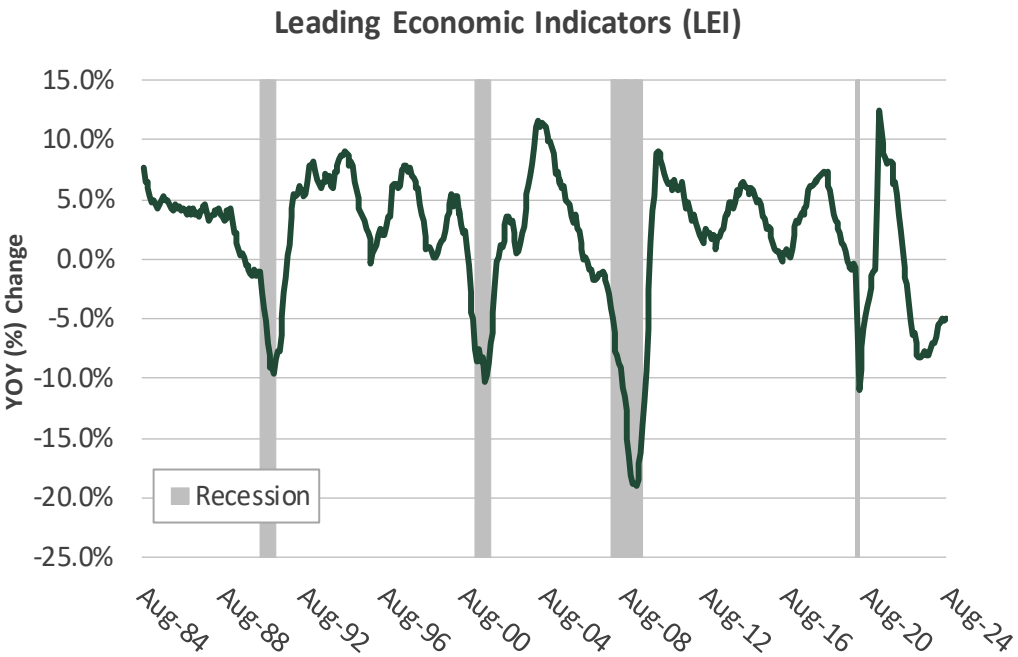


Source: US Department of Commerce

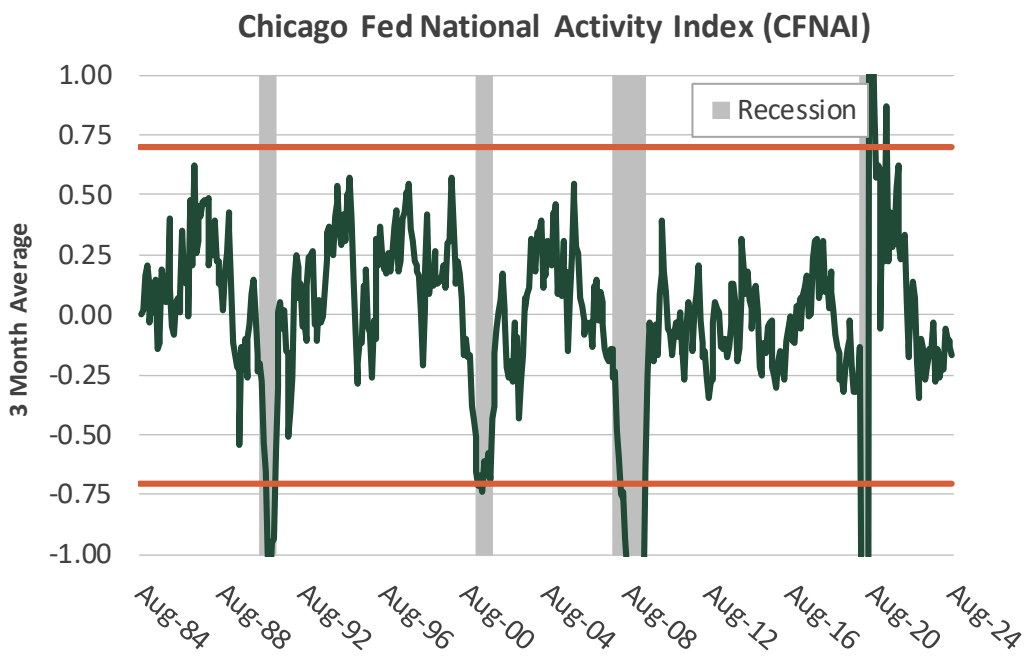


Source: The Conference Board
All time high is 144.70 (1/31/00); All time low is 25.30 (2/28/09)

Retail Sales grew more than expected month-over-month in August at 0.1% after growth of 1.1% in July. On a year-over-year basis, Retail Sales grew 2.1% in August versus 2.9% in July. Control-group sales, which are used to calculate gross domestic product, rose 0.3% month-over-month in August after last month's data was revised higher to an increase of 0.4%. E-commerce contributed the most to the increase. The Conference Board's Consumer Confidence Index for September came in below expectations, contracting to 98.7 after an upward revision to 105.6 in August. The decline reflects recent softening in labor market conditions, and less optimism about the job market and income growth. While the consumer has been resilient, consumption has begun to moderate in the face of declining savings rates, growing credit card debt, higher delinquencies, and a moderating labor market.

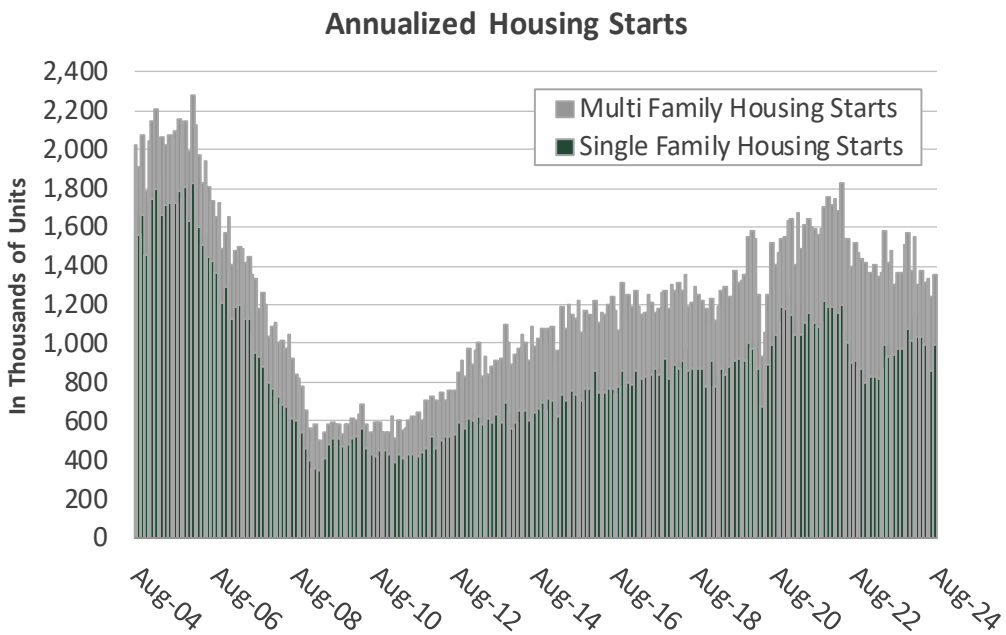


Source: The Conference Board

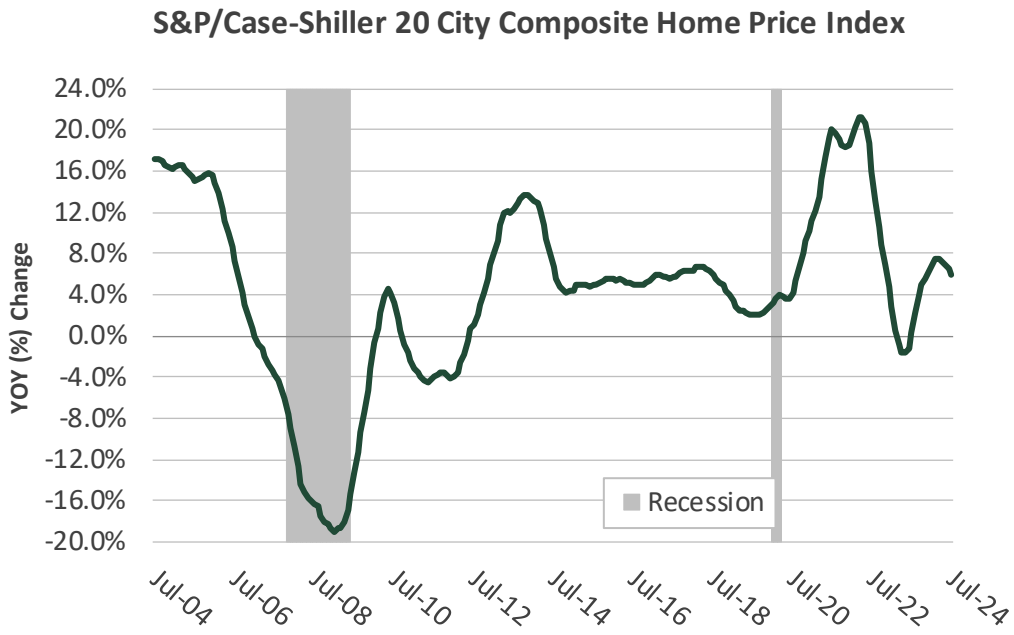


Source: Federal Reserve Bank of Chicago

The Conference Board's Leading Economic Index (LEI) remained in negative territory at -0.2% in August, improving from -0.6% in July. The index dropped 5.0% year-over-year. The improvement can be attributed to a decrease in the yield curve inversion, an increase in building permits, and stock market performance. The Chicago Fed National Activity Index (CFNAI) increased to 0.12 in August from a downwardly revised -0.42 in July, which was above consensus expectations. The three-month moving average fell to -0.17 in August from -0.13 in July, indicating below-trend growth expectations for the economy.

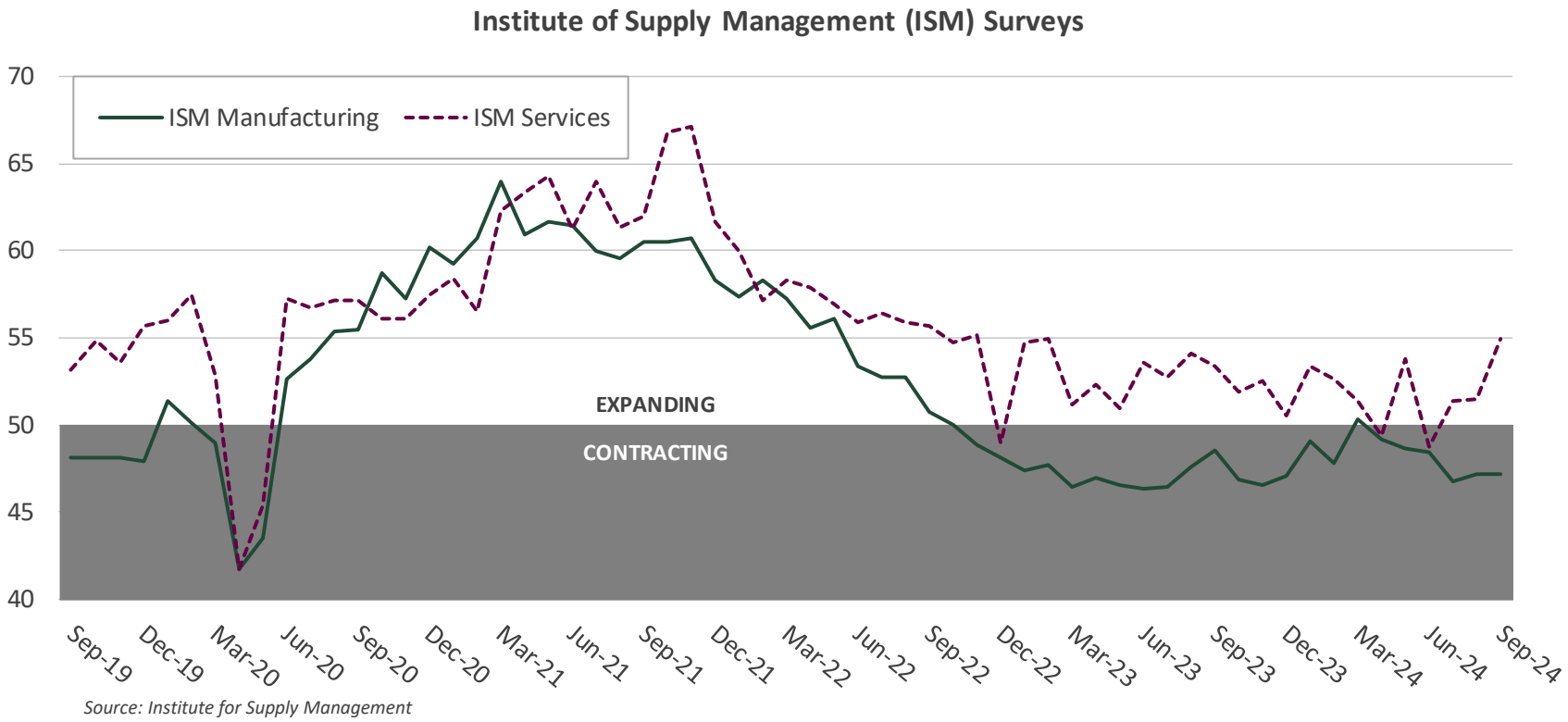


Source: US Department of Commerce



Source: S&P

Housing starts surprised to the upside on a month-over-month basis in August, increasing 9.6% to 1.356 million units versus the previous decline of 6.9% the prior month. Starts were led by the single-family home sector. Total starts were up 3.9% year-over-year. The Freddie Mac average rate for a 30-year fixed mortgage edged down to 6.35% in August from 6.85% in July. According to the Case-Shiller 20-City Home Price Index, housing prices rose 5.9% year-over-year in July, decelerating from 6.5% reported in the previous month. Although the trend is gradually improving, tight inventories and higher mortgage rates continue to impact affordability.



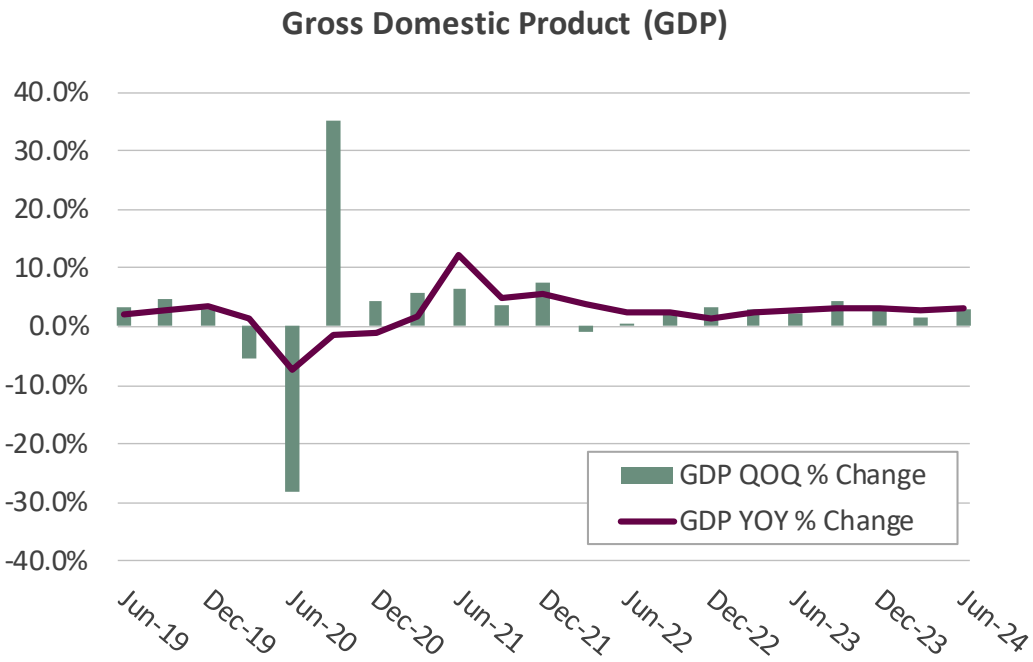
The Institute for Supply Management (ISM) Manufacturing index contracted at a slower rate of 47.2 in September compared to 47.5 in August. Demand remains subdued and companies are continuing to reduce head counts through layoffs, attrition and hiring freezes. The ISM Services Index increased to 54.9 in September, increasing from 51.7 in August, due stronger production and new orders. A reading over 50 indicates expansion, while a reading under 50 indicates contraction.

GROSS DOMESTIC PRODUCT (GDP)

CHANDLER ASSET MANAGEMENT

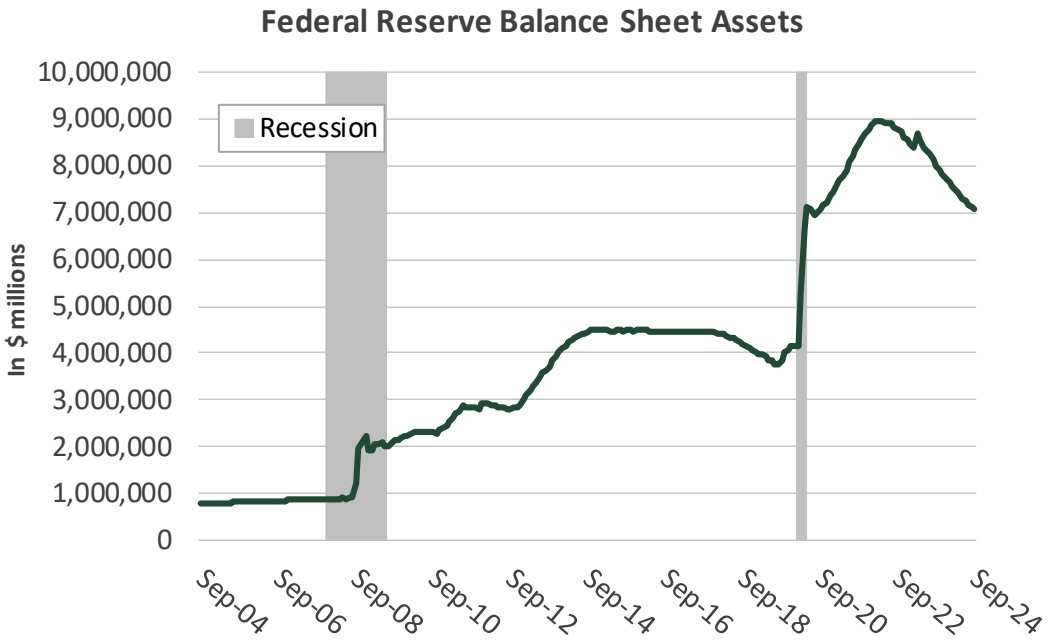
Components of GDP	9/23	12/23	3/24	6/24
Personal Consumption Expenditures	1.7%	2.3%	1.3%	1.9%
Gross Private Domestic Investment	1.8%	0.2%	0.6%	1.5%
Net Exports and Imports	-0.1%	0.1%	-0.6%	-0.9%
Federal Government Expenditures	0.3%	0.0%	0.0%	0.3%
State and Local (Consumption and Gross Investment)	0.6%	0.6%	0.3%	0.3%
Total	**4.4%**	**3.2%**	**1.6%**	**3.0%**

Source: US Department of Commerce

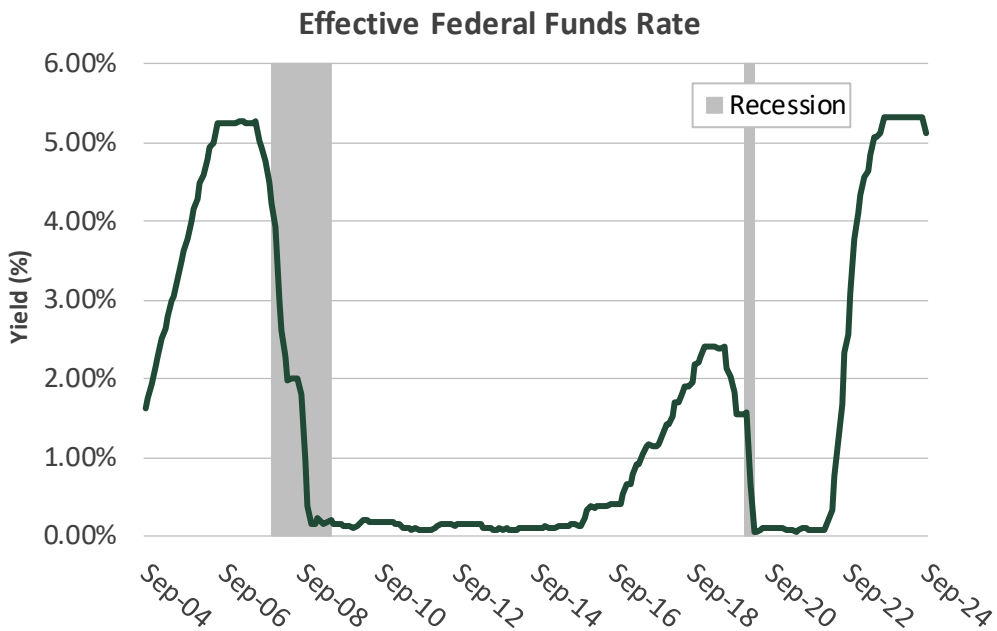


Source: US Department of Commerce

According to the third estimate, second quarter GDP increased at an annualized rate of 3.0%, unchanged from the prior estimate. Growth continues to be powered by personal consumption expenditures. Gross fixed investment, government consumption expenditures, and inventories also had positive contributions, with a negative offset by net exports. The consensus projection calls for 2.0% growth in the third quarter and 2.6% growth for the full year 2024.

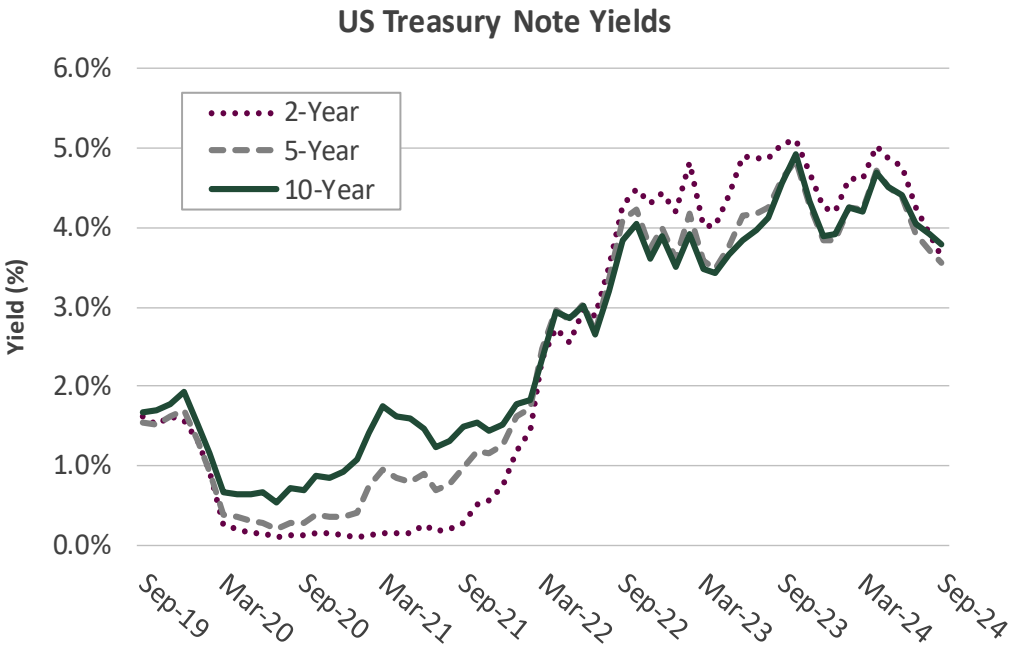


Source: Federal Reserve

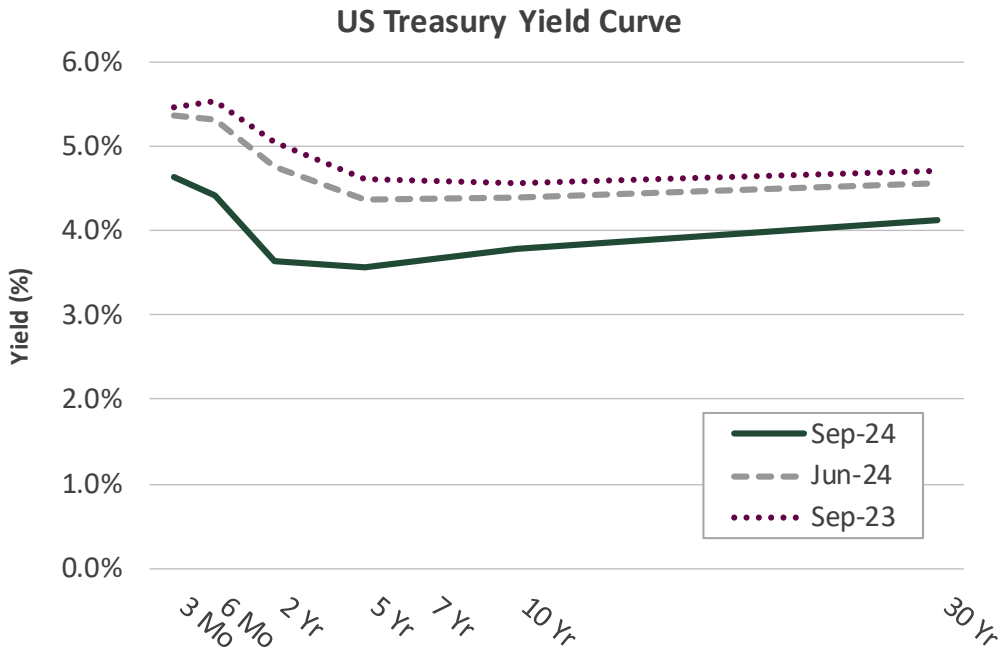


Source: Bloomberg

The Federal Open Market Committee (FOMC) delivered the first rate cut of the easing cycle at the September meeting. Although a reduction in the Fed Funds Rate was widely anticipated, the magnitude was somewhat of a surprise, as market participants were split between whether the FOMC would cut by 25 basis points or 50 basis points. Chair Jerome Powell reiterated previous statements acknowledging that monetary policy has shifted into a more balanced approach addressing price stability and full employment in tandem. The Fed released the quarterly Summary of Economic Projections (SEP) which now forecasts a substantially lower median Fed Funds Rate expectation among Fed Governors in 2025 to 3.1 – 3.6%. The Fed continues to reduce its holdings of U.S. Treasury securities and agency mortgage-backed securities as per its predefined schedule of $25 billion and $35 billion per month. Since the Fed began its Quantitative Tightening campaign in June 2022, securities holdings have declined by approximately $1.8T to approximately $7.1T.



Source: Bloomberg



Source: Bloomberg

At the end of September, the 2-year Treasury yield was 140 basis points lower, and the 10-Year Treasury yield was 79 basis points lower, year-over-year. The 2-year and 10-year Treasury yield points on the curve began to normalize to +14 basis points at September month-end versus -2 basis points at August month-end. The yield curve inversion which began in July 2022 was historically long. The average historical spread (since 2003) is about +110 basis points. The inversion between 3-month and 10-year Treasuries tightened to -85 basis points in September from -121 basis points in August.

CHANDLER ASSET MANAGEMENT

ACCOUNT PROFILE

Investment Objectives

The investment objectives of the City of Dublin are first, to provide safety of principal; second, to provide adequate liquidity to meet all requirements which might be reasonably anticipated; third, to attain a market average rate of return on its investments throughout economic cycles; and fourth, to be diversified to avoid incurring unreasonable and avoidable risks regarding specific security types or individual financial institutions.

Chandler Asset Management Performance Objective

The performance objective of the City of Dublin is to earn a return that equals or exceeds the return on of the ICE BofA 1-5 Year Treasury and Agency Index.

Strategy

In order to achieve this objective, the portfolio invests in high quality fixed income instruments consistent with the City's investment policy and California Government Code.

STATEMENT OF COMPLIANCE

CHANDLER ASSET MANAGEMENT

City of Dublin | Account #10198 | As of September 30, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES (CMOS)				
Max % (MV)	20.0	3.9	Compliant	
Max % Issuer (MV)	20.0	3.9	Compliant	
Max Maturity (Years)	5.0	4.3	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV; Non Agency ABS & MBS)	20.0	11.2	Compliant	
Max % Issuer (MV)	5.0	1.0	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1)	0.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	26.0	Compliant	
Max % Issuer (MV)	5.0	1.5	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	7.0	Compliant	
Max % Issuer (MV)	35.0	2.9	Compliant	
Max Callables (MV)	25.0	0.0	Compliant	
Max Maturity (Years)	5	3	Compliant	

STATEMENT OF COMPLIANCE

City of Dublin | Account #10198 | As of September 30, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV; Money Market Fund & Mutual Fund)	20.0	0.7	Compliant	
Max % Issuer (MV)	20.0	0.7	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (ALL STATES)				
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV; Money Market Fund & Mutual Fund)	20.0	0.7	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	9.0	Compliant	
Max % Issuer (MV)	10.0	4.3	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	

STATEMENT OF COMPLIANCE

City of Dublin | Account #10198 | As of September 30, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
TIME DEPOSITS				
Max % (MV)	10.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	1.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	42.2	Compliant	
Max Maturity (Years)	5	4	Compliant	

PORTFOLIO CHARACTERISTICS

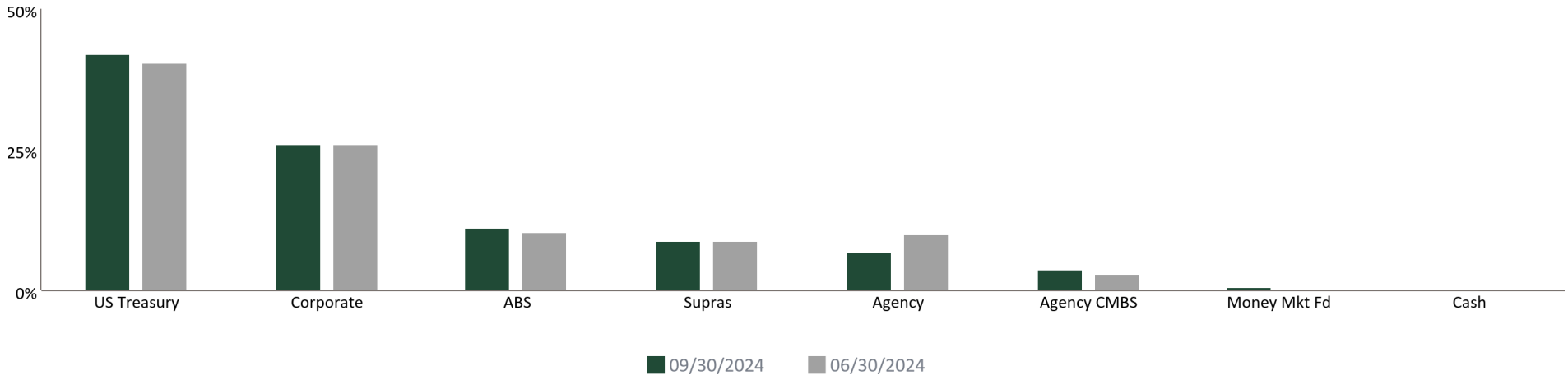
City of Dublin | Account #10198 | As of September 30, 2024

	Benchmark*	9/30/2024 Portfolio	6/30/2024 Portfolio
Average Maturity (yrs)	2.69	3.07	3.03
Average Modified Duration	2.52	2.61	2.57
Average Purchase Yield		3.56%	3.32%
Average Market Yield	3.66%	3.89%	4.84%
Average Quality**	AA+	AA	AA
Total Market Value		303,495,281	293,298,557

*Benchmark: ICE BofA 1-5 Year Unsubordinated US Treasury & Agency Index
**The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

SECTOR DISTRIBUTION

City of Dublin | Account #10198 | As of September 30, 2024



Sector as a Percentage of Market Value

Sector	09/30/2024	06/30/2024
US Treasury	42.16%	40.80%
Corporate	26.01%	26.08%
ABS	11.26%	10.69%
Supras	8.96%	9.03%
Agency	6.96%	10.19%
Agency CMBS	3.93%	2.93%
Money Mkt Fd	0.72%	0.12%
Cash	0.00%	0.15%

ISSUERS

CHANDLER ASSET MANAGEMENT

City of Dublin | Account #10198 | As of September 30, 2024

Issuer	Investment Type	% Portfolio
United States	US Treasury	42.16%
International Bank for Recon and Dev	Supras	4.30%
Inter-American Development Bank	Supras	4.11%
FHLMC	Agency CMBS	3.93%
Federal Home Loan Banks	Agency	2.87%
FNMA	Agency	1.80%
Chase Issuance Trust	ABS	1.69%
UnitedHealth Group Incorporated	Corporate	1.49%
Bank of Montreal	Corporate	1.47%
John Deere Owner Trust	ABS	1.43%
FHLMC	Agency	1.41%
Bank of America Corporation	Corporate	1.39%
Deere & Company	Corporate	1.35%
The Toronto-Dominion Bank	Corporate	1.35%
Toyota Motor Corporation	Corporate	1.29%
Royal Bank of Canada	Corporate	1.18%
Merck & Co., Inc.	Corporate	1.17%
Caterpillar Inc.	Corporate	1.14%
JPMorgan Chase & Co.	Corporate	1.14%
QUALCOMM Incorporated	Corporate	0.99%
Amazon.com, Inc.	Corporate	0.91%
Tennessee Valley Authority	Agency	0.89%
Northwestern Mutual Global Funding	Corporate	0.83%
Honeywell International Inc.	Corporate	0.81%
Guardian Life Global Funding	Corporate	0.80%
MERCEDES-BENZ AUTO RECEIVABLES TRUST	ABS	0.80%
Honda Motor Co., Ltd.	Corporate	0.79%
Morgan Stanley	Corporate	0.77%
BMW Vehicle Owner Trust	ABS	0.76%
Realty Income Corporation	Corporate	0.75%

ISSUERS

CHANDLER ASSET MANAGEMENT

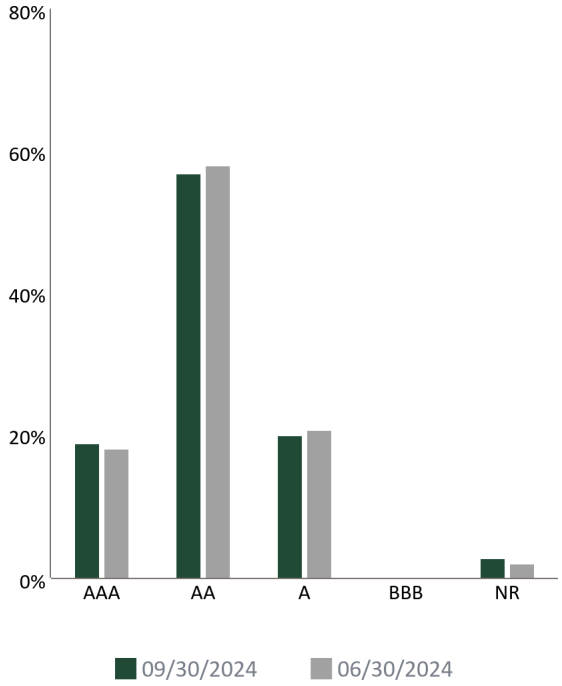
City of Dublin | Account #10198 | As of September 30, 2024

Issuer	Investment Type	% Portfolio
Berkshire Hathaway Inc.	Corporate	0.74%
American Express Credit Master Trust	ABS	0.73%
First American Govt Oblig fund	Money Mkt Fd	0.72%
GM Financial Automobile Leasing Trus	ABS	0.69%
Walmart Inc.	Corporate	0.68%
Hyundai Auto Receivables Trust	ABS	0.64%
The Home Depot, Inc.	Corporate	0.64%
GM Financial Securitized Term	ABS	0.64%
Toyota Lease Owner Trust 2024-B	ABS	0.64%
The Charles Schwab Corporation	Corporate	0.62%
Honda Auto Receivables 2024-3 Owner	ABS	0.62%
Honda Auto Receivables Owner Trust	ABS	0.60%
Metropolitan Life Global Funding I	Corporate	0.59%
International Finance Corporation	Supras	0.55%
Cisco Systems, Inc.	Corporate	0.54%
AbbVie Inc.	Corporate	0.51%
Bank of America Credit Card Trust	ABS	0.50%
BNY Mellon Corp	Corporate	0.49%
Target Corporation	Corporate	0.43%
U.S. Bancorp	Corporate	0.42%
Met Tower Global Funding	Corporate	0.40%
Toyota Lease Owner Trust	ABS	0.34%
Toyota Auto Receivables Owner Trust	ABS	0.33%
Dominion Energy, Inc.	Corporate	0.33%
Hyundai Auto Receivables Trust 2024-	ABS	0.28%
Hyundai Auto Lease Securitization Tr	ABS	0.26%
Mercedes-Benz Auto Lease Trust	ABS	0.26%
BMW Vehicle Lease Trust	ABS	0.06%
Cash	Cash	0.00%
TOTAL		**100.00%**

QUALITY DISTRIBUTION

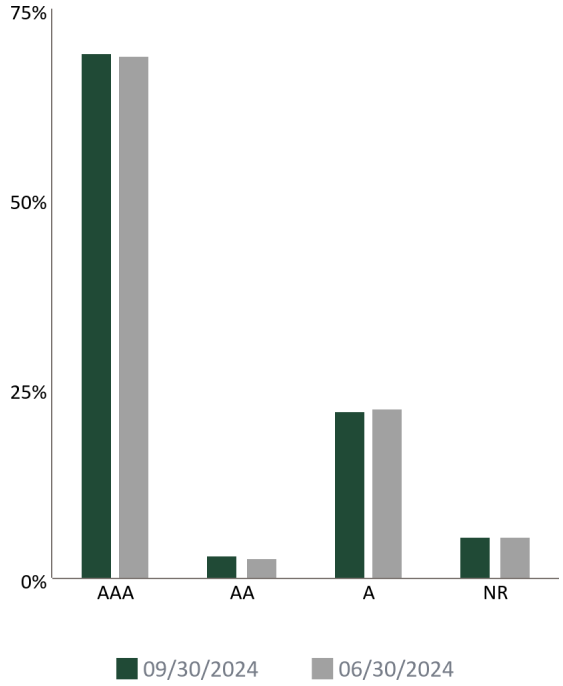
City of Dublin | Account #10198 | As of September 30, 2024

S&P Rating



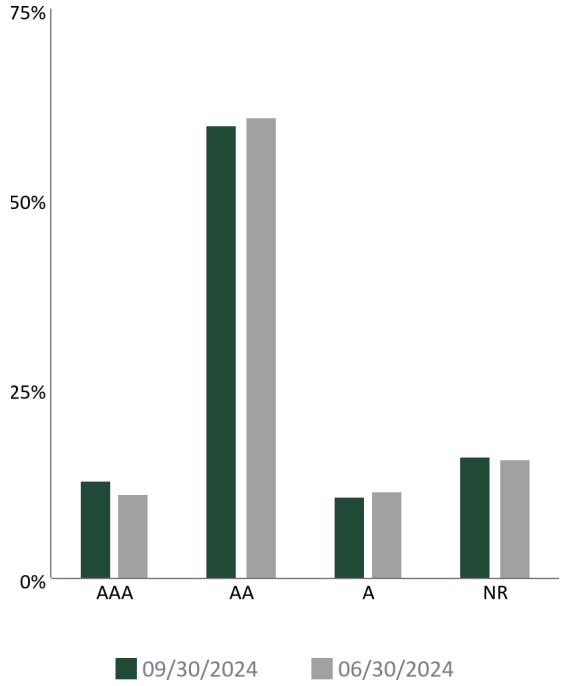
Rating	09/30/2024	06/30/2024
AAA	19.2%	18.5%
AA	57.1%	58.2%
A	20.2%	20.9%
BBB	0.3%	0.3%
NR	3.2%	2.2%

Moody's Rating



Rating	09/30/2024	06/30/2024
AAA	69.3%	69.1%
AA	3.2%	2.7%
A	22.0%	22.6%
NR	5.5%	5.5%

Fitch Rating

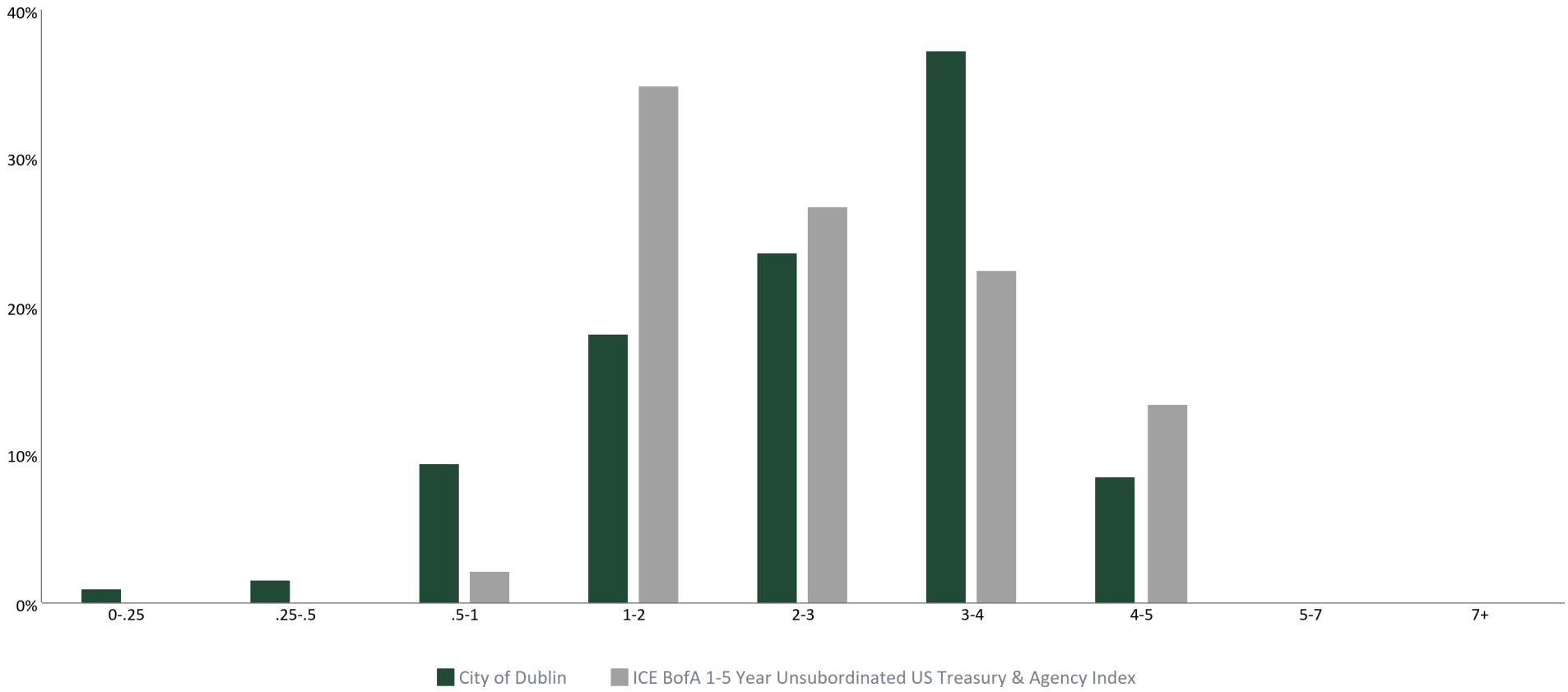


Rating	09/30/2024	06/30/2024
AAA	12.9%	11.4%
AA	60.0%	61.0%
A	10.8%	11.7%
NR	16.3%	15.9%

DURATION DISTRIBUTION

City of Dublin | Account #10198 | As of September 30, 2024

Portfolio Compared to the Benchmark

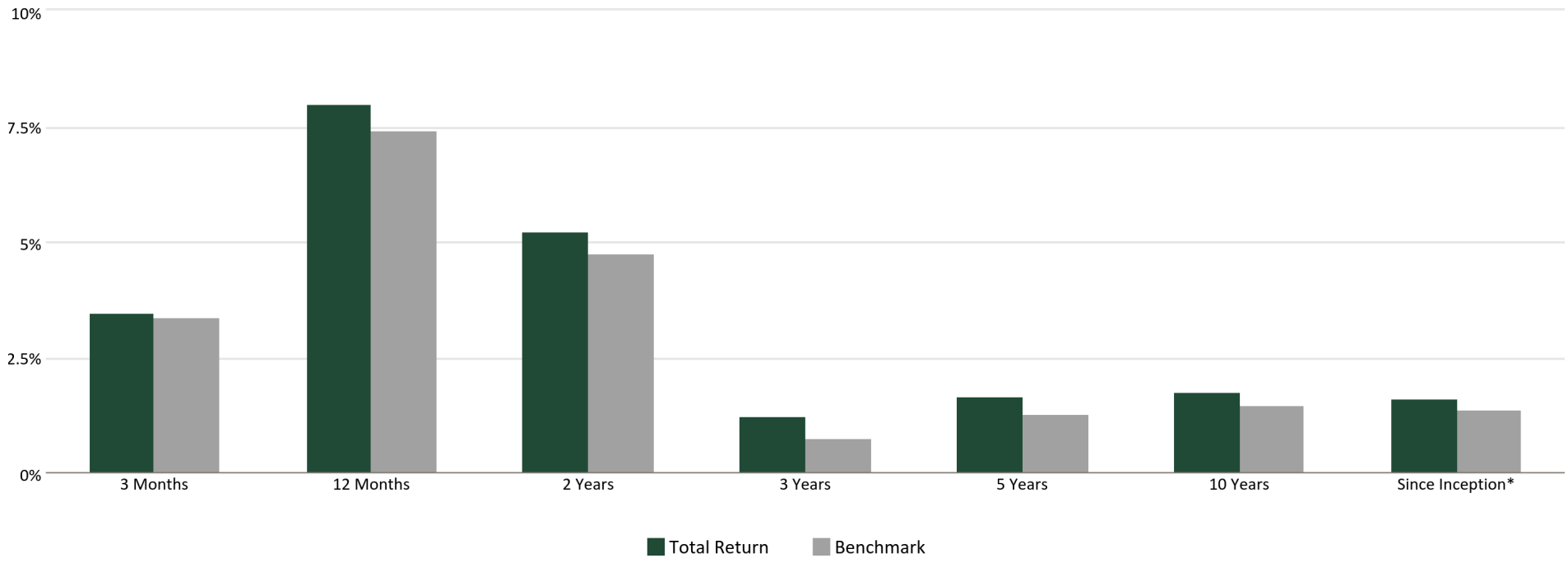


	0-.25	.25-.5	.5-1	1-2	2-3	3-4	4-5	5-7	7+
Portfolio	1.1%	1.6%	9.5%	18.3%	23.7%	37.3%	8.5%	0.0%	0.0%
ICE BofA 1-5 Year Unsubordinated US Treasury & Agency Index	0.1%	0.1%	2.2%	34.9%	26.8%	22.5%	13.4%	0.0%	0.0%

INVESTMENT PERFORMANCE

City of Dublin | Account #10198 | As of September 30, 2024

Total Rate of Return : Inception | 11/01/2013



	3 Months	12 Months	2 Years	3 Years	5 Years	10 Years	Since Inception
TOTAL RATE OF RETURN							
City of Dublin	3.48%	8.00%	5.26%	1.25%	1.65%	1.74%	1.64%
Benchmark	*3.37%*	*7.44%*	*4.75%*	*0.76%*	*1.28%*	*1.46%*	*1.38%*

*Periods over 1 year are annualized.
Benchmark: ICE BofA 1-5 Year Unsubordinated US Treasury & Agency Index
Total rate of return: A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending market value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.

PORTFOLIO CHARACTERISTICS

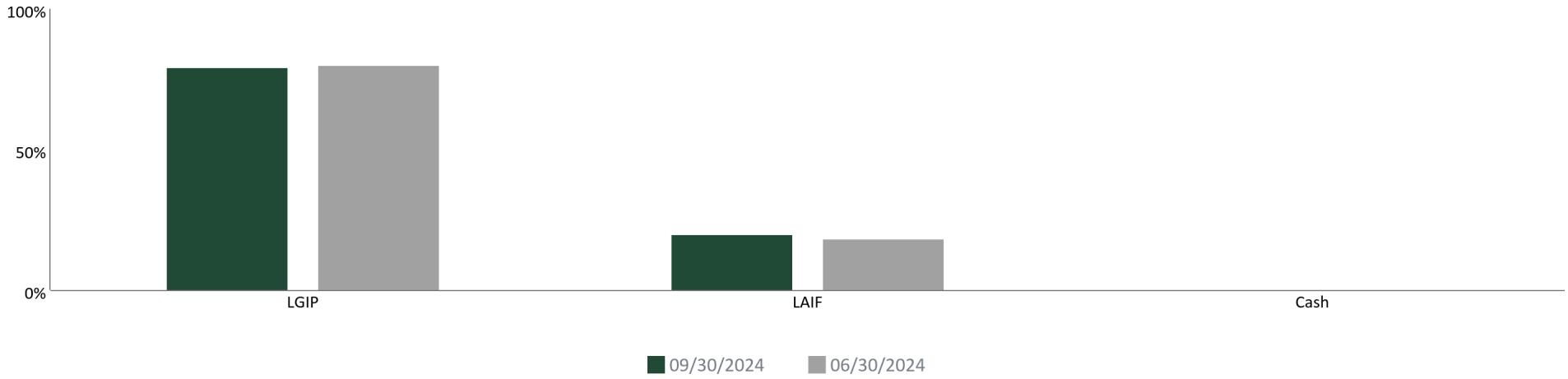
City of Dublin Reporting Account | Account #10219 | As of September 30, 2024

	9/30/2024 Portfolio	6/30/2024 Portfolio
Average Maturity (yrs)	0.00	0.00
Average Modified Duration	0.00	0.00
Average Purchase Yield	4.96%	5.26%
Average Market Yield	4.96%	5.26%
Average Quality**	AAA	AAA
Total Market Value	134,625,755	141,849,410

*Benchmark: NO BENCHMARK REQUIRED
**The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

SECTOR DISTRIBUTION

City of Dublin Reporting Account | Account #10219 | As of September 30, 2024



Sector as a Percentage of Market Value

Sector	09/30/2024	06/30/2024
LGIP	79.42%	80.70%
LAIF	20.35%	19.10%
Cash	0.23%	0.21%

ISSUERS

City of Dublin Reporting Account | Account #10219 | As of September 30, 2024

Issuer	Investment Type	% Portfolio
California Asset Mgmt Program	LGIP	79.42%
LAIF	LAIF	20.35%
Cash	Cash	0.23%
TOTAL		**100.00%**

CHANDLER ASSET MANAGEMENT

CONSOLIDATED INFORMATION

PORTFOLIO CHARACTERISTICS

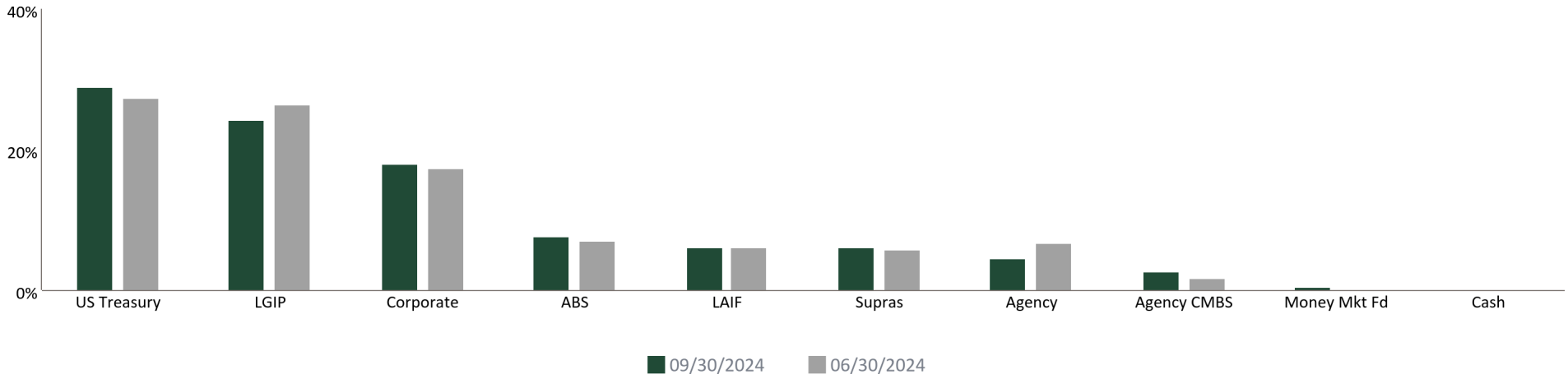
City of Dublin Cons | Account #10221 | As of September 30, 2024

	9/30/2024 Portfolio	6/30/2024 Portfolio
Average Maturity (yrs)	2.13	2.03
Average Modified Duration	1.80	1.73
Average Purchase Yield	4.00%	3.96%
Average Market Yield	4.22%	4.98%
Average Quality**	AA+	AA+
Total Market Value	438,121,036	435,147,967

*Benchmark: NO BENCHMARK REQUIRED
**The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

SECTOR DISTRIBUTION

City of Dublin Cons | Account #10221 | As of September 30, 2024



Sector as a Percentage of Market Value

Sector	09/30/2024	06/30/2024
US Treasury	29.15%	27.44%
LGIP	24.51%	26.43%
Corporate	17.98%	17.54%
ABS	7.78%	7.19%
LAIF	6.28%	6.25%
Supras	6.20%	6.07%
Agency	4.81%	6.85%
Agency CMBS	2.72%	1.97%
Money Mkt Fd	0.50%	0.08%
Cash	0.07%	0.17%

CHANDLER ASSET MANAGEMENT

PORTFOLIO HOLDINGS

City of Dublin | Account #10198 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
47788UAC6	JDOT 2021 A3 0.36 09/15/2025	4,199.48	03/02/2021 0.37%	4,198.67 4,199.34	99.81 5.41%	4,191.35 0.67	0.00% (7.99)	Aaa/NA AAA	0.96 0.04
05593AAC3	BMWLT 2023-1 A3 5.16 11/25/2025	172,859.36	02/07/2023 5.43%	172,855.25 172,857.66	100.08 4.88%	173,002.02 148.66	0.06% 144.36	Aaa/AAA NA	1.15 0.25
44934KAC8	HART 2021-B A3 0.38 01/15/2026	113,222.37	07/20/2021 0.60%	113,197.38 113,216.73	99.71 5.49%	112,893.15 19.12	0.04% (323.58)	NA/AAA AAA	1.29 0.06
43815GAC3	HAROT 2021-4 A3 0.88 01/21/2026	207,749.64	11/16/2021 0.89%	207,705.85 207,737.44	98.70 5.24%	205,044.74 50.78	0.07% (2,692.70)	Aaa/NA AAA	1.31 0.30
47789QAC4	JDOT 2021-B A3 0.52 03/16/2026	204,684.01	07/13/2021 0.52%	204,665.75 204,679.07	98.83 4.69%	202,286.16 47.30	0.07% (2,392.92)	Aaa/NA AAA	1.46 0.28
44935FAD6	HART 2021-C A3 0.74 05/15/2026	128,165.07	11/09/2021 0.75%	128,136.47 128,156.35	99.08 5.23%	126,984.77 42.15	0.04% (1,171.58)	NA/AAA AAA	1.62 0.20
43815BAC4	HAROT 2022-1 A3 1.88 05/15/2026	604,193.39	02/15/2022 1.89%	604,102.51 604,161.65	98.81 4.89%	596,990.61 504.84	0.20% (7,171.03)	Aaa/AAA NA	1.62 0.39
05602RAD3	BMWOT 2022-A A3 3.21 08/25/2026	397,337.38	05/10/2022 3.23%	397,316.71 397,328.88	99.33 4.75%	394,668.18 212.58	0.13% (2,660.70)	Aaa/AAA NA	1.90 0.44
47787JAC2	JDOT 2022 A3 0.36 09/15/2026	428,434.57	03/10/2022 2.34%	428,339.80 428,396.27	98.85 4.69%	423,507.01 441.76	0.14% (4,889.26)	Aaa/NA AAA	1.96 0.49
362554AC1	GMCAR 2021-4 A3 0.68 09/16/2026	190,738.93	10/13/2021 0.68%	190,734.06 190,737.29	98.52 4.96%	187,920.95 54.04	0.06% (2,816.34)	Aaa/AAA NA	1.96 0.34
448977AD0	HART 2022-A A3 2.22 10/15/2026	509,424.62	03/09/2022 2.23%	509,405.00 509,416.75	98.90 4.95%	503,819.16 502.63	0.17% (5,597.59)	NA/AAA AAA	2.04 0.40
380146AC4	GMCAR 2022-1 A3 1.26 11/16/2026	199,730.20	01/11/2022 1.27%	199,712.84 199,723.50	98.64 4.79%	197,018.12 104.86	0.07% (2,705.38)	NA/AAA AAA	2.13 0.38
362585AC5	GMCAR 2022-2 A3 3.1 02/16/2027	469,291.49	04/05/2022 3.13%	469,193.41 469,247.36	99.15 4.69%	465,322.23 606.17	0.15% (3,925.13)	Aaa/AAA NA	2.38 0.54
47800AAC4	JDOT 2022-B A3 3.74 02/16/2027	781,785.57	07/12/2022 3.77%	781,710.90 781,748.25	99.44 4.62%	777,425.70 1,299.50	0.26% (4,322.54)	Aaa/NA AAA	2.38 0.66
448988AD7	HALST 24A A3 5.02 03/15/2027	785,000.00	01/17/2024 5.03%	784,851.24 784,883.82	100.81 4.45%	791,366.59 1,751.42	0.26% 6,482.76	NA/AAA AAA	2.45 1.30
36269FAD8	GMALT 2024-1 A3 5.09 03/22/2027	995,000.00	02/08/2024 5.09%	994,875.63 994,900.81	101.00 4.40%	1,004,969.00 1,547.50	0.33% 10,068.19	NA/AAA AAA	2.47 1.34

City of Dublin | Account #10198 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
89238GAD3	TLOT 2024-A A3 5.25 04/20/2027	1,000,000.00	02/21/2024 5.25%	999,957.80 999,965.78	101.41 4.33%	1,014,131.80 1,604.17	0.34% 14,166.02	NA/AAA AAA	2.55 1.44
02582JJT8	AMXCA 2022-2 A 3.39 05/17/2027	2,205,000.00	05/17/2022 3.42%	2,204,512.25 2,204,856.14	99.28 4.61%	2,189,126.21 3,322.20	0.73% (15,729.94)	NA/AAA AAA	0.62 0.60
47800BAC2	JDOT 2022-C A3 5.09 06/15/2027	1,212,808.73	10/12/2022 5.15%	1,212,714.62 1,212,755.08	100.44 4.58%	1,218,205.13 2,743.64	0.40% 5,450.05	Aaa/NA AAA	2.71 0.79
36269WAD1	GMALT 2024-2 A3 5.39 07/20/2027	1,055,000.00	05/07/2024 5.85%	1,054,938.71 1,054,946.00	101.83 4.31%	1,074,306.18 1,737.53	0.36% 19,360.18	NA/AAA AAA	2.80 1.59
58768PAC8	MBART 2022-1 A3 5.21 08/16/2027	2,396,536.99	11/15/2022 5.28%	2,396,062.95 2,396,253.67	100.50 4.50%	2,408,551.31 5,549.31	0.80% 12,297.64	Aaa/AAA NA	2.88 0.65
891943AD4	TLOT 2024-B A3 4.21 09/20/2027	1,925,000.00	09/10/2024 4.25%	1,924,774.78 1,924,777.65	100.05 4.22%	1,926,036.42 3,151.65	0.64% 1,258.77	Aaa/NA AAA	2.97 1.97
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	765,000.00	05/17/2024 5.73%	764,910.50 764,919.28	102.19 4.33%	781,773.70 1,808.80	0.26% 16,854.41	Aaa/NA AAA	3.30 2.06
362583AD8	GMCAR 2023-2 A3 4.47 02/16/2028	625,000.00	04/04/2023 4.51%	624,982.81 624,988.03	100.13 4.38%	625,841.25 1,164.06	0.21% 853.22	Aaa/AAA NA	3.38 1.05
05592XAD2	BMWOT 2023-A A3 5.47 02/25/2028	550,000.00	07/11/2023 5.47%	549,902.54 549,928.08	101.24 4.43%	556,817.31 501.42	0.18% 6,889.23	NA/AAA AAA	3.41 1.12
89239FAD4	TAOT 2023-D A3 5.54 08/15/2028	980,000.00	11/07/2023 6.30%	979,894.36 979,913.96	102.33 4.19%	1,002,878.30 2,412.98	0.33% 22,964.34	NA/AAA AAA	3.88 1.64
161571HT4	CHAIT 2023-1 A 5.16 09/15/2028	3,090,000.00	09/07/2023 5.17%	3,089,143.45 3,089,322.54	102.17 4.04%	3,157,066.60 7,086.40	1.05% 67,744.05	NR/AAA AAA	3.96 1.82
47800RAD5	JDOT 2024 A3 4.96 11/15/2028	550,000.00	03/11/2024 5.12%	549,969.20 549,972.75	101.66 4.20%	559,142.54 1,212.44	0.19% 9,169.79	Aaa/NA AAA	4.13 2.04
437930AC4	HONDO-242-A3 5.27 11/20/2028	1,000,000.00	05/14/2024 5.27%	999,878.50 999,888.33	102.19 4.16%	1,021,893.00 1,903.06	0.34% 22,004.67	NA/AAA AAA	4.14 1.86
36268GAD7	GMCAR 2024-1 A3 4.85 12/18/2028	445,000.00	01/09/2024 4.91%	444,910.51 444,923.36	101.27 4.18%	450,641.18 899.27	0.15% 5,717.82	Aaa/NA AAA	4.22 1.74
161571HV9	CHAIT 241 A 4.6 01/16/2029	1,910,000.00	01/24/2024 4.61%	1,909,709.11 1,909,748.28	101.28 4.05%	1,934,392.99 3,904.89	0.64% 24,644.71	NR/AAA AAA	4.30 2.13
448973AD9	HART 2024-A A3 4.99 02/15/2029	1,170,000.00	03/11/2024 5.05%	1,169,742.02 1,169,770.08	101.69 4.14%	1,189,772.88 2,594.80	0.39% 20,002.81	NA/AAA AAA	4.38 1.85
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	1,305,000.00	06/04/2024 5.24%	1,304,801.77 1,304,814.67	102.19 4.05%	1,333,609.12 1,126.65	0.44% 28,794.45	Aaa/AAA NA	4.41 1.84

City of Dublin | Account #10198 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
44934QAD3	HART 2024-B A3 4.84 03/15/2029	825,000.00	07/16/2024 4.90%	824,875.51 824,880.58	101.71 4.12%	839,074.83 1,774.67	0.28% 14,194.25	NA/AAA AAA	4.45 2.19
47786WAD2	JDOT 2024-B A3 5.2 03/15/2029	1,110,000.00	06/11/2024 5.26%	1,109,783.00 1,109,796.16	102.53 4.20%	1,138,078.23 2,565.33	0.38% 28,282.06	Aaa/NA AAA	4.45 2.36
43813YAC6	HAROT 2024-3 A3 4.57 03/21/2029	1,845,000.00	08/09/2024 4.62%	1,844,710.15 1,844,717.25	100.97 4.15%	1,862,821.22 2,342.13	0.62% 18,103.97	Aaa/NA AAA	4.47 2.07
05522RDJ4	BACCT 2024-1 A 4.93 03/15/2029	1,480,000.00	06/06/2024 4.93%	1,479,916.97 1,479,922.23	102.32 4.03%	1,514,351.24 3,242.84	0.50% 34,429.01	Aaa/AAA NA	4.45 2.41
Total ABS		**33,636,161.78**	**4.64%**	**33,631,092.99 33,632,451.07**	**100.99 4.33%**	**33,965,921.18 59,982.24**	**11.26% 333,470.11**	**Aaa/AAA AAA**	**3.25 1.47**
AGENCY									
3137EAEU9	FEDERAL HOME LOAN MORTGAGE CORP 0.375 07/21/2025	1,745,000.00	07/21/2020 0.48%	1,736,309.90 1,743,604.06	97.12 4.04%	1,694,828.35 1,272.40	0.56% (48,775.70)	Aaa/AA+ AA+	0.80 0.79
3135G05X7	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.375 08/25/2025	2,755,000.00	08/25/2020 0.47%	2,742,106.60 2,752,681.45	96.87 3.95%	2,668,643.12 1,033.13	0.88% (84,038.33)	Aaa/AA+ AA+	0.90 0.88
3137EAEX3	FEDERAL HOME LOAN MORTGAGE CORP 0.375 09/23/2025	2,655,000.00	09/23/2020 0.44%	2,647,008.45 2,653,435.86	96.53 4.03%	2,562,961.32 221.25	0.85% (90,474.54)	Aaa/AA+ AA+	0.98 0.96
3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	2,860,000.00	11/09/2020 0.57%	2,849,761.20 2,857,739.71	96.23 4.04%	2,752,084.48 5,720.00	0.91% (105,655.23)	Aaa/AA+ AA+	1.10 1.07
3130ATUC9	FEDERAL HOME LOAN BANKS 4.5 12/12/2025	4,000,000.00	02/09/2023 4.22%	4,029,238.40 4,012,333.19	100.73 3.86%	4,029,298.20 54,500.00	1.34% 16,965.01	Aaa/AA+ AA+	1.20 1.14
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	3,000,000.00	03/21/2023 4.01%	3,065,010.00 3,044,987.64	102.91 3.59%	3,087,373.65 7,875.00	1.02% 42,386.01	Aaa/AA+ AA+	3.44 3.17
880591EZ1	TENNESSEE VALLEY AUTHORITY 3.875 03/15/2028	2,645,000.00	-- 3.73%	2,661,791.35 2,656,871.39	100.99 3.57%	2,671,297.81 4,555.28	0.89% 14,426.42	Aaa/AA+ AA+	3.46 3.21
3130AWMN7	FEDERAL HOME LOAN BANKS 4.375 06/09/2028	1,500,000.00	07/26/2023 4.27%	1,506,615.00 1,505,008.66	102.57 3.62%	1,538,522.21 20,416.67	0.51% 33,513.55	Aaa/AA+ AA+	3.69 3.35
Total Agency		**21,160,000.00**	**2.41%**	**21,237,840.90 21,226,661.94**	**99.34 3.84%**	**21,005,009.13 95,593.72**	**6.96% (221,652.81)**	**Aaa/AA+ AA+**	**1.89 1.77**
AGENCY CMBS									

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3137BFE98	FHMS K-041 A2 3.171 10/25/2024	651,167.00	07/01/2021 0.66%	700,462.38 651,167.00	99.66 3.17%	648,983.12 1,720.71	0.22% (2,183.88)	Aaa/AA+ AAA	0.07 0.23
3137BSRE5	FHMS K-059 A2 3.12 09/25/2026	2,000,000.00	02/18/2022 2.08%	2,085,625.00 2,036,325.76	98.29 3.98%	1,965,898.40 5,200.00	0.65% (70,427.36)	Aaa/AAA AAA	1.99 1.80
3137F4D41	FHMS K-074 A2 3.6 01/25/2028	1,000,000.00	07/25/2023 4.73%	954,414.06 966,557.16	99.01 3.88%	990,079.40 3,000.00	0.33% 23,522.24	Aaa/AA+ AAA	3.32 3.01
3137FG6X8	FHMS K-077 A2 3.85 05/25/2028	2,815,000.00	05/24/2023 4.24%	2,763,318.36 2,777,402.90	99.59 3.93%	2,803,321.41 9,031.46	0.93% 25,918.51	Aaa/AA+ AAA	3.65 3.28
3137FK4M5	FHMS K-085 A2 4.06 10/25/2028	1,100,000.00	10/30/2023 5.37%	1,038,253.91 1,049,743.15	100.33 3.93%	1,103,589.30 3,721.67	0.37% 53,846.15	Aaa/AA+ AA+	4.07 3.66
3137FKUP9	FHMS K-087 A2 3.771 12/25/2028	2,500,000.00	07/01/2024 4.86%	2,391,699.22 2,397,618.77	99.26 3.93%	2,481,443.25 7,856.25	0.82% 83,824.48	Aaa/AAA AA+	4.24 3.76
3137H5YC5	FHMS K-748 A2 2.26 01/25/2029	2,000,000.00	08/26/2024 4.08%	1,855,937.50 1,858,935.02	93.32 3.97%	1,866,316.00 3,766.67	0.62% 7,380.98	Aaa/AA+ AAA	4.32 3.95
Total Agency CMBS		**12,066,167.00**	**3.94%**	**11,789,710.43 11,737,749.76**	**98.34 3.90%**	**11,859,630.88 34,296.75**	**3.93% 121,881.12**	**Aaa/AA+ AAA**	**3.42 3.09**
CASH									
CCYUSD	Receivable	10,076.22	-- 0.00%	10,076.22 10,076.22	1.00 0.00%	10,076.22 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**10,076.22**	**0.00%**	**10,076.22 10,076.22**	**1.00 0.00%**	**10,076.22 0.00**	**0.00% 0.00**	**Aaa/AAA AAA**	**0.00 0.00**
CORPORATE									
747525AF0	QUALCOMM INC 3.45 05/20/2025	3,000,000.00	-- 1.61%	3,159,848.58 3,021,020.86	99.43 4.36%	2,982,939.03 37,662.50	0.99% (38,081.83)	A2/A NA	0.64 0.61
438516CB0	HONEYWELL INTERNATIONAL INC 1.35 06/01/2025	2,500,000.00	06/23/2020 0.85%	2,559,500.00 2,507,122.53	98.12 4.24%	2,452,893.30 11,250.00	0.81% (54,229.23)	A2/A A	0.67 0.65
78015K7H1	ROYAL BANK OF CANADA 1.15 06/10/2025	1,000,000.00	02/22/2021 0.86%	1,012,240.00 1,001,968.40	97.71 4.55%	977,097.88 3,545.83	0.32% (24,870.52)	A1/A AA-	0.69 0.67
66815L2J7	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.0 07/01/2025	2,500,000.00	06/27/2022 4.01%	2,499,150.00 2,499,788.27	99.65 4.47%	2,491,241.40 25,000.00	0.83% (8,546.87)	Aaa/AA+ AAA	0.75 0.72

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Dublin | Account #10198 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
02665WDL2	AMERICAN HONDA FINANCE CORP 1.2 07/08/2025	1,000,000.00	08/10/2021 1.00%	1,007,640.00 1,001,500.14	97.57 4.45%	975,670.31 2,766.67	0.32% (25,829.83)	A3/A- A	0.77 0.75
89114QCK2	TORONTO-DOMINION BANK 0.75 09/11/2025	1,000,000.00	02/16/2021 0.81%	997,230.00 999,426.38	96.77 4.28%	967,696.71 416.67	0.32% (31,729.67)	A1/A AA-	0.95 0.92
06051GHY8	BANK OF AMERICA CORP 2.015 02/13/2026	1,250,000.00	03/04/2021 1.15%	1,291,725.00 1,253,917.16	98.86 5.43%	1,235,795.96 3,358.33	0.41% (18,121.20)	A1/A- AA-	1.37 0.36
46647PBH8	JPMORGAN CHASE & CO 2.005 03/13/2026	1,000,000.00	04/29/2021 1.21%	1,030,270.00 1,003,491.87	98.67 5.85%	986,660.93 1,002.50	0.33% (16,830.94)	A1/A- AA-	1.45 0.44
808513BR5	CHARLES SCHWAB CORP 1.15 05/13/2026	1,370,000.00	05/11/2021 1.20%	1,366,821.60 1,368,974.77	95.32 4.17%	1,305,895.52 6,039.42	0.43% (63,079.24)	A2/A- A	1.62 1.57
91324PEC2	UNITEDHEALTH GROUP INC 1.15 05/15/2026	2,000,000.00	-- 1.90%	1,939,210.15 1,976,589.17	95.60 3.97%	1,912,085.86 8,688.89	0.63% (64,503.31)	A2/A+ A	1.62 1.57
89236TJK2	TOYOTA MOTOR CREDIT CORP 1.125 06/18/2026	2,485,000.00	06/15/2021 1.13%	2,483,906.60 2,484,625.76	95.34 3.96%	2,369,187.35 7,998.59	0.79% (115,438.41)	A1/A+ A+	1.71 1.66
58989V2D5	MET TOWER GLOBAL FUNDING 1.25 09/14/2026	1,285,000.00	09/07/2021 1.27%	1,283,817.80 1,284,538.39	94.65 4.13%	1,216,275.30 758.51	0.40% (68,263.09)	Aa3/AA- AA-	1.96 1.89
06368FAC3	BANK OF MONTREAL 1.25 09/15/2026	2,500,000.00	-- 1.29%	2,495,539.50 2,498,255.86	94.67 4.11%	2,366,811.05 1,388.89	0.78% (131,444.81)	A2/A- AA-	1.96 1.90
931142ER0	WALMART INC 1.05 09/17/2026	585,000.00	09/08/2021 1.09%	583,894.35 584,566.46	94.97 3.74%	555,549.72 238.88	0.18% (29,016.74)	Aa2/AA AA	1.96 1.91
59217GER6	METROPOLITAN LIFE GLOBAL FUNDING I 1.875 01/11/2027	1,860,000.00	01/03/2022 1.90%	1,857,879.60 1,859,033.86	95.34 4.04%	1,773,351.77 7,750.00	0.59% (85,682.09)	Aa3/AA- AA-	2.28 2.19
87612EBM7	TARGET CORP 1.95 01/15/2027	1,340,000.00	01/19/2022 1.99%	1,337,722.00 1,338,951.90	96.06 3.76%	1,287,197.74 5,516.33	0.43% (51,754.15)	A2/A A	2.29 2.20
808513BY0	CHARLES SCHWAB CORP 2.45 03/03/2027	585,000.00	03/01/2022 2.47%	584,368.20 584,694.48	96.04 4.19%	561,823.11 1,114.75	0.19% (22,871.37)	A2/A- A	2.42 2.31
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	2,295,000.00	03/07/2022 2.30%	2,294,563.95 2,294,786.27	96.79 3.68%	2,221,345.58 2,346.00	0.74% (73,440.69)	Aa2/AA A+	2.45 2.35
40139LBF9	GUARDIAN LIFE GLOBAL FUNDING 3.246 03/29/2027	765,000.00	03/24/2022 3.25%	765,000.00 765,000.00	98.02 4.09%	749,880.71 137.96	0.25% (15,119.29)	Aa1/AA+ NA	2.49 2.37
023135CF1	AMAZON.COM INC 3.3 04/13/2027	1,750,000.00	04/25/2022 3.34%	1,746,972.50 1,748,456.18	98.72 3.83%	1,727,650.02 26,950.00	0.57% (20,806.16)	A1/AA AA-	2.53 2.37
46647PCB0	JPMORGAN CHASE & CO 1.578 04/22/2027	500,000.00	08/23/2022 4.64%	449,845.00 478,054.09	95.80 4.92%	478,984.64 3,484.75	0.16% 930.54	A1/A- AA-	2.56 1.50

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Dublin | Account #10198 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
927804GH1	VIRGINIA ELECTRIC AND POWER CO 3.75 05/15/2027	1,000,000.00	-- 3.75%	999,773.40 999,865.74	99.23 4.06%	992,289.52 14,166.67	0.33% (7,576.22)	A2/BBB+ A	2.62 2.44
14913R3A3	CATERPILLAR FINANCIAL SERVICES CORP 3.6 08/12/2027	1,375,000.00	-- 3.89%	1,357,243.75 1,364,674.15	99.38 3.83%	1,366,422.41 6,737.50	0.45% 1,748.26	A2/A A+	2.87 2.68
931142EX7	WALMART INC 3.95 09/09/2027	1,500,000.00	-- 3.97%	1,498,302.30 1,499,002.39	100.69 3.70%	1,510,349.48 3,620.83	0.50% 11,347.08	Aa2/AA AA	2.94 2.67
89236TKJ3	TOYOTA MOTOR CREDIT CORP 4.55 09/20/2027	1,500,000.00	11/22/2022 4.88%	1,479,060.00 1,487,102.87	101.61 3.97%	1,524,139.98 2,085.42	0.51% 37,037.11	A1/A+ A+	2.97 2.75
023135CP9	AMAZON.COM INC 4.55 12/01/2027	1,000,000.00	01/17/2023 4.21%	1,014,400.00 1,009,281.28	102.09 3.84%	1,020,872.46 15,166.67	0.34% 11,591.18	A1/AA AA-	3.17 2.82
89115A2M3	TORONTO-DOMINION BANK 5.156 01/10/2028	3,000,000.00	-- 5.28%	2,984,380.00 2,988,822.00	103.00 4.17%	3,089,945.67 34,803.00	1.02% 101,123.67	A1/A AA-	3.28 2.96
756109AU8	REALTY INCOME CORP 3.65 01/15/2028	960,000.00	04/10/2023 4.87%	910,540.80 925,842.15	98.18 4.25%	942,550.30 7,397.33	0.31% 16,708.15	A3/A- WR	3.29 3.04
24422EWR6	JOHN DEERE CAPITAL CORP 4.75 01/20/2028	2,000,000.00	01/23/2023 4.40%	2,030,780.00 2,020,384.78	102.40 3.97%	2,047,986.34 18,736.11	0.68% 27,601.56	A1/A A+	3.31 3.01
06051GGF0	BANK OF AMERICA CORP 3.824 01/20/2028	3,000,000.00	-- 5.54%	2,824,349.55 2,894,629.98	98.92 4.94%	2,967,541.02 22,625.33	0.98% 72,911.04	A1/A- AA-	3.31 2.16
06368LGV2	BANK OF MONTREAL 5.203 02/01/2028	2,000,000.00	08/17/2023 5.56%	1,972,380.00 1,979,297.75	103.12 4.19%	2,062,376.92 17,343.33	0.68% 83,079.17	A2/A- AA-	3.34 2.95
91324PEP3	UNITEDHEALTH GROUP INC 5.25 02/15/2028	1,500,000.00	02/21/2023 4.90%	1,522,890.00 1,515,383.82	104.07 3.95%	1,561,003.79 10,062.50	0.52% 45,619.96	A2/A+ A	3.38 2.99
46647PAF3	JPMORGAN CHASE & CO 3.54 05/01/2028	2,000,000.00	08/16/2023 5.75%	1,854,340.00 1,898,512.04	98.19 4.81%	1,963,837.54 29,500.00	0.65% 65,325.50	A1/A- AA-	3.59 2.40
58933YBH7	MERCK & CO INC 4.05 05/17/2028	3,500,000.00	-- 4.06%	3,497,960.40 3,498,521.66	100.84 3.80%	3,529,461.64 52,762.50	1.17% 30,939.98	A1/A+ NA	3.63 3.23
06406RBG1	BANK OF NEW YORK MELLON CORP 3.992 06/13/2028	1,500,000.00	10/26/2023 6.16%	1,395,930.00 1,422,459.19	99.51 4.65%	1,492,632.45 17,964.00	0.49% 70,173.26	A1/A AA-	3.70 2.50
02665WEM9	AMERICAN HONDA FINANCE CORP 5.125 07/07/2028	1,370,000.00	10/12/2023 5.60%	1,343,288.50 1,348,720.56	103.32 4.16%	1,415,426.53 16,382.92	0.47% 66,705.97	A3/A- A	3.77 3.37
78016HZS2	ROYAL BANK OF CANADA 5.2 08/01/2028	2,500,000.00	09/07/2023 5.54%	2,464,100.00 2,471,858.90	103.90 4.09%	2,597,576.40 21,666.67	0.86% 125,717.50	A1/A AA-	3.84 3.43
756109BS2	REALTY INCOME CORP 4.7 12/15/2028	1,300,000.00	-- 4.98%	1,285,086.00 1,286,580.28	101.47 4.31%	1,319,077.21 17,990.56	0.44% 32,496.93	A3/A- NA	4.21 3.67

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Dublin | Account #10198 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91324PEU2	UNITEDHEALTH GROUP INC 4.25 01/15/2029	1,000,000.00	01/23/2024 4.61%	984,020.00 986,218.68	100.86 4.03%	1,008,613.99 8,972.22	0.33% 22,395.31	A2/A+ A	4.29 3.79
24422EXH7	JOHN DEERE CAPITAL CORP 4.5 01/16/2029	2,000,000.00	04/18/2024 5.16%	1,945,100.00 1,950,240.92	101.84 4.03%	2,036,725.14 18,750.00	0.68% 86,484.22	A1/A A+	4.30 3.84
91159HJK7	US BANCORP 4.653 02/01/2029	1,250,000.00	04/11/2024 5.66%	1,207,450.00 1,212,634.54	100.97 4.71%	1,262,098.50 9,693.75	0.42% 49,463.97	A3/A A	4.34 3.04
17275RBR2	CISCO SYSTEMS INC 4.85 02/26/2029	1,565,000.00	02/21/2024 4.86%	1,564,452.25 1,564,517.61	103.42 3.99%	1,618,496.74 7,379.41	0.54% 53,979.13	A1/AA- NA	4.41 3.86
14913UAJ9	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029	2,000,000.00	08/26/2024 4.19%	2,053,700.00 2,052,557.45	103.47 3.98%	2,069,397.12 9,161.11	0.69% 16,839.67	A2/A A+	4.41 3.93
00287YDS5	ABBVIE INC 4.8 03/15/2029	1,500,000.00	07/22/2024 4.68%	1,507,245.00 1,506,940.95	102.92 4.08%	1,543,734.41 3,200.00	0.51% 36,793.45	A3/A- NA	4.45 3.91
61747YFD2	MORGAN STANLEY 5.164 04/20/2029	2,250,000.00	05/30/2024 5.44%	2,228,212.50 2,230,099.73	102.79 4.74%	2,312,686.71 51,962.75	0.77% 82,586.98	A1/A- A+	4.55 3.16
437076DC3	HOME DEPOT INC 4.75 06/25/2029	1,875,000.00	07/18/2024 4.59%	1,887,993.75 1,887,450.82	103.07 4.03%	1,932,585.79 23,750.00	0.64% 45,134.97	A2/A A	4.73 4.10
40139LBJ1	GUARDIAN LIFE GLOBAL FUNDING 4.179 09/26/2029	1,675,000.00	-- 4.21%	1,672,866.75 1,672,872.10	99.68 4.25%	1,669,577.52 972.20	0.55% (3,294.58)	Aa1/AA+ NA	4.99 4.45
Total Corporate		**78,690,000.00**	**3.68%**	**78,232,989.78 78,229,235.11**	**99.78 4.21%**	**78,453,439.44 600,268.23**	**26.01% 224,204.33**	**A1/A A+**	**2.88 2.48**
MONEY MARKET FUND									
31846V203	FIRST AMER:GVT OBLG Y	2,161,115.51	-- 4.54%	2,161,115.51 2,161,115.51	1.00 4.54%	2,161,115.51 0.00	0.72% 0.00	Aaa/AAAm AAA	0.00 0.00
Total Money Market Fund		**2,161,115.51**	**4.54%**	**2,161,115.51 2,161,115.51**	**1.00 4.54%**	**2,161,115.51 0.00**	**0.72% 0.00**	**Aaa/AAAm AAA**	**0.00 0.00**
SUPRANATIONAL									
459058JB0	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 0.625 04/22/2025	2,260,000.00	04/15/2020 0.70%	2,251,253.80 2,259,027.67	97.95 4.38%	2,213,717.82 6,248.52	0.73% (45,309.85)	Aaa/AAA NA	0.56 0.54

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
4581X0DN5	INTER-AMERICAN DEVELOPMENT BANK 0.625 07/15/2025	1,685,000.00	01/13/2021 0.53%	1,692,329.75 1,686,281.14	97.26 4.19%	1,638,884.58 2,223.26	0.54% (47,396.56)	Aaa/AAA NA	0.79 0.77
459058JL8	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 0.5 10/28/2025	6,000,000.00	-- 0.55%	5,986,632.00 5,996,974.90	96.30 4.06%	5,777,743.38 12,750.00	1.92% (219,231.52)	Aaa/AAA NA	1.08 1.05
4581X0DV7	INTER-AMERICAN DEVELOPMENT BANK 0.875 04/20/2026	4,615,000.00	04/13/2021 0.97%	4,593,863.30 4,608,448.32	95.52 3.87%	4,408,462.92 18,059.39	1.46% (199,985.40)	Aaa/AAA NA	1.55 1.51
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	5,000,000.00	-- 4.35%	4,813,059.00 4,856,102.06	99.62 3.61%	4,980,928.95 38,402.78	1.65% 124,826.89	Aaa/AAA NA	3.78 3.48
45950KDD9	INTERNATIONAL FINANCE CORP 4.5 07/13/2028	1,605,000.00	07/06/2023 4.53%	1,603,218.45 1,603,653.35	103.31 3.56%	1,658,158.07 15,648.75	0.55% 54,504.71	Aaa/AAA NA	3.79 3.43
4581X0DC9	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028	3,360,000.00	-- 4.33%	3,187,150.40 3,216,913.15	98.27 3.60%	3,301,891.52 3,791.67	1.09% 84,978.37	Aaa/AAA NA	3.97 3.69
4581X0EN4	INTER-AMERICAN DEVELOPMENT BANK 4.125 02/15/2029	3,000,000.00	02/15/2024 4.34%	2,970,690.00 2,974,293.42	101.98 3.63%	3,059,286.06 15,812.50	1.01% 84,992.64	Aaa/AAA NA	4.38 3.96
Total Supranational		**27,525,000.00**	**2.46%**	**27,098,196.70 27,201,694.02**	**98.29 3.84%**	**27,039,073.30 112,936.87**	**8.96% (162,620.72)**	**Aaa/AAA NA**	**2.49 2.31**
US TREASURY									
91282CBQ3	UNITED STATES TREASURY 0.5 02/28/2026	2,500,000.00	03/26/2021 0.83%	2,459,960.94 2,488,525.25	95.52 3.79%	2,387,890.63 1,070.44	0.79% (100,634.63)	Aaa/AA+ AA+	1.41 1.38
91282CBT7	UNITED STATES TREASURY 0.75 03/31/2026	5,000,000.00	-- 0.85%	4,974,804.69 4,992,440.95	95.64 3.77%	4,781,835.95 103.02	1.59% (210,605.00)	Aaa/AA+ AA+	1.50 1.46
91282CCF6	UNITED STATES TREASURY 0.75 05/31/2026	2,000,000.00	06/18/2021 0.90%	1,985,000.00 1,994,955.68	95.25 3.72%	1,904,921.88 5,040.98	0.63% (90,033.80)	Aaa/AA+ AA+	1.67 1.62
91282CCW9	UNITED STATES TREASURY 0.75 08/31/2026	2,000,000.00	08/30/2021 0.77%	1,998,515.63 1,999,431.78	94.65 3.67%	1,893,046.88 1,284.53	0.63% (106,384.90)	Aaa/AA+ AA+	1.92 1.87
91282CDG3	UNITED STATES TREASURY 1.125 10/31/2026	5,000,000.00	-- 1.25%	4,970,498.06 4,987,461.79	94.98 3.65%	4,749,023.45 23,539.40	1.57% (238,438.34)	Aaa/AA+ AA+	2.08 2.02
912828Z78	UNITED STATES TREASURY 1.5 01/31/2027	4,500,000.00	-- 2.15%	4,367,285.16 4,435,367.93	95.31 3.62%	4,288,886.73 11,372.28	1.42% (146,481.20)	Aaa/AA+ AA+	2.34 2.25
91282CEN7	UNITED STATES TREASURY 2.75 04/30/2027	7,000,000.00	-- 3.55%	6,761,484.38 6,867,771.91	97.94 3.59%	6,855,898.42 80,557.07	2.27% (11,873.49)	Aaa/AA+ AA+	2.58 2.44

HOLDINGS REPORT

City of Dublin | Account #10198 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	9,000,000.00	-- 3.22%	9,018,066.41 9,007,700.22	99.16 3.57%	8,924,062.50 73,919.84	2.96% (83,637.72)	Aaa/AA+ AA+	2.75 2.58
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	10,000,000.00	-- 3.95%	10,074,062.50 10,046,381.20	101.61 3.56%	10,160,546.90 1,133.24	3.37% 114,165.70	Aaa/AA+ AA+	3.00 2.80
91282CGC9	UNITED STATES TREASURY 3.875 12/31/2027	10,000,000.00	-- 3.70%	10,078,828.13 10,051,941.06	100.95 3.56%	10,095,312.50 97,927.99	3.35% 43,371.44	Aaa/AA+ AA+	3.25 3.00
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	7,000,000.00	-- 3.58%	7,014,042.96 7,010,028.80	100.20 3.56%	7,014,218.75 697.12	2.33% 4,189.95	Aaa/AA+ AA+	3.50 3.26
91282CHE4	UNITED STATES TREASURY 3.625 05/31/2028	4,500,000.00	-- 4.07%	4,412,773.44 4,434,728.67	100.16 3.58%	4,507,031.25 54,820.70	1.49% 72,302.58	Aaa/AA+ AA+	3.67 3.36
91282CHQ7	UNITED STATES TREASURY 4.125 07/31/2028	9,000,000.00	-- 4.51%	8,848,203.13 8,880,443.85	101.94 3.58%	9,174,726.54 62,547.55	3.04% 294,282.69	Aaa/AA+ AA+	3.84 3.50
91282CJA0	UNITED STATES TREASURY 4.625 09/30/2028	3,750,000.00	-- 4.92%	3,702,089.84 3,711,247.55	103.88 3.57%	3,895,605.45 476.48	1.29% 184,357.90	Aaa/AA+ AA+	4.00 3.64
91282CJN2	UNITED STATES TREASURY 4.375 11/30/2028	5,500,000.00	-- 4.03%	5,584,941.41 5,571,696.67	103.06 3.58%	5,668,437.50 80,865.78	1.88% 96,740.83	Aaa/AA+ AA+	4.17 3.74
91282CJR3	UNITED STATES TREASURY 3.75 12/31/2028	5,500,000.00	-- 4.00%	5,438,359.38 5,446,960.04	100.67 3.58%	5,536,953.13 52,122.96	1.84% 89,993.08	Aaa/AA+ AA+	4.25 3.86
91282CKD2	UNITED STATES TREASURY 4.25 02/28/2029	13,000,000.00	-- 4.44%	12,891,953.13 12,901,928.81	102.78 3.56%	13,361,054.72 47,313.54	4.43% 459,125.91	Aaa/AA+ AA+	4.41 3.99
91282CKP5	UNITED STATES TREASURY 4.625 04/30/2029	12,250,000.00	-- 4.42%	12,359,384.76 12,353,147.56	104.42 3.57%	12,791,679.69 237,094.09	4.24% 438,532.13	Aaa/AA+ AA+	4.58 4.04
91282CKX8	UNITED STATES TREASURY 4.25 06/30/2029	6,500,000.00	-- 3.96%	6,581,855.47 6,579,621.41	102.92 3.57%	6,689,921.88 69,813.18	2.22% 110,300.46	Aaa/AA+ AA+	4.75 4.24
91282CLK5	UNITED STATES TREASURY 3.625 08/31/2029	2,500,000.00	09/26/2024 3.55%	2,508,203.13 2,508,184.89	100.30 3.56%	2,507,421.88 7,760.70	0.83% (763.02)	Aaa/AA+ AA+	4.92 4.45
Total US Treasury		**126,500,000.00**	**3.58%**	**126,030,312.55** **126,269,966.03**	**100.63** **3.59%**	**127,188,476.61** **909,460.89**	**42.16%** **918,510.57**	**Aaa/AA+** **AA+**	**3.49** **3.19**
Total Portfolio		**301,748,520.51**	**3.56%**	**300,191,335.08** **300,468,949.65**	**99.34** **3.89%**	**301,682,742.26** **1,812,538.70**	**100.00%** **1,213,792.61**	**Aa2/AA-** **AA**	**3.07** **2.61**
Total Market Value + Accrued						**303,495,280.96**			

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Dublin Reporting Account | Account #10219 | As of September 30, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	314,182.05	-- 0.00%	314,182.05 314,182.05	1.00 0.00%	314,182.05 0.00	0.23% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**314,182.05**	**0.00%**	**314,182.05** **314,182.05**	**1.00** **0.00%**	**314,182.05** **0.00**	**0.23%** **0.00**	**Aaa/AAA** **AAA**	**0.00** **0.00**
LAIF									
90LAIF$00	Local Agency Investment Fund State Pool	27,392,776.44	-- 4.57%	27,392,776.44 27,392,776.44	1.00 4.57%	27,392,776.44 0.00	20.35% 0.00	NA/NA NA	0.00 0.00
Total LAIF		**27,392,776.44**	**4.57%**	**27,392,776.44** **27,392,776.44**	**1.00** **4.57%**	**27,392,776.44** **0.00**	**20.35%** **0.00**	**NA/NA** **NA**	**0.00** **0.00**
LOCAL GOV INVESTMENT POOL									
90CAMP$00	CAMP	106,918,796.19	-- 5.08%	106,918,796.19 106,918,796.19	1.00 5.08%	106,918,796.19 0.00	79.42% 0.00	NA/AAAm AAA	0.00 0.00
Total Local Gov Investment Pool		**106,918,796.19**	**5.08%**	**106,918,796.19** **106,918,796.19**	**1.00** **5.08%**	**106,918,796.19** **0.00**	**79.42%** **0.00**	**NA/AAAm** **AAA**	**0.00** **0.00**
Total Portfolio		**134,625,754.68**	**4.96%**	**134,625,754.68** **134,625,754.68**	**1.00** **4.96%**	**134,625,754.68** **0.00**	**100.00%** **0.00**	**Aaa/AAA** **AAA**	**0.00** **0.00**
Total Market Value + Accrued						**134,625,754.68**			

CHANDLER ASSET MANAGEMENT

TRANSACTIONS

TRANSACTION LEDGER

City of Dublin | Account #10198|07/01/2024 Through 09/30/2024|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/05/2024	3137FKUP9	2,500,000.00	FHMS K-087 A2 3.771 12/25/2028	95.668	4.86%	(2,391,699.22)	(1,047.50)	(2,392,746.72)	0.00
Purchase	07/19/2024	437076DC3	1,875,000.00	HOME DEPOT INC 4.75 06/25/2029	100.693	4.59%	(1,887,993.75)	(5,937.50)	(1,893,931.25)	0.00
Purchase	07/23/2024	00287YDS5	1,500,000.00	ABBVIE INC 4.8 03/15/2029	100.483	4.68%	(1,507,245.00)	(29,400.00)	(1,536,645.00)	0.00
Purchase	07/24/2024	44934QAD3	825,000.00	HART 2024-B A3 4.84 03/15/2029	99.985	5.45%	(824,875.51)	0.00	(824,875.51)	0.00
Purchase	07/31/2024	91282CKX8	5,000,000.00	UNITED STATES TREASURY 4.25 06/30/2029	100.914	4.04%	(5,045,703.13)	(17,900.82)	(5,063,603.95)	0.00
Purchase	08/21/2024	43813YAC6	1,845,000.00	HAROT 2024-3 A3 4.57 03/21/2029	99.984	4.66%	(1,844,710.15)	0.00	(1,844,710.15)	0.00
Purchase	08/27/2024	14913UAJ9	2,000,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029	102.685	4.19%	(2,053,700.00)	0.00	(2,053,700.00)	0.00
Purchase	08/29/2024	3137H5YC5	2,000,000.00	FHMS K-748 A2 2.26 01/25/2029	92.797	4.08%	(1,855,937.50)	(3,515.56)	(1,859,453.06)	0.00
Purchase	08/30/2024	91282CKX8	1,500,000.00	UNITED STATES TREASURY 4.25 06/30/2029	102.410	3.70%	(1,536,152.34)	(10,567.26)	(1,546,719.60)	0.00
Purchase	09/17/2024	891943AD4	1,925,000.00	TLOT 2024-B A3 4.21 09/20/2027	99.988	4.21%	(1,924,774.78)	0.00	(1,924,774.78)	0.00
Purchase	09/26/2024	40139LBJ1	1,195,000.00	GUARDIAN LIFE GLOBAL FUNDING 4.179 09/26/2029	99.897	4.20%	(1,193,769.15)	0.00	(1,193,769.15)	0.00
Purchase	09/27/2024	40139LBJ1	480,000.00	GUARDIAN LIFE GLOBAL FUNDING 4.179 09/26/2029	99.812	4.22%	(479,097.60)	(55.72)	(479,153.32)	0.00
Purchase	09/27/2024	91282CLK5	2,500,000.00	UNITED STATES TREASURY 3.625 08/31/2029	100.328	3.55%	(2,508,203.13)	(6,759.32)	(2,514,962.45)	0.00
Total Purchase			**25,145,000.00**				**(25,053,861.26)**	**(75,183.68)**	**(25,129,044.94)**	**0.00**
TOTAL ACQUISITIONS			**25,145,000.00**				**(25,053,861.26)**	**(75,183.68)**	**(25,129,044.94)**	**0.00**
DISPOSITIONS										
Maturity	07/15/2024	79466LAG9	(465,000.00)	SALESFORCE INC 0.625 07/15/2024	100.000	0.63%	465,000.00	0.00	465,000.00	0.00

TRANSACTION LEDGER

City of Dublin | Account #10198|07/01/2024 Through 09/30/2024|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Total Maturity			**(465,000.00)**				**465,000.00**	**0.00**	**465,000.00**	**0.00**
Sale	07/02/2024	3137EAEP0	(2,500,000.00)	FEDERAL HOME LOAN MORTGAGE CORP 1.5 02/12/2025	97.712	1.52%	2,442,800.00	14,583.33	2,457,383.33	(61,266.52)
Sale	07/19/2024	00440EAS6	(2,500,000.00)	CHUBB INA HOLDINGS LLC 3.15 03/15/2025	98.613	0.80%	2,465,325.00	27,125.00	2,492,450.00	(73,078.54)
Sale	07/23/2024	14913R2V8	(1,165,000.00)	CATERPILLAR FINANCIAL SERVICES CORP 3.4 05/13/2025	98.551	3.44%	1,148,119.15	7,701.95	1,155,821.10	(16,483.96)
Sale	07/31/2024	3137EAEP0	(1,700,000.00)	FEDERAL HOME LOAN MORTGAGE CORP 1.5 02/12/2025	98.094	1.52%	1,667,598.00	11,970.83	1,679,568.83	(34,810.83)
Sale	07/31/2024	91282CFP1	(1,500,000.00)	UNITED STATES TREASURY 4.25 10/15/2025	99.512	4.29%	1,492,675.78	18,637.30	1,511,313.08	(7,523.60)
Sale	08/20/2024	91282CBH3	(500,000.00)	UNITED STATES TREASURY 0.375 01/31/2026	94.590	0.58%	472,949.22	101.90	473,051.12	(25,605.90)
Sale	08/27/2024	3135G03U5	(1,825,000.00)	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.625 04/22/2025	97.408	0.67%	1,777,696.00	3,960.50	1,781,656.50	(46,813.45)
Sale	08/27/2024	90331HPL1	(2,610,000.00)	US BANK NA 2.05 01/21/2025	98.718	2.09%	2,576,539.80	5,350.50	2,581,890.30	(33,012.90)
Sale	08/30/2024	91282CBH3	(1,000,000.00)	UNITED STATES TREASURY 0.375 01/31/2026	94.871	0.58%	948,710.94	305.71	949,016.65	(48,453.93)
Sale	09/12/2024	3135G04Z3	(3,435,000.00)	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 06/17/2025	97.089	0.54%	3,335,007.15	4,055.21	3,339,062.36	(98,909.13)
Sale	09/27/2024	91282CBH3	(1,500,000.00)	UNITED STATES TREASURY 0.375 01/31/2026	95.590	0.58%	1,433,847.66	886.55	1,434,734.21	(62,129.08)
Total Sale			**(20,235,000.00)**				**19,761,268.70**	**94,678.78**	**19,855,947.48**	**(508,087.83)**
TOTAL DISPOSITIONS			**(20,700,000.00)**				**20,226,268.70**	**94,678.78**	**20,320,947.48**	**(508,087.83)**

TRANSACTION LEDGER

City of Dublin Reporting Account | Account #10219|07/01/2024 Through 09/30/2024|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/15/2024	90LAIF$00	305,623.54	Local Agency Investment Fund State Pool	1.000	4.53%	(305,623.54)	0.00	(305,623.54)	0.00
Purchase	07/31/2024	90CAMP$00	511,262.96	CAMP	1.000	0.00%	(511,262.96)	0.00	(511,262.96)	0.00
Purchase	08/22/2024	90CAMP$00	5,800,000.00	CAMP	1.000	0.00%	(5,800,000.00)	0.00	(5,800,000.00)	0.00
Purchase	08/27/2024	90CAMP$00	4,000,000.00	CAMP	1.000	0.00%	(4,000,000.00)	0.00	(4,000,000.00)	0.00
Purchase	08/30/2024	90CAMP$00	473,257.53	CAMP	1.000	0.00%	(473,257.53)	0.00	(473,257.53)	0.00
Purchase	09/30/2024	90CAMP$00	465,987.62	CAMP	1.000	0.00%	(465,987.62)	0.00	(465,987.62)	0.00
Purchase	09/30/2024	90CAMP$00	2,100,000.00	CAMP	1.000	0.00%	(2,100,000.00)	0.00	(2,100,000.00)	0.00
Total Purchase			**13,656,131.65**				**(13,656,131.65)**	**0.00**	**(13,656,131.65)**	**0.00**
TOTAL ACQUISITIONS			**13,656,131.65**				**(13,656,131.65)**	**0.00**	**(13,656,131.65)**	**0.00**
DISPOSITIONS										
Sale	07/09/2024	90CAMP$00	(1,400,000.00)	CAMP	1.000	0.00%	1,400,000.00	0.00	1,400,000.00	0.00
Sale	07/15/2024	90CAMP$00	(1,300,000.00)	CAMP	1.000	0.00%	1,300,000.00	0.00	1,300,000.00	0.00
Sale	07/23/2024	90CAMP$00	(4,300,000.00)	CAMP	1.000	0.00%	4,300,000.00	0.00	4,300,000.00	0.00
Sale	07/29/2024	90CAMP$00	(3,900,000.00)	CAMP	1.000	0.00%	3,900,000.00	0.00	3,900,000.00	0.00
Sale	08/06/2024	90CAMP$00	(3,300,000.00)	CAMP	1.000	0.00%	3,300,000.00	0.00	3,300,000.00	0.00
Sale	08/14/2024	90CAMP$00	(1,100,000.00)	CAMP	1.000	0.00%	1,100,000.00	0.00	1,100,000.00	0.00
Sale	09/10/2024	90CAMP$00	(1,200,000.00)	CAMP	1.000	0.00%	1,200,000.00	0.00	1,200,000.00	0.00
Sale	09/16/2024	90CAMP$00	(2,400,000.00)	CAMP	1.000	0.00%	2,400,000.00	0.00	2,400,000.00	0.00
Sale	09/23/2024	90CAMP$00	(2,000,000.00)	CAMP	1.000	0.00%	2,000,000.00	0.00	2,000,000.00	0.00
Total Sale			**(20,900,000.00)**				**20,900,000.00**	**0.00**	**20,900,000.00**	**0.00**
TOTAL DISPOSITIONS			**(20,900,000.00)**				**20,900,000.00**	**0.00**	**20,900,000.00**	**0.00**

2024 Chandler Asset Management, Inc, An Independent Registered Investment Adviser.

Information contained herein is confidential. Prices are provided by ICE Data Services Inc ("IDS"), an independent pricing source. In the event IDS does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

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Fixed income investments are subject to interest, credit and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.

Benchmark	Disclosure
ICE BofA 1-5 Yr US Treasury & Agency Index	The ICE BofA 1-5 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than five years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of $1 billion for sovereigns and $250 million for agencies.

TRANSACTION LEDGER

CHANDLER ASSET MANAGEMENT

City of Dublin | Account #10198|07/01/2024 Through 09/30/2024|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/05/2024	3137FKUP9	2,500,000.00	FHMS K-087 A2 3.771 12/25/2028	95.668	4.86%	(2,391,699.22)	(1,047.50)	(2,392,746.72)	0.00
Purchase	07/19/2024	437076DC3	1,875,000.00	HOME DEPOT INC 4.75 06/25/2029	100.693	4.59%	(1,887,993.75)	(5,937.50)	(1,893,931.25)	0.00
Purchase	07/23/2024	00287YDS5	1,500,000.00	ABBVIE INC 4.8 03/15/2029	100.483	4.68%	(1,507,245.00)	(29,400.00)	(1,536,645.00)	0.00
Purchase	07/24/2024	44934QAD3	825,000.00	HART 2024-B A3 4.84 03/15/2029	99.985	5.45%	(824,875.51)	0.00	(824,875.51)	0.00
Purchase	07/31/2024	91282CKX8	5,000,000.00	UNITED STATES TREASURY 4.25 06/30/2029	100.914	4.04%	(5,045,703.13)	(17,900.82)	(5,063,603.95)	0.00
Purchase	08/21/2024	43813YAC6	1,845,000.00	HAROT 2024-3 A3 4.57 03/21/2029	99.984	4.66%	(1,844,710.15)	0.00	(1,844,710.15)	0.00
Purchase	08/27/2024	14913UAJ9	2,000,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029	102.685	4.19%	(2,053,700.00)	0.00	(2,053,700.00)	0.00
Purchase	08/29/2024	3137H5YC5	2,000,000.00	FHMS K-748 A2 2.26 01/25/2029	92.797	4.08%	(1,855,937.50)	(3,515.56)	(1,859,453.06)	0.00
Purchase	08/30/2024	91282CKX8	1,500,000.00	UNITED STATES TREASURY 4.25 06/30/2029	102.410	3.70%	(1,536,152.34)	(10,567.26)	(1,546,719.60)	0.00
Purchase	09/17/2024	891943AD4	1,925,000.00	TLOT 2024-B A3 4.21 09/20/2027	99.988	4.21%	(1,924,774.78)	0.00	(1,924,774.78)	0.00
Purchase	09/26/2024	40139LBJ1	1,195,000.00	GUARDIAN LIFE GLOBAL FUNDING 4.179 09/26/2029	99.897	4.20%	(1,193,769.15)	0.00	(1,193,769.15)	0.00
Purchase	09/27/2024	40139LBJ1	480,000.00	GUARDIAN LIFE GLOBAL FUNDING 4.179 09/26/2029	99.812	4.22%	(479,097.60)	(55.72)	(479,153.32)	0.00
Purchase	09/27/2024	91282CLK5	2,500,000.00	UNITED STATES TREASURY 3.625 08/31/2029	100.328	3.55%	(2,508,203.13)	(6,759.32)	(2,514,962.45)	0.00
Total Purchase			**25,145,000.00**				**(25,053,861.26)**	**(75,183.68)**	**(25,129,044.94)**	**0.00**
TOTAL ACQUISITIONS			**25,145,000.00**				**(25,053,861.26)**	**(75,183.68)**	**(25,129,044.94)**	**0.00**
DISPOSITIONS										
Maturity	07/15/2024	79466LAG9	(465,000.00)	SALESFORCE INC 0.625 07/15/2024	100.000	0.63%	465,000.00	0.00	465,000.00	0.00

TRANSACTION LEDGER

City of Dublin | Account #10198|07/01/2024 Through 09/30/2024|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Total Maturity			**(465,000.00)**				**465,000.00**	**0.00**	**465,000.00**	**0.00**
Sale	07/02/2024	3137EAEP0	(2,500,000.00)	FEDERAL HOME LOAN MORTGAGE CORP 1.5 02/12/2025	97.712	1.52%	2,442,800.00	14,583.33	2,457,383.33	(61,266.52)
Sale	07/19/2024	00440EAS6	(2,500,000.00)	CHUBB INA HOLDINGS LLC 3.15 03/15/2025	98.613	0.80%	2,465,325.00	27,125.00	2,492,450.00	(73,078.54)
Sale	07/23/2024	14913R2V8	(1,165,000.00)	CATERPILLAR FINANCIAL SERVICES CORP 3.4 05/13/2025	98.551	3.44%	1,148,119.15	7,701.95	1,155,821.10	(16,483.96)
Sale	07/31/2024	3137EAEP0	(1,700,000.00)	FEDERAL HOME LOAN MORTGAGE CORP 1.5 02/12/2025	98.094	1.52%	1,667,598.00	11,970.83	1,679,568.83	(34,810.83)
Sale	07/31/2024	91282CFP1	(1,500,000.00)	UNITED STATES TREASURY 4.25 10/15/2025	99.512	4.29%	1,492,675.78	18,637.30	1,511,313.08	(7,523.60)
Sale	08/20/2024	91282CBH3	(500,000.00)	UNITED STATES TREASURY 0.375 01/31/2026	94.590	0.58%	472,949.22	101.90	473,051.12	(25,605.90)
Sale	08/27/2024	3135G03U5	(1,825,000.00)	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.625 04/22/2025	97.408	0.67%	1,777,696.00	3,960.50	1,781,656.50	(46,813.45)
Sale	08/27/2024	90331HPL1	(2,610,000.00)	US BANK NA 2.05 01/21/2025	98.718	2.09%	2,576,539.80	5,350.50	2,581,890.30	(33,012.90)
Sale	08/30/2024	91282CBH3	(1,000,000.00)	UNITED STATES TREASURY 0.375 01/31/2026	94.871	0.58%	948,710.94	305.71	949,016.65	(48,453.93)
Sale	09/12/2024	3135G04Z3	(3,435,000.00)	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 06/17/2025	97.089	0.54%	3,335,007.15	4,055.21	3,339,062.36	(98,909.13)
Sale	09/27/2024	91282CBH3	(1,500,000.00)	UNITED STATES TREASURY 0.375 01/31/2026	95.590	0.58%	1,433,847.66	886.55	1,434,734.21	(62,129.08)
Total Sale			**(20,235,000.00)**				**19,761,268.70**	**94,678.78**	**19,855,947.48**	**(508,087.83)**
TOTAL DISPOSITIONS			**(20,700,000.00)**				**20,226,268.70**	**94,678.78**	**20,320,947.48**	**(508,087.83)**

TRANSACTION LEDGER

City of Dublin Reporting Account | Account #10219|07/01/2024 Through 09/30/2024|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/15/2024	90LAIF$00	305,623.54	Local Agency Investment Fund State Pool	1.000	4.53%	(305,623.54)	0.00	(305,623.54)	0.00
Purchase	07/31/2024	90CAMP$00	511,262.96	CAMP	1.000	0.00%	(511,262.96)	0.00	(511,262.96)	0.00
Purchase	08/22/2024	90CAMP$00	5,800,000.00	CAMP	1.000	0.00%	(5,800,000.00)	0.00	(5,800,000.00)	0.00
Purchase	08/27/2024	90CAMP$00	4,000,000.00	CAMP	1.000	0.00%	(4,000,000.00)	0.00	(4,000,000.00)	0.00
Purchase	08/30/2024	90CAMP$00	473,257.53	CAMP	1.000	0.00%	(473,257.53)	0.00	(473,257.53)	0.00
Purchase	09/30/2024	90CAMP$00	465,987.62	CAMP	1.000	0.00%	(465,987.62)	0.00	(465,987.62)	0.00
Purchase	09/30/2024	90CAMP$00	2,100,000.00	CAMP	1.000	0.00%	(2,100,000.00)	0.00	(2,100,000.00)	0.00
Total Purchase			**13,656,131.65**				**(13,656,131.65)**	**0.00**	**(13,656,131.65)**	**0.00**
TOTAL ACQUISITIONS			**13,656,131.65**				**(13,656,131.65)**	**0.00**	**(13,656,131.65)**	**0.00**
DISPOSITIONS										
Sale	07/09/2024	90CAMP$00	(1,400,000.00)	CAMP	1.000	0.00%	1,400,000.00	0.00	1,400,000.00	0.00
Sale	07/15/2024	90CAMP$00	(1,300,000.00)	CAMP	1.000	0.00%	1,300,000.00	0.00	1,300,000.00	0.00
Sale	07/23/2024	90CAMP$00	(4,300,000.00)	CAMP	1.000	0.00%	4,300,000.00	0.00	4,300,000.00	0.00
Sale	07/29/2024	90CAMP$00	(3,900,000.00)	CAMP	1.000	0.00%	3,900,000.00	0.00	3,900,000.00	0.00
Sale	08/06/2024	90CAMP$00	(3,300,000.00)	CAMP	1.000	0.00%	3,300,000.00	0.00	3,300,000.00	0.00
Sale	08/14/2024	90CAMP$00	(1,100,000.00)	CAMP	1.000	0.00%	1,100,000.00	0.00	1,100,000.00	0.00
Sale	09/10/2024	90CAMP$00	(1,200,000.00)	CAMP	1.000	0.00%	1,200,000.00	0.00	1,200,000.00	0.00
Sale	09/16/2024	90CAMP$00	(2,400,000.00)	CAMP	1.000	0.00%	2,400,000.00	0.00	2,400,000.00	0.00
Sale	09/23/2024	90CAMP$00	(2,000,000.00)	CAMP	1.000	0.00%	2,000,000.00	0.00	2,000,000.00	0.00
Total Sale			**(20,900,000.00)**				**20,900,000.00**	**0.00**	**20,900,000.00**	**0.00**
TOTAL DISPOSITIONS			**(20,900,000.00)**				**20,900,000.00**	**0.00**	**20,900,000.00**	**0.00**

Agenda Item 5.8

STAFF REPORT

CITY COUNCIL

DATE: November 19, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Payment Issuance Report and Electronic Funds Transfer
Prepared by: Gloria Tai, Senior Finance Technician

EXECUTIVE SUMMARY:

The City Council will receive a listing of payments issued from October 1, 2024 – October 31, 2024, totaling $8,897,203.06.

STAFF RECOMMENDATION:

Receive the report.

FINANCIAL IMPACT:

Summary of Payments Issued

Report Period	October 1, 2024 – October 31, 2024
Total Number of Payments:	311
Total Amount of Payments:	$8,897,203.06

DESCRIPTION:

The Payment Issuance Report (Attachment 1) provides a listing of all payments for the period beginning October 1, 2024, through October 31, 2024. This report is provided in accordance with the City Payments Policy adopted November 15, 2011 by Resolution No. 189-11. The listing of payments has been reviewed in accordance with the policies for processing payments and expenditures.

The City's practice of reporting payments to the City Council after the payments have been made is in compliance with California Government Code Sections 37208 (b) and (c), which allow for an agency to make payments without first being audited by the legislative body, as long as such payments are: 1) conforming to a budget approved by ordinance or resolution of the legislative body; and 2) presented to the legislative body for ratification and approval in the form of an audited comprehensive annual financial report.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Payment Issuance Report for October 2024

City of Dublin
Payment Issuance Report

Print Date: 11/4/2024

Payments Dated 10/1/2024 through 10/31/2024

Date Issued	Payee	Description	Amount
10/1/2024	UNUM LIFE INS CO OF AMERICA	LIFE AND AD&D PREMIUM - SEP 2024	12,526.79
		Payments Issued 10/1/2024 Total:	**12,526.79**
10/4/2024	DELTA DENTAL OF CALIFORNIA	DELTA DENTAL PREMIUM - SEP 2024	13,590.94
10/4/2024	VISION SERVICE PLAN - (CA)	VISION INSURANCE PREMIUM - SEP 2024	2,150.94
		Payments Issued 10/4/2024 Total:	**15,741.88**
10/7/2024	4LEAF INC.	IRON HORSE NATURE PARK STRUCTURAL REVIEW FEB 2024	2,640.00
10/7/2024	ADVANCED INTEGRATED PEST MANAGEMENT	PEST MANAGEMENT SEP 2024	6,878.80
10/7/2024	ALAMEDA COUNTY FIRE DEPARTMENT	FIRE SERVICES FY24-25 OCT 2024	1,483,859.50
10/7/2024	APEX GRADING	FALLON VILLAGE GHAD - MAINTENANCE SERVICES JUL 2024	4,504.50
10/7/2024	APEX GRADING	SCHAEFER RANCH GHAD - MAINTENANCE SERVICES JUL 2024	17,000.00
10/7/2024	BALLET FOLKLORICO COSTA DE ORO	SPLATTER PERFORMANCE	600.00
10/7/2024	BIG O'TIRES #7	POLICE VEHICLE MAINTENANCE & REPAIRS	291.34
10/7/2024	BKF ENGINEERS	TASSAJARA RD GAP CLOSURE PROJECT SEP 2024	3,097.50
10/7/2024	BLAISDELL'S BUSINESS PRODUCTS	OFFICE SUPPLIES	1,807.70
10/7/2024	C. OVERAA & CO.	CONTRACT RETENTION RELEASE - CIVIC CENTER 2ND FL RENOVATION	16,574.58
10/7/2024	CA MUNICIPAL STATISTICS, INC.	DEBT TABLE FOR ACFR FY23-24	550.00
10/7/2024	CATALINA MEDELES-GUEVARA	TRAVEL REIMBURSEMENT - CCPOA 2024	223.50
10/7/2024	CDW GOVERNMENT INC	LIBRARY COMMUNITY ROOM NEC LCD PROJECTOR	5,607.50
10/7/2024	CHANDLER ASSET MANAGEMENT	INVESTMENT CONSULTING SERVICES SEP 2024	14,463.49
10/7/2024	CONSILIANT TECHNOLOGIES LLC	SOFTWARE SUPPORT FOR SITCAMS	67,591.52
10/7/2024	CONSOLIDATED ENGINEERING	TO1 CAC SPECIAL INSPECTION & TESTING AUG 2024	3,477.60
10/7/2024	CONSOLIDATED ENGINEERING	TO1 CAC SPECIAL INSPECTION & TESTING SEP 2024	3,086.72
10/7/2024	CONSOR NORTH AMERICA, INC.	KOOPMAN CANYON CREEK CHANNEL & BANK REPAIR AUG 2024	25,958.50
10/7/2024	CONVERGEONE, INC.	RENEWAL CISCO SMARTNET 2024-2025	21,442.91
10/7/2024	CSW/STUBER-STROEH ENGINEERING GROUP, INC.	GREEN STORMWATER INFRASTRUCTURE ENG SVCS JUL 2024	3,598.75
10/7/2024	CSW/STUBER-STROEH ENGINEERING GROUP, INC.	GREEN STORMWATER INFRASTRUCTURE ENG SVCS AUG 2024	3,197.38
10/7/2024	DEPARTMENT OF JUSTICE ACCTNG OFFICE-CASHIERING UNI	LIVESCAN FEES - AUG 2024	514.00
10/7/2024	DREAM RIDE ELEVATOR	ELEVATOR MAINTENANCE SEP 2024	516.00
10/7/2024	DSRSD	BILLING PERIOD: 8/1/24 - 9/30/24	521,946.55
10/7/2024	EMC CORPORATION	DELL IDPA BACKUP SYSTEM SUPPORT 2024-2025	15,493.60
10/7/2024	ENGEO INC	FALLON CROSSING GHAD-CONSULTING STAFF SERVICE AUG 2024	3,874.84
10/7/2024	ENGEO INC	FALLON CROSSING GHAD-CONSULTING STAFF SERVICE JUL 2024	2,470.25
10/7/2024	ENGEO INC	FALLON VILLAGE GHAD-CONSULTING STAFF SERVICE AUG 2024	12,501.60
10/7/2024	ENGEO INC	FALLON VILLAGE GHAD-CONSULTING STAFF SERVICES JUL 2024	4,306.45
10/7/2024	ENGEO INC	SCHAEFER RANCH GHAD-CONSULTING STAFF SERVICES JUL 2024	5,918.30
10/7/2024	ENGEO INC	SCHAEFER RANCH GHAD-CONSULTING STAFF SERVICE AUG 2024	3,976.00
10/7/2024	ENTERPRISE RENT A CAR EAN SERVICES, LLC	RENTAL CARS FOR DPS SIU	2,382.36
10/7/2024	EUROPEAN MOBILE WERKS	POLICE VEHICLE MAINTENANCE & REPAIRS	1,596.68
10/7/2024	GOLDEN STATE FLEET SVCS INC	DPS TOWING SERVICE	250.00
10/7/2024	GOODFELLOW SEQUOIA AJV	IRON HORSE TRAIL BRIDGE AT DUBLIN BLVD PROJ JUN 2024	332,927.50
10/7/2024	GRAINGER	EXTENSION CORDS FOR IT EQUIPMENT DURING CONSTRUCTION	430.24
10/7/2024	GROUP 4 ARCHITECTURE, RESEARCH + PLANNING, INC.	WORKSPACE PLANNING STUDY - AUG 2024	7,081.60
10/7/2024	HEALTHEQUITY, INC.	HEALTHCARE (9/2024) & COMMUTER (10/2024) BENEFIT	617.00
10/7/2024	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC.	ALARM SERVICES CIVIC - ANNUAL SERVICE 2024-2025	745.38
10/7/2024	JOSHUA PHILLIPS	TRAVEL REIMBURSEMENT - CCPOA 2024	1,574.97
10/7/2024	KASHEF QAADRI	CONFERENCE REIMBURSEMENT - AAPI LEADERSHIP SUMMIT	1,229.57
10/7/2024	KIMLEY-HORN AND ASSOC. INC.	DUBLIN BLVD NORTH CANYONS PRKWY EXT PROJ JUL 2024	6,299.58
10/7/2024	LANLOGIC INC.	GENERAL ENGINEERING SUPPORT	1,687.50
10/7/2024	LANLOGIC INC.	HERITAGE CTR - CABLING	3,795.10
10/7/2024	LANLOGIC INC.	GIS ARCHITECTURE REVIEW	1,557.75
10/7/2024	LANLOGIC INC.	SITUATIONAL CAMERA LICENSES	5,417.84
10/7/2024	LANLOGIC INC.	NETWORK CABLING	1,445.00
10/7/2024	LANLOGIC INC.	REPLACE STREET FIBER BOXES	6,526.05
10/7/2024	LPA, INC.	TO2 LIBRARY CONCEPT DESIGN AUG 2024	17,675.00
10/7/2024	LPA, INC.	TO2 LIBRARY CONCEPT DESIGN JUL 2024	17,627.50
10/7/2024	MARK THOMAS & COMPANY, INC.	IRON HORSE TRAIL CROSSING DESIGN SVCS AUG 2024	1,821.97
10/7/2024	MGT IMPACT SOLUTIONS, LLC	50% OF SB 90 CLAIMING: VISIT AND DATA COLLECTION	2,500.00
10/7/2024	MICHAEL MCCORRISTON	CONFERENCE REIMBURSEMENT - TVCC & ACTC	58.36
10/7/2024	MOST DEPENDABLE FOUNTAINS, INC.	WATER BOTTLE FILLERS - WATER FOUNTAIN	7,017.42
10/7/2024	NICHOLS CONSULTING ENGINEERS, CHTD	IRON HORSE NATURE PARK DESIGN SVCS AUG 2024	5,685.03
10/7/2024	NICHOLS CONSULTING ENGINEERS, CHTD	TO3A - 2025 & 2026 PAVING WORK PLAN AUG 2024	4,661.25
10/7/2024	PAKPOUR CONSULTING GROUP, INC.	TO6 - EASTERN DUBLIN TRAFFIC IMPACT FEE - PHASE 2 AUG 2024	420.00
10/7/2024	PAKPOUR CONSULTING GROUP, INC.	TO6 - EASTERN DUBLIN TRAFFIC IMPACT FEE - PHASE 2 JUL 2024	4,987.50
10/7/2024	PAKPOUR CONSULTING GROUP, INC.	CONSTRUCTION MGMT-DON BIDDLE COMM PARK AUG 2024	3,910.00
10/7/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES PSC SEP 2024	51.87
10/7/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES CIVIC SEP 2024	92.38
10/7/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES WAVE SEP 2024	80.90
10/7/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES SENIOR SEP 2024	79.80
10/7/2024	QUADIENT LEASING USA, INC.	POSTAGE MACHINE LEASE JUL-SEP 2024	210.57
10/7/2024	QUENCH USA, INC.	WATER SERVICES OCT 2024	1,719.52
10/7/2024	REDWOOD TOXICOLOGY LAB. INC.	TOXICOLOGY SERVICES	270.16
10/7/2024	ROBERT HALF	FINANCE DEPARTMENT TEMP 09/20/24-09/27/24	5,882.25
10/7/2024	ROTH STAFFING COMPANIES, L.P.	BUSINESS LICENSE TEMP 09/16/24-09/22/24	1,598.40
10/7/2024	RRM DESIGN GROUP, A CA CORP	LANDSCAPE PLAN CHECK & INSPECTIONS JUL 2024	13,253.90
10/7/2024	SELECT IMAGING	NAMETAG FOR HERITAGE AND CULTURAL ARTS COMMISSION	23.89
10/7/2024	SIMPLER SYSTEMS, INC	SIMPLER SOFTWARE LICENSING SUPPORT - OCT 2024	1,500.00
10/7/2024	SITEONE LANDSCAPE SUPPLY INC.	IRRIGATION UPGRAD PROJECT-CONTROLLER ORDER JUL 2024	35,672.96
10/7/2024	STEPHANIE ANDERSON	TRAVEL REIMBURSEMENT- CCPOA 2024	224.88
10/7/2024	SUAREZ & MUNOZ CONSTRUCTION	WALLIS RANCH COMMUNITY PARK CONSTRUCTION - PROGRESS PAYMENT	1,354,514.75
10/7/2024	SURF TO SNOW ENVIRONMENTAL RESOURCE MGMT, INC.	MRP STORMWATER INSPECTIONS MAY-JUN 2024	22,763.00

10/7/2024	SWINERTON MANAGEMENT AND CONSULTING	PLAN/CONSTR REVIEW CULTURAL ARTS CENTER AUG 2024	41,181.00
10/7/2024	THE WELLNEST COMPANY	PERMIT REFUND #BLDG-004424-2024; ADU FEES WAIVED	1,426.00
10/7/2024	TOWNSEND PUBLIC AFFAIRS, INC	GRANT STRATEGY AND WRITING SERVICES - OCT 24	5,000.00
10/7/2024	TREASURER ALAMEDA COUNTY GENERAL SERVICES AGENCY	FUEL AUG 2024	25,504.45
10/7/2024	TRI-VALLEY JANITORIAL INC.	JANITORIAL SUPPLIES AUG 2024	5,821.72
10/7/2024	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES SPLATTER EVENT SEP 2024	2,054.04
10/7/2024	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES WAVE WEEKEND JULY-SEP 2024	5,270.00
10/7/2024	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES EXTRA SERV AUG 2024	8,557.64
10/7/2024	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	TO4 - CWA COMPLIANCE FOR DUBLIN ART CENTER JUL 2024	4,069.42
10/7/2024	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	TO4 - CWA COMPLIANCE FOR DUBLIN ART CENTER SEP 2024	1,864.59
10/7/2024	ZOOMGRANTS	ANNUAL SUBSCRIPTION	8,500.00
		Payments Issued 10/7/2024 Total:	**4,247,085.62**
10/8/2024	CAL PERS HEALTH PREMIUM	HEALTH INSURANCE PREMIUM - OCT 2024	182,116.13
		Payments Issued 10/8/2024 Total:	**182,116.13**
10/10/2024	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING: PE 10/4/24	93,809.52
		Payments Issued 10/10/2024 Total:	**93,809.52**
10/11/2024	CAL PERS	PERS RETIREMENT PLAN: PE 10/4/24	99,442.08
10/11/2024	EMPLOYMENT DEVELOPMENT DEPT	CA STATE WITHHOLDING: PE 10/4/24	27,929.38
10/11/2024	HEALTHEQUITY, INC.	HEALTHEQUITY: PE 10/4/24	3,393.95
10/11/2024	ICMA 401 PLAN	DEFERRED COMP 401A: PE 10/4/24	1,276.83
10/11/2024	ICMA 457 PLAN	DEFERRED COMP 457: PE 10/4/24	35,648.49
10/11/2024	US BANK - PARS	PARS: PE 10/4/24	3,690.80
		Payments Issued 10/11/2024 Total:	**171,381.53**
10/15/2024	4LEAF INC.	BUILDING INSPECTION & PLAN REVIEW SEP 2024	56,437.50
10/15/2024	A4 PROMOTIONS & INCENTIVES	PRINTING SERVICES - SIGNS FOR HARVEST FAIR	362.90
10/15/2024	A4 PROMOTIONS & INCENTIVES	PRINTING SERVICES - BASKETBALL & GARAGE SALE SIGNS	580.90
10/15/2024	A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS	108.10
10/15/2024	ACTIONABLE SCIENCE INC	REZOLVE.AI SOFTWARE RENEWAL	6,000.00
10/15/2024	ADITYA T. BABU CLUB V.I.P. VOLLEYBALL	REC CLASS INSTRUCTOR	3,081.00
10/15/2024	AKSHAY ARORA ARORA TENNIS & FITNESS ACADEMY	REC CLASS INSTRUCTOR	3,108.00
10/15/2024	ALAMEDA CO SHERIFF'S OFFICE	CASE #L23-05152, LEVY FILE #24-5745	699.44
10/15/2024	ALL CITY MANAGEMENT SVCS INC	CROSSING GUARD SERVICES SEP 2024	22,191.76
10/15/2024	ALLISON KELLY PASCHAL-HUNTER	HERITAGE AND CULTURAL ARTS COMMISSION 10/10/24	50.00
10/15/2024	AMADOR VALLEY INDUSTRIES LLC	TRASH SERVICES - CAMP PARKS SEP 2024	34,703.52
10/15/2024	AMY L. JONES	REC CLASS INSTRUCTOR	432.00
10/15/2024	AMY'S ENGRAVED SIGNS & AWARDS	NAME PLATES & BADGE	183.29
10/15/2024	ANDREW LOTT	UTILITY BOX ART	1,000.00
10/15/2024	ANGELA WANG	UTILITY BOX ART	1,000.00
10/15/2024	BABA LANDSCAPING	BUSINESS LICENSE REFUND	110.00
10/15/2024	BADAWI & ASSOCIATES	FINANCIAL AUDIT SERVICES FOR FY24-25	23,134.50
10/15/2024	BIG O'TIRES #7	POLICE VEHICLE MAINTENANCE & REPAIRS	372.37
10/15/2024	BRINKS, INC.	ARMORED CAR SERVICE - OCT 2024	338.01
10/15/2024	BSK ASSOCIATES INC.	WALLIS RNCH GEOTECH SRVS FOR SOIL CLASSIF JUL 2024	2,240.75
10/15/2024	BSK ASSOCIATES INC.	WALLIS RNCH GEOTECH SRVS FOR SOIL CLASSIF AUG 2024	1,596.75
10/15/2024	BSK ASSOCIATES INC.	WALLIS RNCH GEOTECH SRVS FOR SOIL CLASSIF MAY 2024	4,345.25
10/15/2024	CALEHS ATTN: JOE MOULTON	INSPECTION CIVIC CENTER GENERATOR AUG-SEP 2024	600.00
10/15/2024	CALLANDER ASSOCIATES INC.	WALLIS RANCH PARK DESIGN SERVICES JUN 2024	3,812.86
10/15/2024	CALLANDER ASSOCIATES INC.	WALLIS RANCH PARK DESIGN SERVICES JUL 2024	8,878.39
10/15/2024	CALLANDER ASSOCIATES INC.	WALLIS RANCH PARK DESIGN SERVICES MAY 2024	2,886.08
10/15/2024	CARBONIC SERVICE	POOL CHEMICAL FOR PH BALANCE	627.22
10/15/2024	CAROLYN ADAMS	BUSINESS LICENSE REFUND	33.00
10/15/2024	CATALINA MEDELES-GUEVARA	CONFERENCE REIMBURSEMENT	201.77
10/15/2024	CHRISTAIN KNIGHT	IT EXPENSE REIMBURSEMENT	217.59
10/15/2024	CHRISTAIN KNIGHT	TRAVEL REIMBURSEMENT	207.12
10/15/2024	CHRISTINE PETIT	REC CLASS INSTRUCTOR	1,238.40
10/15/2024	CORWOOD CAR WASH, INC.	CAR WASHES FOR POLICE VEHICLES AUG-SEPT 2024	1,989.00
10/15/2024	CWS CONSTRUCTION GROUP INC	BUSINESS LICENSE REFUND	110.00
10/15/2024	DC ELECTRIC GROUP INC.	TRAFFIC OPERATION CENTER FIBER RELO & DUBLIN BLVD FIBER BREAK AUG 2024	1,497.84
10/15/2024	DESILVA GATES CONSTRUCTION LP	DEVELOPER DEPOSIT (DV0290) REFUND	59.54
10/15/2024	DIABLO CRIME SCENE CLEANERS, INC	CRIME SCENE CLEANING	2,589.00
10/15/2024	DUBLIN UNIFIED SCHOOL DISTRICT	STAGER UTILITY BILL - JULY-AUG 2024	405.15
10/15/2024	EAST BAY POOL SERVICE, INC.	POOL MAINTENANCE	12,127.00
10/15/2024	ELEGANT OCCASIONS SERVICES	EMPLOYEE RECOGNITION EVENT DEPOST 12-10-2024	2,308.13
10/15/2024	EUROPEAN MOBILE WERKS	POLICE VEHICLE MAINTENANCE & REPAIRS	1,616.41
10/15/2024	EVERYTHING GROWS INTERIOR LANDSCAPING	INTERIOR PLANT CARE & MAINT. - OCT 2024	243.07
10/15/2024	FIELDMAN, ROLAPP & ASSOCIATES	DUBLIN CENTRE CFD FORMATION SEP 2024	7,212.00
10/15/2024	GREEN VINE LANDSCAPING INC	BUSINESS LICENSE REFUND	110.00
10/15/2024	GTL LEASING, LLC	HYDROGEN FUEL CELL LEASE & REFUELLING SERV AUG 2024	715.00
10/15/2024	HARRELL HARRIS PHOTOGRAPHY	PHOTOGRAPHY SERVICES - SPLATTER	2,550.00
10/15/2024	HAZEL WETHERFORD	CONFERENCE REIMBURSEMENT - ICMA	23.46
10/15/2024	IRON MOUNTAIN	POLICE RECORDS STORAGE - SEPT 24	372.67
10/15/2024	ISRA SAMIE	MILEAGE REIMBURSEMENT	13.94
10/15/2024	JIE LIU	BUSINESS LICENSE REFUND	110.00
10/15/2024	KIMLEY-HORN AND ASSOC. INC.	TO7 - DESIGN SVCS GOLDEN GATE DR IMPRVMNT AUG 2024	2,575.50
10/15/2024	LANLOGIC INC.	NETWORK ENGINEERING SUPPORT	804.00
10/15/2024	LANLOGIC INC.	VERKADA SECURITY CAMERAS -SHANNON CTR	11,293.53
10/15/2024	LANLOGIC INC.	WIRING - CIVIC CENTER & CORP YARD	6,363.91
10/15/2024	LAURIE RITH-CHAN	EXPENSE REIMBURSEMENT	2,300.00
10/15/2024	LIVERMORE-PLEASANTON UMPIRES ASSOCIATION	SPORTS OFFICIATING SERVICES - SEPT 24	2,610.00
10/15/2024	LYNX TECHNOLOGIES, INC.	GIS CONSULTING SERVICES - SEP 2024	9,300.00

10/15/2024	MMANC	MEMBERSHIP RENEWAL	95.00
10/15/2024	MORGAN SASSER	PETTING ZOO FOR HARVEST FESTIVAL	1,200.00
10/15/2024	MOWGLISPUPBAKERY	BUSINESS LICENSE REFUND	110.00
10/15/2024	NAGHMEH DANISHMAND	UTILITY BOX ART	1,000.00
10/15/2024	NAMRATA BERRY	REC CLASS INSTRUCTOR	324.00
10/15/2024	NOVANI, LLC.	TO1 - TRAFFIC OPERATING CENTER MAINTENANCE OCT 2024	3,000.00
10/15/2024	PG&E	LS2-A EAST DUBLIN0 9/13/2024	19,870.93
10/15/2024	PG&E	B6 SERVICE TO FSP 09/04/2024	8,461.20
10/15/2024	PG&E	B10S SERVICE TO EGP 09/08/2024	7,493.00
10/15/2024	PG&E	VAR PARK IRRIGATION 09/05/2024	87.81
10/15/2024	PG&E	B6 SERVICE TO BRAY CMMN 09/10/2024	119.66
10/15/2024	PG&E	B1 SERVICE TO DEVANY 09/10/2024	20.23
10/15/2024	PG&E	SERVICE TO VARIOUS IRRIG 09/05/2024	2,037.89
10/15/2024	PG&E	SERVICE TO 3142 CENTRAL PKWY 09/10/2024	231.96
10/15/2024	PG&E	SERVICE TO VARIOUS IRRIG 09/10/2024	119.95
10/15/2024	PG&E	SERVICE TO PSC 09/12/2024	1,993.94
10/15/2024	PG&E	SERVICE TO VARIOUS TC 08/12/2024	10,307.50
10/15/2024	PG&E	B1 SERVICE TO VARIOUS 1997-1 08/14/2024	110.40
10/15/2024	PG&E	LS2-A SERVICE TO ARN & MART 09/13/2024	95.25
10/15/2024	PG&E	LS2-A SERVICE TO CENTRAL 09/13/2024	4.47
10/15/2024	PG&E	SERVICE TO SR CTR 09/10/2024	594.70
10/15/2024	PG&E	SERVICE TO PSC 09/12/2024	5,051.34
10/15/2024	PG&E	A6 SERVICE TO FS18 09/10/2024	104.22
10/15/2024	PG&E	B1 IRRIG 2979 THREE CASTLES 09/13/2024	49.88
10/15/2024	PG&E	6020 DUBLIN BLVD 1010865440 09/12/2024	8.55
10/15/2024	PG&E	6196 HORIZON PKWY M DONBIDDLE 09/15/2024	1,260.13
10/15/2024	PG&E	B1 SERVICE TO VARIOUS 1997-1 09/13/2024	113.08
10/15/2024	PLEASANTON EVENT RENTALS INC	COMMUNITY GARAGE SALE SUPPLIES	859.79
10/15/2024	PLEASANTON EVENT RENTALS INC	CLEANING OF RENTED LINENS	45.00
10/15/2024	PLEASANTON VIP SENIOR CLUB	SENIOR CENTER - PETER PAN PERFORMANCE AND DINNER	165.00
10/15/2024	PLEASANTON VIP SENIOR CLUB	WICKED SENIOR TRIP	205.00
10/15/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES SHANNON OCT 2024	75.50
10/15/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES CORP YARD OCT 2024	51.20
10/15/2024	QUADIENT FINANCE USA, INC.	POSTAGE FEES FOR SEP 2024	332.35
10/15/2024	QUADIENT, INC. DEPT 3689	POSTAGE MACHINE RENTAL	99.06
10/15/2024	RAYNE OF SAN JOSE	REVERSE OSMOSIS WATER SOFTENER SERV FS17 OCT 2024	259.60
10/15/2024	RAYNE OF SAN JOSE	REVERSE OSMOSIS WATER SOFTENER SERV FS18 OCT 2024	204.30
10/15/2024	RCLCO	REAL ESTATE CONSULTING - MARKET PRICING AND ABSORPTION ANALYSIS	12,906.78
10/15/2024	REDWOOD PUBLIC LAW, LLP	FOR PROFESSIONAL SERVICES RENDERED THROUGH SEP 2024	92,200.26
10/15/2024	REGENCY VILLAGE AT DUBLIN, LLC	SALES TAX REIMBURSEMENT PROGRAM YR 8	350,000.00
10/15/2024	ROTH STAFFING COMPANIES, L.P.	BUSINESS LICENSE TEMP 09/23/24-09/29/24	1,382.40
10/15/2024	RURAL PIG MANAGEMENT, INC.	FERAL PIG TRAPPING AUG 2024	10,000.00
10/15/2024	SCP DISTRIBUTORS LLC	WATERPARK SUPPLIES	2,212.06
10/15/2024	SELECT IMAGING	INSIDE DUBLIN COMMUNITY PROMOTION SCARVES	490.50
10/15/2024	SHAMROCK OFFICE SOLUTIONS, LLC FILE 2399	SHAMROCK - SERVICE AGREEMENT 24/25 10/1-10/31/24	2,832.74
10/15/2024	SHAMROCK OFFICE SOLUTIONS, LLC FILE 2399	PRINTER CARTRIDGES	15.00
10/15/2024	SHWETA AGRAWAL	HERITAGE AND CULTURAL ARTS COMMISSION 10/10/24	50.00
10/15/2024	SPECIAL EVENTS	PCS EVENTS FY24-25 TENTING RENTALS -SPLATTER	19,551.57
10/15/2024	THE INDEPENDENT	SPLATTER NEWSPAPER ADVERTISING	1,350.00
10/15/2024	TIMEA IHAROSI	HERITAGE AND CULTURAL ARTS COMMISSION 10/10/24	50.00
10/15/2024	TREASURER ALAMEDA COUNTY	ANIMAL CONTROL FY23/24 FIELD AND SHELTER SERVICES Q4	69,777.90
10/15/2024	TRI-VALLEY COMMUNITY TV	RECORD/TELEVISE CITY COUNCIL & PLANNING COMM MTGS - SEPT 24	1,290.13
10/15/2024	TRIVALLEY INTERNET INC	SMALL BUSINESS NAVIGATOR CONSULTANT	3,600.00
10/15/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING CIVIC 2024	635.17
10/15/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING LIBRARY 2024	2,749.42
10/15/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING SENIOR 2024	741.78
10/15/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING SHANNON OCT 2024	1,281.58
10/15/2024	VERIZON WIRELESS	DATA PLAN FOR LICENSE PLATE READERS - SEPT 24	2,519.38
10/15/2024	VERONICA FAVELA	CONFERENCE REIMBURSEMENT	287.77
10/15/2024	WEE HOOP, INC.	REC CLASS INSTRUCTOR	1,821.60
10/15/2024	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	WALLIS RANCH PARK MAY 2024	1,311.24
10/15/2024	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	WALLIS RANCH PARK JUL 2024	2,931.23
10/15/2024	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	WALLIS RANCH PARK AUG 2024	1,605.32
10/15/2024	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	TO6 - 2024 ANNUAL STREET RESURFACING AUG 2024	357.41
		Payments Issued 10/15/2024 Total:	**900,190.75**
10/17/2024	HEALTHEQUITY, INC.	2024 COMMUTER FUNDING	1,805.80
		Payments Issued 10/17/2024 Total:	**1,805.80**
10/22/2024	4LEAF INC.	DEVELOPMENT AND PERMITS PLAN REVIEW FEB 2024	1,520.00
10/22/2024	4LEAF INC.	DEVELOPMENT AND PERMITS PLAN REVIEW JUL 2024	1,105.00
10/22/2024	4LEAF INC.	DEVELOPMENT AND PERMITS PLAN REVIEW AUG 2024	1,190.00
10/22/2024	4LEAF INC.	IRON HORSE NATURE PARK STRUCTURAL REVIEW AUG 2024	400.00
10/22/2024	A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS	130.82
10/22/2024	A4 PROMOTIONS & INCENTIVES	FLICKR POSTCARDS	86.31
10/22/2024	ADVANCED MOBILITY GROUP	ANNUAL TRAFFIC SIGNAL SYSTEM SUPPORT AUG 2024	6,265.00
10/22/2024	ALMETEK INDUSTRIES INC	STORM DRAIN MEDALLIONS - BLUE W/ RIVETS AUG 2024	244.25
10/22/2024	AMY'S ENGRAVED SIGNS & AWARDS	NAME PLATES - COMMISSION MEETINGS	109.15
10/22/2024	ANNE GIANCOLA	UTILITY BOX ART	1,000.00
10/22/2024	ARENA STUART RENTALS	SPLATTER EQUIPMENT RENTAL	9,062.39
10/22/2024	AT&T	CVC AT&T IPFLEX VOIP LINE	630.12
10/22/2024	AT&T	600M INTERNET CIVIC CENTER FIBER SERVICES	1,811.46
10/22/2024	AT&T - CALNET 3	ASE CIRCUITS TO 09/30/2024	2,337.42
10/22/2024	BAY ALARM COMPANY	ALARM SERVICES SHANNON CENTER SERVICE CALL OCT 2024	720.00

10/22/2024	BAY ALARM COMPANY	ALARM SERVICES HERITAGE SERVICE CALL OCT 2024	9.04
10/22/2024	BAY AREA NEWS GROUP EAST BAY	LEGAL NOTICES - SEP 2024	854.57
10/22/2024	BKF ENGINEERS	TO1 -SAN RAMON/AVB INTERSECTION IMPROVNTS SEP 2024	7,135.65
10/22/2024	BMI	MUSIC LICENSE FOR 2024	435.00
10/22/2024	BOUND TREE MEDICAL, LLC.	EVIDENCE SUPPLIES-GLOVES	383.02
10/22/2024	CDW GOVERNMENT INC	MICROSOFT EXCHANGE SUBSCRIPTION	484.40
10/22/2024	CITIZEN COMMUNICATIONS, LLC	RECYCLIST SB 1383 PROGRAM TRACKER 24-25	24,909.96
10/22/2024	CITY OF FREMONT	ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM 2024-2025	86,697.00
10/22/2024	CITY OF PLEASANTON	FREEWAY INTERCHANGE DEBT PYMT JUL-SEP 2024	5,003.42
10/22/2024	CIVICA LAW GROUP APC	SPECIAL COUNSEL LEGAL SERVICE - REF. 7461 BROOKDALE	8,722.49
10/22/2024	CIVICA LAW GROUP APC	SPECIAL COUNSEL LEGAL SERVICE - REF. 2061 COLLIER CANYON	20,281.96
10/22/2024	COMCAST	COUNCIL AV RM BUSINESS CABLE 9/18-10/17/2024	99.17
10/22/2024	CONVERGEONE, INC.	C1-ANNUAL CISCO MANAGED SERVICES AGREEMENT 2024-2025	18,726.00
10/22/2024	CONVERGEONE, INC.	E911 - PROFESSIONAL SERVICES GENERAL	10,353.50
10/22/2024	CORODATA SHREDDING, INC.	SHRED BIN PICKUP SEP 2024	43.29
10/22/2024	DANIELLE MASKIELL	UTILITY BOX ART	1,000.00
10/22/2024	DARREN PHILLIPS	HERITAGE AND CULTURAL ARTS COMMISSION 10/10/24	50.00
10/22/2024	DAVID L. GATES & ASSOCIATES, INC.	TO9 - CITY-WIDE PLAYGROUND INSPECTIONS OCT 2024	28,350.00
10/22/2024	DEVELOPMENT SOLUTIONS WR, LLC	DEVELOPER DEPOSIT (DV0179) REFUND	8,222.86
10/22/2024	DONOVAN FRAZER	CONFERENCE REIMBURSEMENT- CCPOA 2024	178.20
10/22/2024	DUBLIN ARTS COLLECTIVE	DISCRETIONARY GRANT - BLOCK GRANT	500.00
10/22/2024	DUBLIN CHAMBER OF COMMERCE	ANNUAL MEMBERSHIP DUES	1,390.00
10/22/2024	DUBLIN CHEVROLET	POLICE VEHICLE MAINTENANCE & REPAIRS	1,269.84
10/22/2024	DUBLIN UNIFIED SCHOOL DISTRICT	STAGER UTILITY BILL 8/1/24 - 9/30/24	19.56
10/22/2024	EOA, INC.	STORMWATER PLAN REVIEW JUL 2024	675.00
10/22/2024	EUROPEAN MOBILE WERKS	POLICE VEHICLE MAINTENANCE & REPAIRS	1,031.25
10/22/2024	FIELDMAN, ROLAPP & ASSOCIATES	DOWNTOWN FINANCING PLAN - AUG 24	2,296.50
10/22/2024	GEOCON CONSULTANTS, INC.	TO4 - VILLAGE PKWY- ADDT'L GEOTECH SVCS & BORINGS SEP 2024	170.00
10/22/2024	GINA MARIE GARCIA-GABRIELL	HERITAGE AND CULTURAL ARTS COMMISSION 10/10/24	50.00
10/22/2024	GOODFELLOW SEQUOIA AJV	IRON HORSE TRAIL BRIDGE AT DUBLIN BLVD PROJ JUL 2024	330,427.48
10/22/2024	HARRELL HARRIS PHOTOGRAPHY	PHOTOGRAPHY SERVICES- SENIOR INFO FAIR	600.00
10/22/2024	HERC RENTALS INC.	ELECTRICAL RENTALS FOR SPLATTER	8,498.69
10/22/2024	INTERACTIVE DATA, LLC	DPS - SOCIAL MEDIA SEARCH OCT 24	300.50
10/22/2024	IOPREDICT, INC.	OFFICE ASSISTANT (PCS) WRITTEN EXAM	630.00
10/22/2024	JIEXING MARGARET LIANG	HERITAGE AND CULTURAL ARTS COMMISSION 10/10/24	50.00
10/22/2024	JULIA H. TOMTANIA	HERITAGE AND CULTURAL ARTS COMMISSION 10/10/24	50.00
10/22/2024	KATHY L. BELTRAN	APPRAISAL FEE REIMBURSEMENT 6060 TASSAJARA RD	800.00
10/22/2024	LANGUAGE LINE SERVICES	LANGUAGE LINE SERVICES FOR SEP 2024	279.67
10/22/2024	LANLOGIC INC.	NETWORK ENGINEERING SUPPORT	3,517.50
10/22/2024	LANLOGIC INC.	GIS ARCHITECTURE REVIEW	50.25
10/22/2024	LEHR AUTO	DPS EMERGENCY EQUIPMENT FOR D45	8,411.76
10/22/2024	LEHR AUTO	POLICE VEHICLE MAINTENANCE & REPAIRS	300.67
10/22/2024	MACLEOD WATTS INC.	FY24-25 RETIREE HEALTH ACTUARIAL STUDY	11,650.00
10/22/2024	MICHAEL BAKER INT'L, INC.	AFFORDABLE HOUSING PROGRAM MONITORING ASSISTANCE - SEPT 24	495.00
10/22/2024	MINUTEMAN PRESS	2024 ELECTION VOTER POSTCARDS	9,240.82
10/22/2024	MINUTEMAN PRESS	RETIREMENT POSTER	79.38
10/22/2024	ON THE VINE CATERING	SPLATTER CATERING	11,594.88
10/22/2024	PAKPOUR CONSULTING GROUP, INC.	TO7 - CM/INSP. SVCS. SAFE ROUTES TO SCHOOL SEP 2024	6,833.75
10/22/2024	PLAN JPA	GENERAL LIABILITY CLAIMS - SEP 2024 CLAIMS	25.73
10/22/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES PSC OCT 2024	51.87
10/22/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES CIVIC OCT 2024	92.38
10/22/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES WAVE OCT 2024	80.90
10/22/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES SHANNON OCT 2024	75.50
10/22/2024	QUETEL CORPORATION	ANNUAL EVIDENCE SOFTWARE SUBSCRIPTION	4,217.19
10/22/2024	RACE TO ZERO WASTE	WASTE SORTING AT EVENTS SEP 2024	6,179.25
10/22/2024	REDWOOD TOXICOLOGY LAB. INC.	TOXICOLOGY SERVICES	395.07
10/22/2024	REVEAL DATA CORP	PUBLIC RECORDS REQUEST- SAAS - STORAGE	13,960.00
10/22/2024	ROBERT HALF	FINANCE DEPARTMENT TEMP 10/4/24-10/11/24	5,578.65
10/22/2024	ROTH STAFFING COMPANIES, L.P.	BUSINESS LICENSE TEMP 09/30/24-10/06/24	1,728.00
10/22/2024	SELECT IMAGING	NAME PLATES & BADGE - CMO	135.44
10/22/2024	SELECT IMAGING	CAR MAGNETS FOR MAYOR MCCORRISTON	90.74
10/22/2024	SELECT IMAGING	HYDRATION STATION DECALS SEP 2024	165.38
10/22/2024	SELECT IMAGING	PRINTING & MAILING OF BUSINESS LICENSE RENEWALS	7,975.04
10/22/2024	SIERRA DISPLAY, INC.	CITYWIDE/MILITARY BANNER PROGRAM	2,652.00
10/22/2024	STORMWATER INSPECTION & MAINTENANCE SERVICES, INC	TRASH CAPTURE DEVICE MAINTENANCE SERVICES AUG 2024	14,395.00
10/22/2024	STRATEGIC ECONOMICS INC.	CONSULTANT FOR UPDATE OF ED STRATEGY & GP ELEMENT - SEPT 24	7,831.87
10/22/2024	T-MOBILE USA, INC.	CELL PHONE SERVICES THROUGH 09/20/2024	636.44
10/22/2024	T-MOBILE USA, INC.	PIO & PW CELL PHONE SERVICES THROUGH 09/20/2024	455.06
10/22/2024	TRB AND ASSOCIATES, INC.	PLAN REVIEW & INSPECTION SERVICES SEP 2024	25,690.50
10/22/2024	TRIVALLEY INTERNET INC	NAVIGATOR PROGRAM - KENSINGTON LABS #35	7,500.00
10/22/2024	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES EXTRA SEP 2024	8,052.18
10/22/2024	TRI-VALLEY TRANSPORT. COUNCIL	FY 24/25 QTR 1 TVTD FEES	104,946.72
10/22/2024	U.S. BANK CORPORATE PMT SYSTEM	PURCHASE CARD STATEMENT SEP 2024	56,832.20
10/22/2024	UNITED SITE SERVICES OF CA INC	SEPTIC TANK SERVICES NOV 2024	726.38
10/22/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING PSC SEP 2024	2,030.13
10/22/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING WAVE SEP 2024	758.62
10/22/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING CIVIC SEP 2024	224.54
10/22/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING LIBRARY SEP 2024	785.89
10/22/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING SHANNON SEP 2024	561.35
10/22/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING HERITAGE SEP 2024	955.84
10/22/2024	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING WAVE SEP 2024	1,796.32
10/22/2024	WC3-WEST COAST CODE CONSULTANT	PLAN CHECK AND EPROCESS360 FOR SEP 2024	21,428.00
10/22/2024	WILLDAN ENERGY SOLUTIONS	BLDG ELECTRIFICATION & CODE ASSISTANCE JUN 2024	5,688.50
10/22/2024	WILLDAN ENERGY SOLUTIONS	BLDG ELECTRIFICATION & CODE ASSISTANCE JUL 2024	12,096.50

10/22/2024	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	TO6 - 2024 ANNUAL STREET RESURFACING - JUL 2024	772.50
10/22/2024	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	TO6 - 2024 ANNUAL STREET RESURFACING - APR 2024	595.83
10/22/2024	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	TO3 - IRON HORSE NATURE PARK - CWA ADMIN SEP 2024	772.01
10/22/2024	WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	TO8 - CWA ADMIN - GREEN STORMWATER INFRASTRUCTURE SEP 2024	426.98
10/22/2024	YINGRU HUANG	MILEAGE REIMBURSEMENT	115.54
		Payments Issued 10/22/2024 Total:	**969,241.99**
10/25/2024	CAL PERS	PERS RETIREMENT PLAN: PE 10/18/24	104,389.64
10/25/2024	EMPLOYMENT DEVELOPMENT DEPT	CA STATE WITHHOLDING: PE 10/18/24 & OCTOBER COUNCIL	24,142.06
10/25/2024	HEALTHEQUITY, INC.	HEALTHEQUITY: PE 10/18/24	3,393.95
10/25/2024	I C M A 401 PLAN	DEFERRED COMP 401A: PE 10/18/24	34,297.94
10/25/2024	I C M A 457 PLAN	DEFERRED COMP 457: PE 10/18/24 & OCTOBER COUNCIL	50,066.60
10/25/2024	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING: PE 10/18/24 & OCTOBERCOUNCIL	83,413.06
10/25/2024	US BANK - PARS	PARS: PE 10/18/24 & OCTOBER COUNCIL	3,439.46
		Payments Issued 10/25/2024 Total:	**303,142.71**
10/28/2024	3K INVESTMENTS INC	REFUND TO INC 82 FOR PLPA-004016-2024	419.00
10/28/2024	AKSHAY ARORA ARORA TENNIS & FITNESS ACADEMY	REC CLASS INSTRUCTOR	40,734.10
10/28/2024	ALAMEDA CO SHERIFF'S OFFICE	CASE #L23-05152, LEVY FILE #24-5745	699.44
10/28/2024	ALAMEDA COUNTY ENVIRONMENTAL HEALTH	ALCO HEALTH - HMBP PERMIT - CIVIC - SEP 2024	3,055.00
10/28/2024	ALAMEDA COUNTY ENVIRONMENTAL HEALTH	ALCO HEALTH - HMBP - CORP YARD - OCT 2024	1,930.00
10/28/2024	ALAMEDA COUNTY ENVIRONMENTAL HEALTH	ALCO HEALTH - HMBP - FS17- OCT 2024	889.00
10/28/2024	ALAMEDA COUNTY ENVIRONMENTAL HEALTH	ALCO HEALTH - HMBP - FS18- OCT 2024	889.00
10/28/2024	ANGEL HOUZE CLAY ART C/O JULIE P. KARTONO	REC CLASS INSTRUCTOR	108.00
10/28/2024	ASSOC. OF DEFENSE COMMUNITIES	2025 MEMBERSHIP DUES	450.00
10/28/2024	AT&T	CVC AT&T IPFLEX VOIP LINE	630.12
10/28/2024	AT&T	600M INTERNET CIVIC CENTER FIBER SERVICES	1,811.46
10/28/2024	AT&T	PSC-600M IPFLEX INTERNET	1,364.86
10/28/2024	AT&T - CALNET 3	SERVICE TO CIVIC FIRE ALARM 10/01/2024	59.29
10/28/2024	AT&T - CALNET 3	SERVICE TO PSC 10/01/2024	117.01
10/28/2024	AT&T - CALNET 3	SERVICE TO WAVE 10/12/2024	117.93
10/28/2024	AT&T - CALNET 3	SERVICE TO SHANNON 10/12/2024	263.41
10/28/2024	AT&T - CALNET 3	SERVICE TO SR ALARM 10/12/2024	209.25
10/28/2024	AT&T - CALNET 3	SERVICE TO CIVIC 10/12/2024	221.47
10/28/2024	AT&T - CALNET 3	SERVICE TO LIBRARY 911 10/14/2024	30.66
10/28/2024	AT&T - CALNET 3	SERVICE TO CY 10/14/2024	59.77
10/28/2024	AT&T - CALNET 3	SERVICE TO CY FAX 10/14/2024	30.66
10/28/2024	AT&T - CALNET 3	SERVICE TO PSC FIRE ALARM 10/14/2024	59.77
10/28/2024	AT&T - CALNET 3	SERVICE TO FSP FAX 10/14/2024	59.77
10/28/2024	AT&T - CALNET 3	SERVICE TO FS18 10/14/2024	88.87
10/28/2024	AT&T - CALNET 3	SERVICE TO CY 10/14/2024	235.66
10/28/2024	AT&T - CALNET 3	SERVICE TO BLDG INSP 10/14/2024	30.66
10/28/2024	AT&T - CALNET 3	SERVICE TO ELEVATOR 10/14/2024	117.97
10/28/2024	AT&T - CALNET 3	SERVICE TO FS2-3 09/26/2024	348.19
10/28/2024	AT&T - CALNET 3	SERVICE TO SHANNON FAX 09/27/2024	30.42
10/28/2024	AT&T - CALNET 3	SERVICE TO FS16 09/27/2024	59.29
10/28/2024	AT&T - CALNET 3	SERVICE TO CIVIC 09/27/2024	30.42
10/28/2024	AT&T - CALNET 3	CLARK AVE 09/27/2024	30.42
10/28/2024	AT&T - CALNET 3	SERVICE TO HERITAGE CTR BK UP	129.76
10/28/2024	AT&T - CALNET 3	HERITAGE 9391018979 10/14/2024	30.66
10/28/2024	AT&T - CALNET 3	SHANNON CENTER ALARM 9391063350 10/12/2024	30.65
10/28/2024	BAY ALARM COMPANY	ALARM SERVICES FS17 OCT 2024	142.83
10/28/2024	BAY ALARM COMPANY	ALARM SERVICES SENIOR CENTER OCT 2024	142.83
10/28/2024	BAY ALARM COMPANY	ALARM SERVICES SHANNON OCT 2024	142.83
10/28/2024	BAY ALARM COMPANY	ALARM SERVICES WAVE SERVICE CALL OCT 2024	261.16
10/28/2024	BEST VERSION MEDIA, LLC	WAVE MARKETING	408.30
10/28/2024	BIG O'TIRES #7	POLICE VEHICLE MAINTENANCE & REPAIRS	131.11
10/28/2024	CARBONIC SERVICE	POOL CHEMICAL FOR PH BALANCE	620.93
10/28/2024	CASTRO VALLEY PERFORMING ARTS	REC CLASS INSTRUCTOR	312.00
10/28/2024	CHRISTINE PETIT	REC CLASS INSTRUCTOR	432.00
10/28/2024	CINTAS CORPORATION NO.2	FIRST AID RESTOCK	58.75
10/28/2024	CODE PUBLISHING, LLC	MUNI CODE UPDATES	893.00
10/28/2024	COMCAST	INTERNET/CABLE SVC WAV, SNC, PSC - 10/11-11/10/24	602.90
10/28/2024	COMCAST	CIVIC CENTER COMCAST 500M INTERNET 09/31/2024	2,540.57
10/28/2024	CONSOR NORTH AMERICA, INC.	DEVELOPMENT MAP REVIEW AUG 2024	3,911.12
10/28/2024	CONVERGEONE, INC.	CIVIC VERKADA BADGE ACCESS READER	2,687.83
10/28/2024	COULSON & ASSOCIATES	DEVELOPMENT AND PERMITS PLAN REVIEW MAY 2024	6,922.50
10/28/2024	COULSON & ASSOCIATES	DEVELOPMENT AND PERMITS PLAN REVIEW JUN 2024	6,727.50
10/28/2024	COULSON & ASSOCIATES	DEVELOPMENT AND PERMITS PLAN REVIEW JUL 2024	13,893.75
10/28/2024	COUNTY OF ALAMEDA	CHARGEPOINT REG CERT. 2024-THE WAVE ACCT# 4027-003	261.00
10/28/2024	COUNTY OF ALAMEDA	CHARGEPOINT REG CERT. 2024 - PSC ACCT #4027-002	317.40
10/28/2024	COUNTY OF ALAMEDA	CHRGEPT REG CERT. 2024-FALLON SPORT ACCT#4027-004	176.40
10/28/2024	COUNTY OF ALAMEDA	CHARGEPOINT REG CERT. 2024 - LIBRARY ACCT#4027-005	204.60
10/28/2024	COUNTY OF ALAMEDA	CHARGEPOINT REG CERT. 2024 - SHANNON ACCT#4027-006	148.20
10/28/2024	COUNTY OF ALAMEDA	CHARGEPOINT REG CERT. 2024 -HERITAGE ACCT#4027-001	176.40
10/28/2024	DANIEL S COLLEY	PCS COMMISSION 10/21/24	50.00
10/28/2024	DAVID HUFFMAN	ASSET SEIZURE REIMBURSEMENT - CASE: 23-704569	32,752.50
10/28/2024	DUTCHOVER & ASSOCIATES	DEVELOPMENT AND PERMITS PLAN REVIEW AUG 2024	747.50
10/28/2024	EAST BAY POOL SERVICE, INC.	POOL MAINTENANCE - FILTER REPAIR	1,822.77
10/28/2024	EOA, INC.	STORMWATER PLAN REVIEW APR 2024	5,400.00
10/28/2024	EOA, INC.	STORMWATER PLAN REVIEW MAY 2024	2,025.00
10/28/2024	FIELDMAN, ROLAPP & ASSOCIATES	DUBLIN CENTRE CFD FORMATION AUG 2024	1,999.50
10/28/2024	GOODWIN CONSULTING GROUP, INC.	DUBLIN CENTRE CFD FORMATION SEP 2024	1,420.00
10/28/2024	GUIDA	DEVELOPMENT MAP REVIEW SEP 2024	2,230.00

10/28/2024	HALEY & ALDRICH, INC	DEVELOPMENT AND PERMITS PLAN REVIEW SEP 2024	3,413.75
10/28/2024	HARRELL HARRIS PHOTOGRAPHY	PHOTOGRAPHY SERVICES - HARVEST FAIR	900.00
10/28/2024	HERC RENTALS INC.	ELECTRICAL RENTALS FOR SPLATTER	2,684.37
10/28/2024	ICMA	ICMA ANNUAL MEMBERSHIP RENEWAL - WETHERFORD	1,200.00
10/28/2024	INTERACTIVE DATA, LLC	MONTHLY BILL FOR PHONE SEARCHES - NOV 24	290.50
10/28/2024	JOSEPH THOMAS WASHINGTON II	PCS COMMISSION 10/21/24	50.00
10/28/2024	LANLOGIC INC.	ANNUAL WIFI CONTROLLER SUPPORT	1,015.88
10/28/2024	LEHR AUTO	DPS-INVESTIGATIVE DATA LICENSE SOFTWARE	13,245.00
10/28/2024	MAKE ME A PRO SPORTS	REC CLASS INSTRUCTOR	3,510.00
10/28/2024	MATRIX CONSULTING GROUP, LTD	SERVICES ASSESSMENT INVOICE	7,700.00
10/28/2024	MATTHEW T GILLER	PCS COMMISSION 10/21/24	50.00
10/28/2024	MCE CORPORATION	MAINTENANCE SERVICES 2024-2025 - SEP 2024	839,195.00
10/28/2024	MINUTEMAN PRESS	2024 ELECTION VOTER POSTCARDS	4,620.41
10/28/2024	MORGAN SASSER	PETTING ZOO FOR PRESCHOOL	575.00
10/28/2024	NITHILA JEYAKIRUPA SADHEESH	PCS COMMISSION 09/16/24	50.00
10/28/2024	NITHILA JEYAKIRUPA SADHEESH	PCS COMMISSION 10/21/24	50.00
10/28/2024	PAKPOUR CONSULTING GROUP, INC.	DEVELOPMENT AND PERMITS PLAN REVIEW SEP 2024	30,185.00
10/28/2024	PG&E	SERVICE TO SHANNAN CENTER 09/26/2024	24.65
10/28/2024	PG&E	SERVICE TO GLEASON IRRIG 09/28/2024	1,380.19
10/28/2024	PG&E	SERVICE TO FALLON IRRIG 09/09/2024	101.93
10/28/2024	PG&E	IRRIGATION SERVICE TO 09/30/2024	47.96
10/28/2024	PG&E	SERVICE TO FALLON IRRIG 10/08/2024	40.41
10/28/2024	PG&E	B10S SERVICE TO CIVIC CENTER 09/12/2024	4,579.82
10/28/2024	PG&E	SERVICE TO CORP YARD 09/29/2024	2,044.26
10/28/2024	PG&E	SERVICE TO SHANNON CENTER 09/27/2024	82.49
10/28/2024	PG&E	SERVICE TO SCH RNCH PARK 09/26/2024	431.81
10/28/2024	PG&E	B1 SERVICE TO PASSATEMPO 09/23/2024	86.57
10/28/2024	PG&E	B1 SERVICE TO SEAN DIAMOND 09/25/2024	152.91
10/28/2024	PG&E	B1 SERVICE TO POSITANO IRRIG 09/29/2024	95.97
10/28/2024	PG&E	B1 ART LIGHT 7401 DUBLIN BLVD 09/30/2024	267.13
10/28/2024	PG&E	SERVICE TO VARIOUS IRRIG 09/26/2024	56.58
10/28/2024	PG&E	A6 SERVICE TO FS17 10/03/2024	133.95
10/28/2024	PG&E	TC1 SERVICE TO FALLON 09/09/2024	1,111.90
10/28/2024	PG&E	TC1 SERVICE TO 6795 DOUGHERTY 10/01/2024	253.36
10/28/2024	PG&E	LS2-A SERVICE TO AVB 09/30/2024	1,719.17
10/28/2024	PG&E	SERVICE TO WAVE 10/03/2024	31,078.85
10/28/2024	PG&E	SERVICE TO HCP 09/26/2024	2,747.56
10/28/2024	PG&E	SERVICE TO FS16 09/10/2024	821.88
10/28/2024	PG&E	B6 SERVICE TO LIBRARY 09/29/2024	3,027.85
10/28/2024	PG&E	SERVICE TO HPM 09/27/2024	649.86
10/28/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES SENIOR OCT 2024	79.80
10/28/2024	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES CORP YARD OCT 2024	51.20
10/28/2024	QUADIENT FINANCE USA, INC.	POSTAGE FEES FOR SEP 2024	299.00
10/28/2024	R & B EQUIPMENT INC	BUSINESS LICENSE REFUND	45.00
10/28/2024	RACHEAL MATHENY	PCS COMMISSION 10/21/24	50.00
10/28/2024	RICHARD THORNBURY	PCS COMMISSION 10/21/24	50.00
10/28/2024	ROTH STAFFING COMPANIES, L.P.	BUSINESS LICENSE TEMP 10/7/24-10/13/24	1,641.60
10/28/2024	RRM DESIGN GROUP, A CA CORP	DEVELOPMENT AND PERMITS PLAN REVIEW AUG 2024	8,602.25
10/28/2024	RSCDS - SAN FRANCISCO BRANCH	SCOTTISH DANCERS SPLATTER PERFORMANCE	1,000.00
10/28/2024	SELECT IMAGING	NAME PLATES & BADGE	162.99
10/28/2024	SHAMROCK OFFICE SOLUTIONS, LLC FILE 2399	EQUIPMENT LEASE PAYMENT 9/30-10/30/24	1,510.70
10/28/2024	SHAMROCK OFFICE SOLUTIONS, LLC FILE 2399	CONTRACT USAGE CHARGE 09/22-10/21/24	551.83
10/28/2024	SHAMROCK OFFICE SOLUTIONS, LLC FILE 2399	CONTRACT USAGE CHARGE 10/16-11/15/24	850.35
10/28/2024	SNG & ASSOCIATES INC.	DEVELOPMENT AND PERMITS PLAN REVIEW AUG 2024	10,854.00
10/28/2024	SNG & ASSOCIATES INC.	DEVELOPMENT AND PERMITS PLAN REVIEW JUL 2024	19,123.00
10/28/2024	ST. RAYMOND CATHOLIC CHURCH BOY SCOUT TROOP 905	ST. PAT'S 2024 EVENT BOY SCOUT TROOP #905	3,000.00
10/28/2024	SUAREZ & MUNOZ CONSTRUCTION	WALLIS RANCH COMMUNITY PARK CONSTRUCTION AGREEMENT	758,939.32
10/28/2024	SYED SAMEER SHABIR HAKIM	PCS COMMISSION 10/21/24	50.00
10/28/2024	TREASURER ALAMEDA COUNTY	RETURN ASSET SEIZURE CASE: 23-704569	35,286.98
10/28/2024	TREASURER ALAMEDA COUNTY	RETURN ASSET SEIZURE FUND CASE: 23-701483	4,697.65
10/28/2024	TREASURER ALAMEDA COUNTY GENERAL SERVICES AGENCY	FUEL SEP 2024	20,998.39
10/28/2024	TRI-VALLEY JANITORIAL INC.	JANITORIAL SUPPLIES SEP 2024	5,512.95
10/28/2024	US CONF OF MAYORS	US CONFERENCE OF MAYORS ANNUAL MEMBERSHIP 2025	5,970.00
10/28/2024	UNIVAR SOLUTIONS	SODIUM HYPOCHLORITE POOL CHEMICAL	2,703.42
10/28/2024	WEE HOOP, INC.	REC CLASS INSTRUCTOR	607.20
		Payments Issued 10/28/2024 Total:	**1,988,244.72**
10/30/2024	UNUM LIFE INS CO OF AMERICA	LIFE AND AD&D PREMIUM - OCT 2024	11,915.62
		Payments Issued 10/30/2024 Total:	**11,915.62**

Grand Total for Payments Dated 10/1/2024 through 10/31/2024: 8,897,203.06

Total Number of Payments Issued: 311

Agenda Item 6.1

STAFF REPORT

CITY COUNCIL

DATE: November 19, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Dublin Centre Community Facilities District Formation
Prepared by: Jay Baksa, Finance Director

EXECUTIVE SUMMARY:

The City Council will conduct a public hearing, to consider (i) forming City of Dublin Community Facilities District No. 2024-1 (Dublin Centre), (ii) authorizing a limit on bonded indebtedness for the district, (iii) calling for a special mailed ballot election, (iv) declaring election results, (v) introduce an ordinance, and conducting related proceedings for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).

STAFF RECOMMENDATION:

Staff recommends that the City Council receive and the City Clerk file with these proceedings the Community Facilities District Report and conduct a public hearing to (a) establish Community Facilities District No. 2024-1 (Dublin Centre) and (b) deem it necessary to incur indebtedness for CFD No. 2024-1. If following such public hearing, no landowner majority protest has been filed pertaining to the establishment of CFD No. 2024-1 or the levy of special taxes, Staff recommends that the City Council adopt the following:

1) A **Resolution** Forming the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).
2) A **Resolution** Determining Necessity to Incur Bonded Indebtedness for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).
3) A **Resolution** Calling Special Election for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).

Following the adoption of the above resolutions, staff recommends that the City Clerk announce the results of the ballots cast in the special mailed-ballot election to be held within CFD No. 2024-1 to enable the qualified election of CFD No. 2024-1 to consider the ballot measures regarding (a) authorization to levy special taxes within CFD No. 2024-1, (b) the authorization to issue bonds secured by the levy of such special taxes, and (c) establishment of an appropriation limit for CFD No. 2024-1.

If the results of the special mailed-ballot election reveal that the measures have received the affirmative vote of two-thirds of the votes cast, Staff recommends that the City Council take the following actions:

1) Adopt a **Resolution** Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).
2) Waive the reading and INTRODUCE the Ordinance Levying Special Taxes Within City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).

FINANCIAL IMPACT:

Approval of the recommended actions has no financial impact on the City. All costs associated with the formation of the proposed Community Facilities District are borne entirely by the developer. The proposed Community Facilities District will be self-sustaining, including annual compensation to the City for its management.

DESCRIPTION:

Background

The 50.04-acre Dublin Centre development project site is an undeveloped parcel located within the Eastern Dublin Specific Plan (EDSP). The site is located north of Dublin Boulevard, east of Tassajara Road and west of Brannigan Street.

The City Council approved the Development Agreement for the property on November 22, 2022. The Development Agreement specified in Section 6.2 that the City would use its best efforts to commence proceedings to form a Community Facilities District (CFD) to finance certain public facilities and services. The Development Agreement specified that the effective tax rate shall not exceed 1.75% or the term of the bonds shall not exceed 35 years.

Based on discussions between the City, the City's consultants, and the developer, it is recommended that the most efficient approach to fund facilities and services is to establish a single CFD, that would levy two separate special taxes, one to pay for services and one to pay for facilities. All parties agree that this is preferable to the creation of two separate CFDs, with the result being the same.

The first step in the CFD formation process took place on October 15, 2024, with the City Council's consideration and adoption of two resolutions of intention, which set the public hearing and special landowner election for November 19, 2024. The approval of the resolutions was done so with the understanding that the cap on the effective tax rate would be 1.75% for each tax zone and Impact Fees would not be included as reimbursable cost from any future bond proceeds; both these changes have been incorporated in tonight's attachments.

Additionally, the City Council's approval was based on the understanding that the developer

would include transparency items on their website and disclose CFD information at the time of sale. Staff will continue to work with the developer to ensure these requirements are met.

Public Hearing and Tonight's Actions

On October 15, 2024, the City Council initiated proceedings to consider the establishment of a CFD pursuant to the provisions of the CFD Act as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, Commencing with Section 53311, of the California Government Code (the "Act").

Tonight's Public Hearing will provide the public an opportunity to provide testimony related to the formation of CFD No. 2024-1 (Dublin Centre) as well as the CFD Report (Attachment 1), which describes the CFD boundaries, the rate and method of apportionment of the special taxes to be levied, and the facilities to be financed by the CFD. The proceedings to establish CFD No. 2024-1 will be accomplished by the adoption of the resolutions and the introduction of an Ordinance Levying Special Taxes identified in the recommended actions.

Specifically, the City Council will be asked to consider the following actions:

1. **Adopt Resolution of Formation**

This resolution establishes the boundaries of CFD No. 2024-1, the rate and method of apportionment of the special taxes to be levied to provide for certain services in CFD No. 2024-1 and to pay the cost of the facilities to be financed by CFD No. 2024-1. It also sets out the terms and conditions for a special mailed-ballot election to be conducted by the City Clerk as the election official for a vote to be taken by the landowners of record. The registrar of voters has certified that there are no registered voters within the proposed CFD, thus the vote will be by the owner of land.

2. **Adopt Resolution Declaring Intention to Incur Indebtedness**

This Resolution declares the necessity to incur indebtedness to finance identified public facilities to be financed through CFD No. 2024-1 and identifies a maximum proposed debt amount of $55 million.

3. **Adopt a Resolution Calling for the Special Election**

The election will be held at tonight's meeting and the resolution will authorize the City Clerk to conduct the election and canvass the results. Prior to tonight's meeting, the landowner filed a waiver of timing requirements for holding an election with the City Clerk which allows the election to be held at tonight's meeting with the results also being determined at this meeting.

After these resolutions are adopted, the City Clerk will open the ballots and state the results of the special mailed ballot election. If the results of the special mailed ballot election reveal that the measures have received the affirmative vote of two-thirds of the votes cast, the City Council will then be asked to:

4. **Adopt Resolution Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien**

This resolution confirms the results of the election and directs recording of a notice of the lien of the special taxes. The City Clerk will complete the Canvass and Statement of Results of Election

attached as an exhibit to the resolution.

5. **Introduce and Waive the First Reading of the Ordinance Levying Special Taxes Within CFD No. 2024-1**

This ordinance authorizes the levy of a special tax on parcels or real property on the secured property tax roll of Alameda County that are within the boundaries of CFD 2024-1.

Conclusion and Next Steps

The City Council may establish CFD No. 2024-1 only after conducting the public hearing and only if no majority protests of the landowner to establish CFD No. 2024-1 or the levy of special taxes is filed. Following tonight's public hearing, the proposed schedule to complete the formation of the CFD is as follows:

- Record Notice of Special Tax Lien - within 15 days after tonight's meeting.
- Second Reading and Adoption of Ordinance levying Special Tax - December 3, 2024.
- Effective Date of Special Tax Ordinance - 30 days after adoption, anticipated to be January 3, 2025.

The resolutions and related documents have been prepared and reviewed by the City's finance team, which includes bond counsel, disclosure counsel, financial advisor, and special tax consultant. Based on the proposed timelines and the successful formation of the Dublin Centre CFD No. 2024-1, staff anticipates bringing the documents required for the first bond sale to the City Council in 2026.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

A Public Hearing Notice was published in the Valley Times on November 12, 2024. The City Council Agenda was posted.

ATTACHMENTS:

1. Community Facilities District No. 2024-1 (Dublin Centre) Community Facilities District Report
2. Resolution Forming the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)
3. Exhibit A to the Resolution – Rate and Method of Apportionment
4. Resolution Determining Necessity to Incur Bonded Indebtedness for the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)
5. Resolution Calling Special Election for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)
6. Resolution Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)

7. Ordinance Levying Special Taxes within City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)

CITY OF DUBLIN
COMMUNITY FACILITIES DISTRICT NO. 2024-1
DUBLIN CENTRE

COMMUNITY FACILITIES DISTRICT HEARING REPORT

CONTENTS

Introduction

A. Description of Facilities and Services

B. Cost Estimates

C. Proposed Boundaries of the Community Facilities District

D. Rate and Method of Apportionment of Special Tax

* * * * * * * * * * * *

Exhibit A – List of Authorized Facilities and Services

Exhibit B – Cost Estimates

Exhibit C – Rate and Method of Apportionment of Special Tax

CITY OF DUBLIN
COMMUNITY FACILITIES DISTRICT NO. 2024-1
(DUBLIN CENTRE)

INTRODUCTION

The Board of Directors (the "**Board**") of the California Municipal Financing Authority (the "Authority") did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (the "**Act**"), on October 15, 2024, adopt a resolution entitled, "A Resolution of the City Council of the City of Dublin Declaring Intention to Form a Community Facilities District and Levy Special Taxes in City of Dublin Community Facilities District No. 2024-1 (Dublin Centre) (the "**CFD**") to Finance Certain Public Services and the Acquisition and Construction of Certain Public Facilities in and for Such Community Facilities District" (the "**Resolution of Intention**"). In the Resolution of Intention, the Board expressly ordered the preparation of a written Community Facilities District Report (the "**Report**") for the proposed CFD.

The Resolution of Intention ordering the Report directed that the Report generally contain the following:

(a) A description of the facilities (the "**Facilities**") and the services (the **"Services"**) by type which will be required to adequately meet the needs of the CFD.

(b) An estimate of the fair and reasonable cost of the Facilities and Services including the cost of acquisition of lands, rights-of-way and easements, any physical facilities required in conjunction therewith and incidental expenses in connection therewith, including the costs of the proposed bond financing and other debt and all other related costs as provided in Section 53345.3 of the Act.

For particulars, reference is made to the Resolution of Intention for the CFD, as previously approved and adopted by the Board.

NOW, THEREFORE, the following data is submitted pursuant to the direction of the Board:

A. DESCRIPTION OF FACILITIES AND SERVICES. A general description of the proposed Facilities and Services is provided in Exhibit "A" attached hereto and hereby made a part hereof.

B. COST ESTIMATES. Cost estimates for the proposed Facilities and Services are set forth in Exhibit "B" attached hereto and hereby made a part hereof.

C. PROPOSED BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. The proposed boundaries of the CFD are those properties and parcels on which special taxes may be levied to pay for the Facilities and Services. The proposed boundaries of the CFD are identified in the map entitled "Proposed Boundaries of City of Dublin

Community Facilities District No. 2024-1 (Dublin Centre), County of Alameda, State of California" which has been recorded in the office of the Alameda County Recorder.

D. RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX. All of the property located within the CFD boundaries, unless exempted by law or by the Rate and Method of Apportionment of Special Tax (the "**RMA**"), shall be taxed for the purpose of financing the Facilities and Services. The Board will annually determine the actual amount of the special tax levy based on the method and subject to the Maximum Special Tax rates contained in the RMA. The RMA is provided in Exhibit "C", attached hereto and hereby made a part hereof.

EXHIBIT A

CITY OF DUBLIN
COMMUNITY FACILITIES DISTRICT NO. 2024-1
(DUBLIN CENTRE)

LIST OF AUTHORIZED FACILITIES AND SERVICES

The CFD is authorized to finance, in whole or in part, the following facilities and services:

Authorized Facilities

In accordance with the Act, the CFD is authorized to finance the purchase, construction, expansion, improvement, or rehabilitation of any real or other tangible property with an estimated useful life of five years or longer, together with the planning and design work that is directly related to the purchase, construction, expansion, or rehabilitation of any real or tangible property (collectively, the "Facilities"). By way of example and not limitation, the CFD may fund any of the following: roadways and roadway improvements, traffic signals, regional hiking and biking trails, storm drains and basins, water and wastewater facilities (including, without limitation, domestic and non-domestic water facilities, wells, pre-treatment basins, infiltration basins, reservoirs, pipelines, storm and sewer drains and related infrastructure and improvements), wet and dry utilities, bridges and pedestrian bridges, tunnels, parks sites, park facilities and equipment, open space, school sites, school facilities and equipment, facilities and equipment relating to fire protection and suppression, facilities and equipment relating to police protection services, animal control facilities, library facilities and equipment, general government facilities, and related infrastructure improvements, both onsite and offsite, and all appurtenances and appurtenant work in connection with the foregoing (including utility line relocations and electric, gas and cable utilities). The Facilities may be constructed and installed by the City of Dublin ("City"), County of Alameda ("County"), Zone 7 Water Agency, Dublin San Ramon Services District, Dublin Unified School District or other local agency and/or acquired by the City, County, Zone 7 Water Agency, Dublin San Ramon Services District, or other local agency from private parties that construct the Facilities. Authorized Facilities also include the prepayment of overlapping community facilities district and assessment district liens.

Authorized Services

The CFD is authorized to finance each and every service authorized to be financed under the Act (collectively, the "Services.") By way of example and not limitation, the CFD may fund any of the following: furnishing, operating, maintaining and repairing equipment, apparatus or facilities related to providing the Services and/or equipment, apparatus, facilities or fixtures in areas to be maintained or repaired, paying the salaries and benefits of personnel necessary or convenient to provide the Services, payment of insurance costs and other related expenses and the provision of reserves for repairs and

replacements and for the future provision of Services. "Maintenance" shall include replacement, and the creation and funding of a reserve fund to pay for a replacement. It is expected that the Services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof.

Administrative and Incidental Expenses

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, include these: the cost of planning, permitting, engineering, and designing the facilities (including the cost of environmental evaluation, orthophotography, and environmental remediation/mitigation); land acquisition and easement payments for authorized CFD facilities; project management; construction staking; engineering studies and preparation of an engineer's report; utility relocation and demolition costs incidental to construction of the facilities financed through the CFD; determination of the amount of taxes and collection of taxes; payment of taxes; costs otherwise incurred to carry out the authorized purposes of the CFD, including the issuance of bonds; reimbursements to other areas for infrastructure facilities or planning purposes serving development in the CFD; and any other expenses incidental to the construction, completion, and inspection of the facilities.

In addition, the CFD shall fund the direct and indirect expenses incurred by the City, County or any other local agency in carrying out its duties with respect to the CFD including, but not limited to:

1. The levy and collection of the special taxes.

2. The fees and expenses of attorneys and consultants.

3. Any fees related to the collection of the special taxes.

4. An allocable share of the salaries and benefits of any City staff, or consultant fees, directly related thereto and a proportionate amount of the City's general administrative overhead related thereto.

5. Any amounts paid by the City with respect to the CFD.

6. Expenses incurred in undertaking action to foreclose on properties for which the payment of special taxes is delinquent.

7. Administrative fees of the City and the bond trustee or fiscal agent related to the CFD and the bonds issued by or for the CFD.

8. Costs related to the formation of the CFD.
9. Reimbursement of costs related to the formation of the CFD advanced by the City, the landowner(s) in the CFD or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, the landowner(s)

in the CFD or any party related to any of the foregoing, for facilities, fees or other purposes or costs of the CFD.

10. Costs related to the issuance of bonds by or for the CFD, including underwriters discount, reserve fund, capitalized interest, letter of credit fees and expenses, fees and expenses of bond counsel, disclosure counsel, special tax consultant, municipal advisor and appraiser, bond remarketing costs, and all other incidental expenses.

11. All other costs and expenses of the City in any way related to the CFD.

EXHIBIT B

CITY OF DUBLIN
COMMUNITY FACILITIES DISTRICT NO. 2024-1
(DUBLIN CENTRE)

COST ESTIMATES

The following is a summary of the estimated costs of acquisition and construction of the Facilities. In addition, the CFD will finance bond and other debt issuance costs, capitalized interest, a debt service reserve fund, the costs of forming the CFD and other costs associated with the sale of bonds and annual administration of the CFD.

Facilities	**Estimated Cost**
City of Dublin – Off-Site Improvements (Phase 1)	$24,431,480
City of Dublin – On-Site Improvements (Phase 1)	$2,756,190
City of Dublin – On-Site Improvements (Phase 2)	$13,272,280
City of Dublin – On-Site Improvements (Phase 3)	$11,514,780
City of Dublin – On-Site Improvements (Phase 4)	$6,138,153
Contingency	$8,716,932
Dublin San Ramon Service District – Sanitary Sewer Work	$2,050,430
Dublin San Ramon Service District – Water System Work	$2,962,720
Total Facilities	**$71,842,965**

EXHIBIT C

CITY OF DUBLIN
COMMUNITY FACILITIES DISTRICT NO. 2024-1
(DUBLIN CENTRE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

CITY OF DUBLIN
COMMUNITY FACILITIES DISTRICT NO. 2024-1
(DUBLIN CENTRE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

Special Taxes applicable to each Assessor's Parcel in the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre) shall be levied and collected according to the tax liability determined by the City Council through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in the CFD, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded at the County Recorder's Office.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City in carrying out its duties with respect to the CFD and the Bonds, including, but not limited to, the levy and collection of Special Taxes, the fees and expenses of its counsel, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Taxes, costs associated with appeals or requests for interpretation associated with the Special Taxes and this RMA, amounts needed to pay rebate to the federal government with respect to Bonds, costs associated with complying with continuing disclosure requirements for the City and any major property owners or other obligated parties, costs associated with foreclosure and collection of delinquent Special Taxes, and all other costs and expenses of the City in any way related to the establishment or administration of the CFD.

"Administrator" shall mean the person or firm designated by the City to administer the Special Taxes according to this RMA.

"Affordable Housing Unit" means any Residential Unit on a Parcel of Developed Property for which a deed restriction has been recorded on title of the property that limits the rental rate or sales price or otherwise restricts the affordability of the Residential Unit or income of its occupants. It is incumbent upon the builder, developer, or property owner to make the Administrator aware of such deed restriction. Residential Units on Welfare Exemption Property shall be categorized as Welfare Exemption Property for purposes of this RMA, not as Affordable Housing Units.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating Parcels by Assessor's Parcel number.

"Authorized Facilities" means the public facilities authorized to be financed, in whole or in part, by the CFD.

"Authorized Services" means the public services authorized to be funded, in whole or in part, by the CFD.

"Average Sales Price" means the weighted average sales price for all Residential Units within a particular Tax Zone that have sold within the past 6 months or are expected to sell in a normal marketing environment, and shall not include Affordable Housing Units or Residential Units that are sold at a discount for the purpose of stimulating initial sales activity. The sales price shall include the actual sales price of the Residential Units within the respective Tax Zone that have sold within the past 6 months or are expected to sell in a normal marketing environment including, but not limited to, options, upgrades, and premiums.

"Base Facilities Special Tax" means, for any Land Use Category, the applicable Special Tax initially identified in Table 1 of Section C, as may be adjusted pursuant to Section D herein.

"Bonds" means bonds or other debt (as defined in the Act), whether in one or more series, secured by the Facilities Special Tax and issued or assumed by the CFD to fund Authorized Facilities.

"Building Permit" means a permit that allows for vertical construction of a building or buildings, which shall not include a separate permit issued for construction of the foundation thereof.

"Capitalized Interest" means funds in any capitalized interest account available to pay debt service on Bonds.

"CFD" means the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).

"CFD Formation" means the date on which the Resolution of Formation to form the CFD was adopted by the City Council.

"City" means the City of Dublin.

"City Council" means the City Council of the City of Dublin, acting as the legislative body of CFD No. 2024-1.

"County" means the County of Alameda.

"Developed Property" means, in any Fiscal Year, all Parcels of Taxable Property that are not Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption

Property for which a Building Permit for new construction was issued prior to June 1 of the preceding Fiscal Year.

"Development Class" means, individually, Developed Property, Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Welfare Exemption Property, and Taxable Public Property.

"Exempt Affordable Units Parcel" means the Parcel in the CFD on which all Residential Units are expected to be Affordable Housing Units and, therefore, such Parcel (or Parcels once subdivided) is exempt from the levy of the Special Taxes unless and until Residential Units constructed on such Parcel(s) no longer have a deed restriction making them Affordable Units. The Exempt Affordable Units Parcel is identified in Attachment 1 hereto. Such exemption shall apply to the Parcel once it becomes a stand-alone Assessor's Parcel, whether such Parcel is Developed Property or Undeveloped Property, as defined herein.

"Expected Land Uses" means, for any Tax Zone, the number of Residential Units and the acreage of Other Property expected within the CFD at CFD Formation, as identified in Attachments 1 and 2 of this RMA. Pursuant to Section D of this RMA, the Administrator shall update Attachment 2 each time there is a Land Use Change. Updates to Attachments 1 and 2 shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

"Expected Maximum Facilities Special Tax Revenues" means the aggregate Facilities Special Tax that can be levied based on application of the Base Facilities Special Tax to the Expected Land Uses. The Expected Maximum Facilities Special Tax Revenues at CFD Formation are shown in Attachment 2 and may be revised pursuant to Section D and H below. Updates to Attachments 1 and 2 shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

"Facilities Special Tax" means a special tax levied in any Fiscal Year on Parcels in the CFD to pay the Facilities Special Tax Requirement.

"Facilities Special Tax Requirement" means the amount necessary in any Fiscal Year (i) to pay principal and interest on Bonds which are due in the calendar year which begins in such Fiscal Year, (ii) to replenish reserve funds to the extent such replenishment has not been included in a computation of the Facilities Special Tax Requirement in a previous Fiscal Year, (iii) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year, (iv) to pay Administrative Expenses, and (v) to pay the costs of Authorized Facilities to be funded directly from Facilities Special Tax proceeds to the extent that paying directly for such costs does not increase the Facilities Special Taxes levied on Final Map Property or Undeveloped Property. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any Fiscal Year by (i) interest earnings on or surplus balances in funds and accounts for Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Indenture, (ii) proceeds from the collection of penalties associated with delinquent Facilities Special Taxes, and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

"Final Map" means a final map, or portion thereof, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq*) that creates SFD Lots. The term "Final Map" shall not include any large-lot subdivision map, Assessor's Parcel Map, or subdivision map or portion thereof, that does not create SFD Lots, including Assessor's Parcels that are designated as remainder parcels.

"Final Map Property" means, in any Fiscal Year, all SFD Lots created within Final Maps that had recorded prior to June 1 of the preceding Fiscal Year and which have not yet become Developed Property.

"First Bond Sale" means issuance of the first series of Bonds secured, in whole or in part, by Facilities Special Taxes levied and collected from Parcels of Taxable Property in the CFD.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Improvement Fund" means the account (regardless of its name) identified in the Indenture to hold funds that are available for expenditure to acquire or construct Authorized Facilities or to pay eligible impact fees.

"Indenture" means the bond indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time to time, and any instrument replacing or supplementing the same.

"Land Use Category" means, individually, Single Family Property or Other Property. Affordable Housing Units shall be considered a separate Land Use Category for purposes of this RMA.

"Land Use Change" means a proposed or approved change to the Expected Land Uses after CFD Formation.

"Master Developer" means Landsea Homes Corporation, and its successors and assigns.

"Maximum Facilities Special Tax" means the greatest amount of Facilities Special Tax that can be levied on a Parcel in any Fiscal Year as determined in accordance with Sections C and D below.

"**Maximum Services Special Tax"** means the greatest amount of Services Special Tax that can be levied on a Parcel in any Fiscal Year, as determined in accordance with Section C below.

"Maximum Special Tax" means, as the context requires, either or both of the Maximum Facilities Special Tax and Maximum Services Special Tax.

"Other Property" means any Parcel of Developed Property in the CFD that does not fit within the definition of Single Family Property or Affordable Housing Unit.

"Owners Association" means a homeowners association or property owners association that provides services to, and collects assessments, fees, dues, or charges from, property within the CFD.

"Owners Association Property" means any property within the boundaries of the CFD that is owned in fee or through easement by the Owners Association, not including any such property that is located directly under a residential structure.

"Price Point Consultant" means any consultant or firm selected by the City that: (a) has substantial experience in performing price point studies for Residential Units within community facilities districts or otherwise estimating or confirming pricing for Residential Units in community facilities districts; (b) has recognized expertise in analyzing economic and real estate data that relates to the pricing of Residential Units in community facilities districts; (c) is independent and not under the control of the City or any developer of Parcels in the CFD; (d) does not have any substantial interest, direct or indirect, with or in: (i) the CFD, (ii) the City, or (iii) any owner of real property in the CFD; and (e) is not connected with the City as an officer or employee thereof, but who may be regularly retained to make reports to the City.

"Price Point Study" means a price point study or letter updating a previous price point study prepared by the Price Point Consultant pursuant to Section D herein. For each Tax Zone in the CFD, the price point study shall analyze Residential Units with similar density, lot sizes, square footage ranges, and product type as the Residential Units within that Tax Zone and excluding Affordable Housing Units. The Master Developer will be provided the opportunity to review and comment on the draft price point study before a final version is presented to the City.

"Proportionately" means, for each Development Class, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all parcels assigned to the Development Class.

"Public Property" means any property within the boundaries of the CFD that is owned by the City, County, federal government, State of California, or other public agency.

"Required Coverage" means the amount by which the Expected Maximum Facilities Special Tax Revenues must exceed the Bond debt service and priority Administrative Expenses (if any), as set forth in the Indenture, Certificate of Special Tax Consultant, or other formation or bond document that sets forth the minimum required debt service coverage.

"Residential Unit" means an SFD Unit or an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure. A second unit (granny flat) that shares a Parcel with an SFD Unit shall not be considered a Residential Unit for purposes of levying the Special Taxes.

"RMA" means this Rate and Method of Apportionment of Special Taxes.

"Services Special Tax" means a special tax levied in any Fiscal Year on Parcels in the CFD to pay the Services Special Tax Requirement.

"Services Special Tax Requirement" means the amount of revenue needed in any Fiscal Year to pay for: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure delinquencies in the payment of Services Special Taxes which have occurred in the prior Fiscal Year. In any Fiscal Year, the Services Special Tax Requirement shall be reduced by surplus

amounts available (as determined by the City) from the levy of the Services Special Tax in prior Fiscal Years, including revenues from collection of delinquent Services Special Taxes and associated penalties and interest.

"SFD Lot" means an individual residential lot, identified and numbered on a recorded Final Map, on which a Building Permit has been or is permitted to be issued for construction of an SFD Unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved Tentative Map.

"SFD Unit" means a residential dwelling unit that does not share a common wall with another residential dwelling unit.

"Single Family Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit was or is expected to be issued for: (i) construction of an SFD Unit, or (ii) construction of a residential structure consisting of two or more Residential Units that share common walls, have separate Assessor's Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor's Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Residential Units are purchased and subsequently offered for rent by the owners of the Residential Units), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

"Special Taxes" means, as the context requires, either or both of the Facilities Special Tax and Services Special Tax.

"Tax Zone" means a geographic area within which a particular Maximum Facilities Special Tax rate may be levied pursuant to this RMA, as identified in Attachment 1 hereto.

"Taxable Owners Association Property" means, in any Fiscal Year after the First Bond Sale, any Parcel of Owners Association Property that satisfies all three of the following conditions: (i) the Parcel had not been Owners Association Property on the date of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Owners Association Property as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it is Owners Association Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

"Taxable Property" means all of the Parcels within the boundaries of the CFD that are not exempt from the Special Taxes pursuant to law or Section G below.

"Taxable Public Property" means in any Fiscal Year after the First Bond Sale, any Parcel of Public Property that satisfies all three of the following conditions: (i) the Parcel had not been Public Property on the date of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Public Property as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it is Public Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

"Taxable Welfare Exemption Property" means in any Fiscal Year after the First Bond Sale, any Parcel of Welfare Exemption Property that satisfies all three of the following conditions: (i) the Parcel had not been Welfare Exemption Property on the date of issuance of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Welfare Exemption Property based on the Expected Land Uses, as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it has become Welfare Exemption Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

"Tentative Map" means a tentative map or substantial conformance exhibit for property in the CFD, including any adjustments or amendments thereto.

"Total Tax Burden" means, for Single Family Property, that the Special Taxes, together with ad valorem property taxes, special assessments, special taxes for any overlapping community facilities districts, or any other taxes, fees and charges which would be collected by the County on property tax bills for a Residential Unit with an assessed value equal to the Average Sales Price, and which are payable from and secured by the property assuming such Residential Unit had been completed, sold, and subject to such levies and impositions.

"Undeveloped Property" means, in any Fiscal Year, all Parcels of Taxable Property that are not Final Map Property, Developed Property, Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption Property as defined herein.

"Welfare Exemption Property" means, in any Fiscal Year, any Parcels in the CFD that have received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place.

B. DATA FOR ADMINISTRATION OF THE SPECIAL TAXES

Each Fiscal Year, the Administrator shall: (i) assign each Parcel of Taxable Property to the appropriate Tax Zone and the appropriate Development Class; (ii) for Developed Property, categorize each Parcel as Single Family Property, an Affordable Housing Unit, or Other Property; and (iii) determine the Facilities Special Tax Requirement and the Services Special Tax Requirement for the Fiscal Year. In addition, the Administrator shall, on an ongoing basis, monitor the Tentative Map, Final Maps, and Building Permits to determine if there are any proposed Land Use Changes that would change the Expected Maximum Facilities Special Tax Revenues. If the Expected Maximum Facilities Special Tax Revenues will be revised pursuant to a proposed Land Use Change, the Administrator shall apply the steps set forth in Section D below.

In any Fiscal Year, if it is determined that: (i) a parcel map for property in the CFD was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels is in a different Development Class than

other Parcels created by the subdivision, the Administrator shall calculate the Special Taxes for the property affected by recordation of the parcel map by determining the Special Taxes that apply separately to the property within each Development Class, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAXES

1. Facilities Special Tax: Developed Property and Final Map Property

The Maximum Facilities Special Tax for a Parcel of Developed Property is the greater of: (i) the Base Facilities Special Tax set forth in Table 1 below, or (ii) the Maximum Facilities Special Tax determined pursuant to Section D.

Table 1
Base Facilities Special Tax
Developed Property and Final Map Property

Land Use Category	Base Facilities Special Tax Fiscal Year 2024-25 *
Tax Zone 1	
Single Family Property	$2,630 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$78,600 per Acre
Tax Zone 2	
Single Family Property	$5,217 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$150,900 per Acre
Tax Zone 3	
Single Family Property	$4,281 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$76,600 per Acre
Tax Zone 4	
Single Family Property	$7,099 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$99,300 per Acre
Tax Zone 5	
Single Family Property	$7,271 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$124,400 per Acre
Tax Zone 6	
Single Family Property	$8,097 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$113,300 per Acre

*** On July 1, 2025, and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.**

2. Facilities Special Tax: Undeveloped Property, Taxable Owners Association Property, Taxable Welfare Exemption Property, and Taxable Public Property

Table 2 below identifies the Maximum Facilities Special Tax for Parcels of Undeveloped Property,

Taxable Owners Association Property, Taxable Welfare Exemption Property, and Taxable Public Property in each Tax Zone.

Table 2
Maximum Facilities Special Tax for Undeveloped Property,
Taxable Owners Association Property, Taxable Welfare Exemption Property,
and Taxable Public Property

Tax Zone	Maximum Facilities Special Tax (Fiscal Year 2024-25)*
Tax Zone 1	$78,600 per Acre
Tax Zone 2	$150,900 per Acre
Tax Zone 3	$76,600 per Acre
Tax Zone 4	$99,300 per Acre
Tax Zone 5	$124,400 per Acre
Tax Zone 6	$113,300 per Acre

*** On July 1, 2025 and on each July 1 thereafter, all dollar amounts shown in Table 2 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.**

3. Services Special Tax: Developed Property and Final Map Property

The Maximum Services Special Tax for Parcels of Developed Property and Final Map Property is $469 per Residential Unit or SFD Lot in Fiscal Year 2024-25. Notwithstanding the foregoing, the Maximum Services Special Tax shall not be levied on Affordable Housing Units. On July 1, 2025 and on each July 1 thereafter, the Maximum Services Special Tax shall be increased by an amount equal to 4.0% of the amount in effect for the prior Fiscal Year.

4. Services Special Tax: Undeveloped Property

Table 3 below identifies the Maximum Services Special Tax for Parcels of Undeveloped Property in each Tax Zone.

Table 3
Maximum Services Special Tax for Undeveloped Property

Tax Zone	Maximum Services Special Tax (Fiscal Year 2024-25)*
Tax Zone 1	$14,100 per Acre
Tax Zone 2	$13,560 per Acre
Tax Zone 3	$8,390 per Acre
Tax Zone 4	$6,560 per Acre
Tax Zone 5	$8,030 per Acre
Tax Zone 6	$6,560 per Acre

*** On July 1, 2025 and on each July 1 thereafter, all dollar amounts shown in Table 3 above shall be increased by an amount equal to 4.0% of the amount in effect for the prior Fiscal Year.**

D. CHANGES TO THE MAXIMUM FACILITIES SPECIAL TAX

Pursuant to this Section D, the Administrator may from time to time update Attachment 2 to reflect revised Expected Maximum Facilities Special Tax Revenues. Such update shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

1. Land Use Changes

The Expected Maximum Facilities Special Tax Revenues shown in Attachment 2 were originally calculated based on the Expected Land Uses at CFD Formation. Attachment 2 is subject to modification upon the occurrence of Land Use Changes, as described below. The Administrator shall review all Land Use Changes and compare the revised land uses to the Expected Land Uses to evaluate the impact on the Expected Maximum Facilities Special Tax Revenues.

Prior to the First Bond Sale, if a Land Use Change is proposed or identified that will result in a change in the Expected Maximum Facilities Special Tax Revenues, no action will be needed pursuant to this Section D. Upon approval of the Land Use Change, the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues.

After the First Bond Sale, if a Land Use Change is proposed or identified, Steps 1 through 3 below must be applied:

Step 1: By reference to Attachment 2 (which shall be updated by the Administrator each time a Land Use Change has been processed according to this Section D or a partial prepayment has been made), the Administrator shall identify the Expected Maximum Facilities Special Tax Revenues prior to the Land Use Change.

Step 2: The Administrator shall calculate the Expected Maximum Facilities Special Tax Revenues that could be collected from Taxable Property in the CFD after the Land Use Change based on application of the Base Facilities Special Taxes from Table 1.

Step 3: If the revenues calculated in Step 2 are (i) <u>higher</u> than those determined in Step 1 or (ii) <u>less</u> than those calculated in Step 1, but the reduction in Expected Maximum Facilities Special Tax Revenues does not reduce debt service coverage on outstanding Bonds below Required Coverage, no further action is needed, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues.

If the revenues calculated in Step 2 are <u>less</u> than those calculated in Step 1, and the Administrator determines that the reduction in Expected Maximum Facilities Special Tax Revenues would reduce debt service coverage on outstanding Bonds below the Required Coverage, one of the following shall occur:

3.a. The landowner requesting the Land Use Change (the "Requesting Landowner") may make a prepayment in an amount that will ensure that the reduced Expected Maximum Facilities Special Tax Revenues are sufficient to provide Required Coverage, as determined pursuant to Section H below. If the Requesting Landowner notifies the Administrator that he/she would like to remedy the reduction by making a prepayment, such prepayment must be made

by the earlier of (i) 30 days from the date of delivery of the prepayment estimate or (ii) the date of issuance of any Building Permits for any Parcel owned by the Requesting Landowner that was Final Map Property or Undeveloped Property at the time the Administrator prepared the prepayment estimate, **or**

3.b. If a prepayment is not received by the due date specified above, the Base Facilities Special Tax used to determine the Maximum Facilities Special Tax for each Parcel of Taxable Property in the area affected by the Land Use Change shall be increased proportionately until the Expected Maximum Facilities Special Tax Revenues are sufficient to maintain Required Coverage.

If multiple Land Use Changes are proposed simultaneously by a single landowner (which may include approval of multiple Final Maps at one time), and the landowner requests that the impact of two or more of the Land Use Changes be considered together, the Administrator shall consider the combined effect of the Land Use Changes to determine if there is a reduction in Expected Maximum Facilities Special Tax Revenues. If there is a reduction that would reduce debt service coverage below the Required Coverage, and no prepayment has been received, then the Base Facilities Special Tax used to determine the Maximum Facilities Special Tax for each Parcel of Taxable Property in the areas affected by the Land Use Changes shall be increased proportionately until the aggregate amount that can be levied within such areas is equal to the amount that could have been levied prior to the proposed Land Use Changes. If Land Use Changes are proposed simultaneously by multiple landowners, or if an individual landowner proposing multiple Land Use Changes does not request that such Land Use Changes be considered together, the Administrator shall consider the proposed Land Use Changes individually.

Notwithstanding the foregoing, once a certificate of occupancy has been issued for a Residential Unit on a Parcel, the Maximum Facilities Special Tax for the Parcel cannot be increased because of subsequent Land Use Changes that may occur within the area in which the Parcel is located.

The duties imposed on the Administrator pursuant to this Section D to review Land Use Changes, and to review Final Maps and make certain calculations, are intended only to facilitate the administration of the Facilities Special Tax and to better assure the sufficiency of tax capacity to pay debt service on Bonds. Such duties are not intended to give any developer, subdivider, or owner of property the right to receive notice of the potential impact of Land Use Changes on the Facilities Special Tax applicable to a Parcel; and each developer, subdivider, or owner of property whose property is the subject of a Land Use Change shall be responsible for understanding the impact thereof on the Facilities Special Tax applicable to such property.

2. Partial Prepayments

If a Parcel makes a partial prepayment pursuant to Section H below, the Administrator shall recalculate the Maximum Facilities Special Tax for the Parcel pursuant to Section H.2. In addition, the Administrator shall update Attachment 2 to reflect the prepayment and the revised Expected Maximum Facilities Special Tax Revenues for the CFD. After the prepayment has been received, the application of Sections D, E, and H of this RMA shall be based on the adjusted Expected Maximum Facilities Special Tax Revenues after the prepayment.

3. Conversion of a Parcel to a Taxable Land Use

If, in any Fiscal Year, an Affordable Housing Unit, the Exempt Affordable Units Parcel, or a Parcel of Public Property, Welfare Exemption Property, or Owners Association Property that had been exempt from the Special Taxes is converted to Single Family Property or Other Property, such Parcel shall be subject to the levy of Special Taxes. The Maximum Special Taxes for each such Parcel shall be determined based on the applicable Land Use Category for the Parcel, as determined by the Administrator. In addition, the Administrator shall update Attachment 2 to reflect the revised Expected Land Uses and Expected Maximum Facilities Special Tax Revenues for the CFD.

4. Increase in Affordable Housing Units

If, prior to the First Bond Sale, the Administrator determines that there is an increase in the number of Affordable Housing Units expected within any Tax Zone, the Administrator shall update the Expected Land Uses and Expected Maximum Facilities Special Tax Revenues in Attachment 2, and the additional Affordable Housing Units will be exempt from the Special Taxes.

If, at any time after the First Bond Sale, additional Affordable Housing Units are proposed, and if the addition of the new Affordable Housing Units will decrease the Expected Maximum Facilities Special Tax Revenues to a point at which Required Coverage cannot be maintained, the Administrator shall calculate the Maximum Facilities Special Tax that must be assigned to each of the new Affordable Housing Units to maintain Required Coverage. The Maximum Facilities Special Tax assigned to the new Affordable Housing Units shall be escalated each Fiscal Year by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

5. Transfer of Expected Maximum Facilities Special Tax Revenues Among Tax Zones

The Expected Maximum Facilities Special Tax Revenues were determined for each Tax Zone based on the Expected Land Uses within that Tax Zone. If the expected number of Residential Units or the expected acres of Other Property is transferred from one Tax Zone to another, the City may, in its sole discretion, allow for a corresponding transfer of Expected Maximum Facilities Special Tax Revenues between the Tax Zones. Such a transfer shall only be allowed if (i) all adjustments are agreed to in writing by the affected property owners and the City, and (ii) there is no reduction in the total Expected Maximum Facilities Special Tax Revenues as a result of the transfer. After such a transfer, the Administrator shall update Attachment 2 to reflect the revised Expected Maximum Facilities Special Tax Revenues for each Tax Zone.

6. Reduction in Maximum Facilities Special Tax

The Base Facilities Special Tax for one or more Tax Zones shall be reduced prior to the First Bond Sale if the City reasonably determines based on a Price Point Study that, without a reduction in the Base Facilities Special Tax for Residential Units within those Tax Zone(s), the Total Tax Burden will exceed 1.75% of the Average Sales Price. Such determination shall be made by the City hiring, at the CFD's expense, a Price Point Consultant to prepare a Price Point Study to confirm the Average Sales Price for Residential Units within each Tax Zone. If, based on the Price Point Study, the Administrator calculates that the Total Tax Burden for Residential Units within one or more Tax Zones will exceed 1.75% of the Average Sales Price, the Administrator and the City shall meet with the Master Developer to discuss the findings, after which point the Administrator shall reduce the Base Facilities Special Tax to the point at which the Total Tax Burden on

Residential Units in each Tax Zone in the CFD is equal to 1.75% of the Average Sales Price for such Residential Units. Any such reduction shall occur at least 60 days prior to the First Bond Sale.

The Base Facilities Special Taxes set forth in Table 1 may also be (i) disproportionately reduced prior to the First Bond Sale, but not to a level that exceeds the 1.75% described in the previous paragraph, so long as the Master Developer is the owner of all Parcels in the CFD and requests a reduction in the Base Facilities Special Taxes, or (ii) proportionately or disproportionately reduced prior to the First Bond Sale, but not to a level that exceeds the 1.75% described in the previous paragraph, if the owner of any Parcel in the CFD requests a reduction in the Base Facilities Special Taxes and the owners of all Parcels in the CFD consent to such reduction by unanimous vote. Any such reduction shall occur at least 60 days prior to the First Bond Sale.

The Base Facilities Special Tax reductions permitted pursuant to this paragraph shall be reflected in an Amended Notice of Special Tax Lien, which the Administrator shall cause to be recorded. If, based on the Price Point Study, the Administrator determines that the Total Tax Burden will not exceed 1.75% of the Average Sales Price, then there shall be no change in the Base Facilities Special Tax for Residential Units unless so requested by the Master Developer.

E. METHOD OF LEVY OF THE SPECIAL TAXES

1. Facilities Special Tax

Each Fiscal Year, the Administrator shall determine the Facilities Special Tax Requirement to be collected in that Fiscal Year. A Facilities Special Tax shall then be levied according to the following steps:

Step 1: The Facilities Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Developed Property until the amount levied is equal to the Facilities Special Tax Requirement prior to applying any Capitalized Interest that is available in the CFD accounts.

Step 2: If additional revenue is needed after Step 1 in order to meet the Facilities Special Tax Requirement after Capitalized Interest has been applied to reduce the Facilities Special Tax Requirement, the Facilities Special Tax shall be levied Proportionately on each Parcel of Final Map Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Final Map Property until the amount levied is equal to the Facilities Special Tax Requirement.

Step 3: If additional revenue is needed after Step 2, the Facilities Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Undeveloped Property until the amount levied is equal to the Facilities Special Tax Requirement.

Step 4: If additional revenue is needed after Step 3, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Welfare Exemption Property, up to

100% of the Maximum Facilities Special Tax for each Parcel of Taxable Welfare Exemption Property for such Fiscal Year until the amount levied is equal to the Facilities Special Tax Requirement.

Step 5: If additional revenue is needed after Step 4, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Owners Association Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Owners Association Property until the amount levied is equal to the Facilities Special Tax Requirement.

Step 6: If additional revenue is needed after Step 5, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Public Property until the amount levied is equal to the Facilities Special Tax Requirement.

2. Services Special Tax

Each Fiscal Year, the Administrator shall determine the Services Special Tax Requirement and the Services Special Tax shall be levied according to the steps outlined below.

Step 1: The Services Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Services Special Tax for each Parcel of Developed Property for such Fiscal Year until the amount levied is equal to the Services Special Tax Requirement.

Step 2: If additional revenue is needed after Step 1, the Services Special Tax shall be levied Proportionately on each Parcel of Final Map Property up to 100% of the Maximum Services Special Tax for each Parcel of Final Map Property for such Fiscal Year until the amount levied is equal to the Services Special Tax Requirement.

Step 3: If additional revenue is needed after Step 2, the Services Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Services Special Tax for Undeveloped Property for such Fiscal Year until the amount levied is equal to the Services Special Tax Requirement.

F. MANNER OF COLLECTION OF SPECIAL TAXES

The Special Taxes shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in Section H below and provided further that the City may directly bill the Special Taxes, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Facilities Special Tax shall be levied and collected until principal and interest on Bonds have been repaid. However, in no event shall Facilities Special Taxes be levied after Fiscal Year 2064-65. Under no circumstances may the Facilities Special Tax on a Parcel of Developed Property in residential use be increased in any Fiscal Year as a consequence of delinquency or default in

payment of the Facilities Special Tax levied on another Parcel or Parcels by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

The Services Special Tax may be levied and collected in perpetuity.

G. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Taxes shall be levied in any Fiscal Year on the following:

i. Public Property, except Taxable Public Property.

ii. Owners Association Property, except Taxable Owners Association Property.

iii. Welfare Exemption Property, except Taxable Welfare Exemption Property.

iv. Affordable Housing Units, except as otherwise provided in Section D.4

v. The Exempt Affordable Units Parcel, except as otherwise provided in Section D.3

vi. Parcels that are owned by a public utility for an unmanned facility.

vii. Parcels that are subject to an easement that precludes any other use on the Parcel.

viii. For purposes of levying the Facilities Special Tax, Parcels that have fully prepaid the Facilities Special Tax obligation assigned to the Parcel pursuant to the formula set forth in Section H below. Such Parcels shall still be subject to the levy of the Services Special Tax.

H. PREPAYMENTS

The following definitions apply to this Section H:

"Outstanding Bonds" means all Previously Issued Bonds which remain outstanding, with the following exception: if a Facilities Special Tax has been levied against, or already paid by, an Assessor's Parcel making a prepayment, and a portion of the Facilities Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding (as determined by the Administrator), that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of Outstanding Bonds for purposes of this prepayment formula.

"Previously Issued Bonds" means all Bonds that have been issued prior to the date of prepayment.

"Public Facilities Requirement" means either $37.3 million in 2024 dollars, which shall increase on January 1, 2025, and on each January 1 thereafter by two percent (2%) of the amount in effect in the prior year, or such other number as shall be determined by the City as sufficient to fund improvements that are authorized to be funded by the CFD. The Public Facilities Requirements shown above may be adjusted each time property annexes into the

CFD or there is an adjustment to the Expected Maximum Facilities Special Tax Revenues due to a Land Use Change or prepayment.

"Remaining Facilities Costs" means the Public Facilities Requirement minus public facility costs funded by Previously Issued Bonds, developer equity, and any other source of funding.

1. Full Prepayment

The Facilities Special Tax obligation applicable to a Parcel in the CFD may be prepaid and the obligation of the Parcel to pay the Facilities Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. An owner of a Parcel intending to prepay the Facilities Special Tax obligation shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the prepayment amount for such Parcel. Prepayment must be made not less than 60 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Facilities Special Taxes. The Prepayment Amount shall be calculated as follows (capitalized terms as defined below):

Bond Redemption Amount	
plus	Remaining Facilities Amount
plus	Redemption Premium
plus	Defeasance Requirement
plus	Administrative Fees and Expenses
less	Reserve Fund Credit
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

Step 1. Compute the amount that could be collected from the Parcel prepaying the Facilities Special Tax in the Fiscal Year in which prepayment would be received by the City by applying the Base Facilities Special Tax to the Expected Land Uses for the Parcel. If this Section H is being applied to calculate a prepayment pursuant to Section D above, compute the amount by which the proposed Land Use Change would reduce Expected Maximum Facilities Special Tax Revenues below the amount needed for Required Coverage, and use this amount for purposes of this Step 1.

Step 2. Divide the Maximum Facilities Special Tax computed pursuant to Step 1 for such Parcel by the total Expected Maximum Facilities Special Tax Revenues for all property in the CFD, as shown in Attachment 2 and as adjusted by the Administrator after prepayments or Land Use Changes.

Step 3. Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the "**Bond Redemption Amount**"*).

Step 4. Compute the current Remaining Facilities Costs (if any).

Step 5. Multiply the quotient computed pursuant to Step 2 by the amount determined pursuant to Step 4 to compute the amount of Remaining Facilities Costs to be prepaid (*the "**Remaining Facilities Amount**"*).

Step 6. Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the "**Redemption Premium**"*).

Step 7. Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment will be received until the earliest redemption date for the Outstanding Bonds. However, if Bonds are callable at the first interest payment date after the prepayment has been received, Steps 7, 8, and 9 of this prepayment formula will not apply.

Step 8: Compute the amount of interest the City reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.

Step 9: Subtract the amount computed pursuant to Step 8 from the amount computed pursuant to Step 7 (the ***"Defeasance Requirement"***).

Step 10. The administrative fees and expenses associated with the prepayment will be determined by the Administrator and include the costs of computing the prepayment, redeeming Bonds, and recording any notices to evidence the prepayment and the redemption (the *"**Administrative Fees and Expenses**"*).

Step 11. If and to the extent so provided in the Bond Indenture, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the "***Reserve Fund Credit***").

Step 12. The Facilities Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 5, 6, 9, and 10, less the amount computed pursuant to Step 11 (the *"**Prepayment Amount**"*).

Step 13. From the Prepayment Amount, the amounts computed pursuant to Steps 3, 6, and 9 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to Step 5 shall be deposited into the Improvement Fund. The amount computed pursuant to Step 10 shall be retained in the account or fund that is established to pay Administrative Expenses.

Once a full prepayment of a Parcel's Facilities Special Tax obligation has been received, a Notice of Cancellation of Facilities Special Tax Lien shall be recorded against the Parcel to reflect the discharge of the Parcel's obligation to pay the Facilities Special Tax. However, a Notice of Cancellation of Facilities Special Tax Lien shall not be recorded until all Facilities Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected.

2. Partial Prepayment

A partial prepayment may be made in an amount equal to any percentage of full prepayment desired by the party making a partial prepayment, except that the full amount of Administrative Fees and Expenses determined in Step 10 shall be included in the partial prepayment. The Maximum Facilities Special Tax that can be levied on a Parcel after a partial prepayment is made shall be equal to the portion of the Maximum Facilities Special Tax that was not prepaid. Once a partial prepayment has been received, an Amended Notice of Facilities Special Tax Lien shall be recorded against the Parcel to reflect the reduced Facilities Special Tax lien for the Parcel, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues. However, an Amended Notice of Facilities Special Tax Lien shall not be recorded until all Facilities Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected.

3. *Maintaining Required Coverage*

Notwithstanding the foregoing, if at any point in time the Administrator determines that the Maximum Facilities Special Tax revenue that could be collected from Taxable Property that remains subject to the Facilities Special Tax after the proposed prepayment would be less than the Required Coverage on Bonds that will remain outstanding after defeasance or redemption of Bonds from proceeds of the estimated prepayment, the amount of the prepayment shall be increased until the amount of Bonds defeased or redeemed is sufficient to reduce remaining annual debt service to a point at which Required Coverage is maintained.

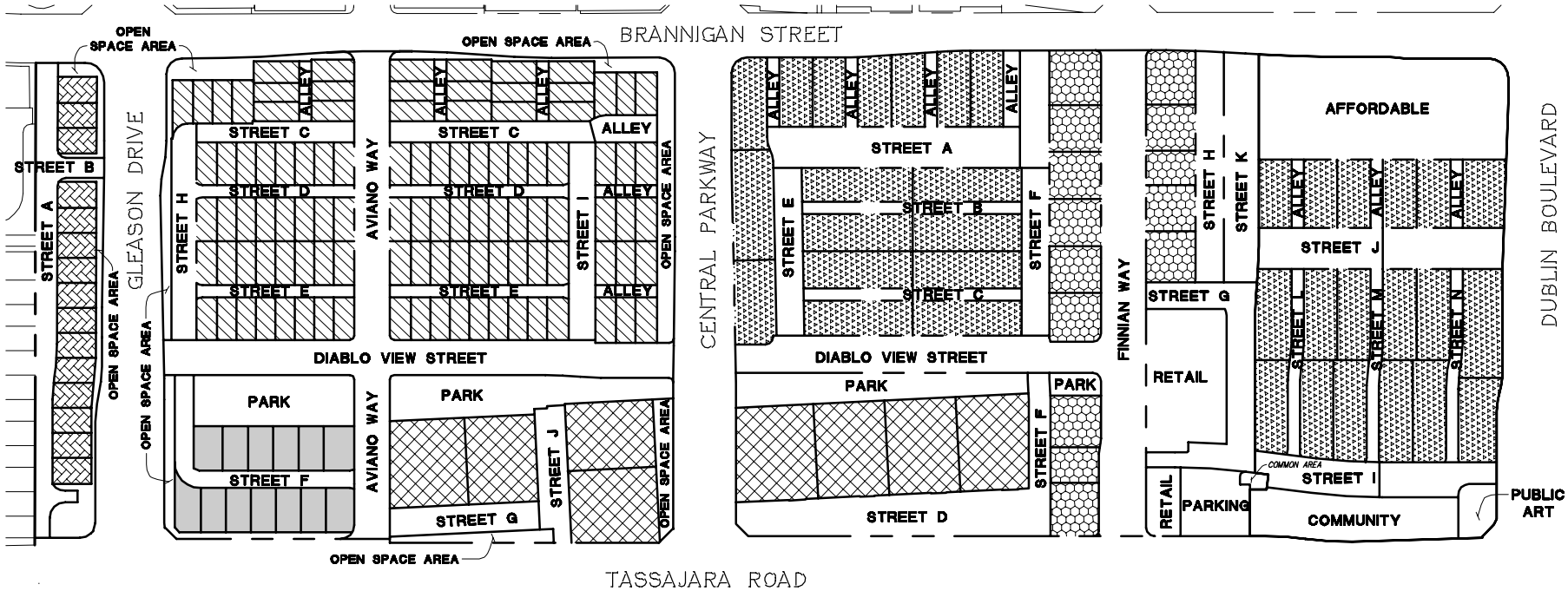
I. INTERPRETATION OF RMA

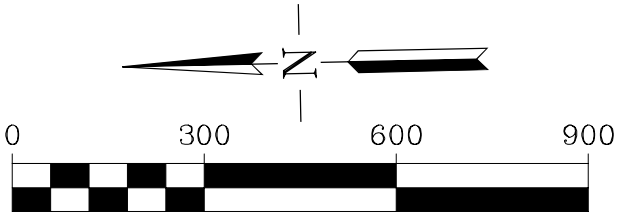
The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this RMA.

ATTACHMENT 1

City of Dublin
Community Facilities District No. 2024-1
(Dublin Centre)

Identification of Tax Zones and Expected Lot Layout





1 inch = 300 ft.

LEGEND:

- TAX ZONE 1
- TAX ZONE 2
- TAX ZONE 3
- TAX ZONE 4
- TAX ZONE 5
- TAX ZONE 6

TAX ZONE EXHIBIT
PA-2, PA-3 & PA-4

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

DATE: MAY 14, 2024

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

JOB NO.: 171026 SHEET: 1 OF 1

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ATTACHMENT 2

City of Dublin
Community Facilities District No. 2024-1
(Dublin Centre)

Expected Land Uses and Expected Maximum Facilities Special Tax Revenues

Tax Zone and Land Use Category	Expected Land Uses	Base Facilities Special Tax (FY 2024-25) *	Expected Maximum Facilities Special Tax Revenues (FY 2024-25) *
Tax Zone 1			
Single Family Property	106 Residential Units	$2,630 per Res.Unit	$278,780
Affordable Housing Units	6 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$78,600 per Acre	$0
Tax Zone 2			
Single Family Property	215 Residential Units	$5,217 per Res.Unit	$1,121,655
Affordable Housing Units	0 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$150,900 per Acre	$0
Tax Zone 3			
Single Family Property	40 Residential Units	$4,281 per Res.Unit	$171,240
Affordable Housing Units	0 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$76,600 per Acre	$0
Tax Zone 4			
Single Family Property	15 Residential Units	$7,099 per Res.Unit	$106,485
Affordable Housing Units	0 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$99,300 per Acre	$0
Tax Zone 5			
Single Family Property	105 Residential Units	$7,271 per Res.Unit	$763,455
Affordable Housing Units	0 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$124,400 per Acre	$0
Tax Zone 6			
Single Family Property	13 Residential Units	$8,097 per Res.Unit	$105,261
Affordable Housing Units	0 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$113,300 per Acre	$0
Expected Maximum Facilities Special Tax Revenues (FY 2024-25 $)			**$2,546,876**

*** On July 1, 2025, and each July 1 thereafter, all dollar amounts shown above shall be increased by two percent (2%) of the amount in effect in the prior Fiscal Year.**

RESOLUTION NO. XX-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

FORMING THE CITY OF DUBLIN COMMUNITY FACILITIES DISTRICT NO. 2024-1 (DUBLIN CENTRE)

WHEREAS, on October 15, 2024, the City Council (the "City Council") of the City of Dublin (the "City") adopted Resolution No. 122-24 (the "Resolution of Intention"), stating its intention to form the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the Resolution of Intention, describing a map of the proposed boundaries of the CFD, and stating the services and facilities to be provided, the cost of providing such services and facilities, and the rate and method of apportionment of the special taxes to be levied within the CFD to pay for the services and facilities, including the principal and interest on bonds proposed to be issued with respect to the CFD for the facilities, is on file with the City Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, on this date, this City Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed formation of the CFD; and

WHEREAS, at the hearing all interested persons desiring to be heard on all matters pertaining to the formation of the CFD, the services and facilities to be provided therein and the levy of said special taxes were heard and a full and fair hearing was held; and

WHEREAS, at the hearing evidence was presented to this City Council on said matters before it, including a report prepared by Goodwin Consulting Group (the "Report") at the request of the Finance Director of the City, as to the services and facilities to be provided through the CFD and the costs thereof, a copy of which is on file with the City Clerk, and this City Council at the conclusion of said hearing is fully advised as to its substance; and

WHEREAS, written protests with respect to the proposed formation of the CFD, the furnishing of specified types of services and facilities and the rate and method of apportionment of the special taxes have not been filed with the City Clerk by 50% or more of the registered voters residing within the territory of the CFD or property owners of one-half or more of the area of land within the CFD and not exempt from the proposed special tax; and

WHEREAS, the special taxes proposed to be levied in the CFD to pay for the proposed services and facilities to be provided therein, as set forth in the Rate and Method of Apportionment of Special Taxes attached as **Exhibit A** hereto, has not been eliminated by protest by 50% or more of the registered voters residing within the territory of the CFD or the owners of one-half or more of the area of land within the CFD and not exempt from the special tax.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Dublin hereby finds, determines and resolves as follows:

1. **Recitals Correct.** The foregoing recitals are true and correct.

2. **No Majority Protest**. The proposed special taxes to be levied within the CFD has not been precluded by majority protest pursuant to section 53324 of the Act.

3. **Prior Proceedings Valid.** All prior proceedings taken by this City Council in connection with the establishment of the CFD, and the levy of the special taxes have been duly considered and are hereby found and determined to be valid and in conformity with the Act.

4. **Name of CFD.** The community facilities district designated "City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)" is hereby established pursuant to the Act.

5. **Boundaries of CFD.** The boundaries of the CFD, as set forth in the map of the CFD heretofore recorded in the Alameda County Recorder's Office on November 1, 2024 in Book 19 at Page 54, as Document No. 2024134898 of Maps of Assessment and Community Facilities Districts, are hereby approved, are incorporated herein by reference and shall be the boundaries of the CFD, respectively.

6. **Description of Facilities and Services.** The type of public facilities proposed to be financed by the CFD and pursuant to the Act shall consist of those items listed as facilities in **Exhibit B** hereto and by this reference incorporated herein (the "Facilities"), which list of facilities has been amended since the Resolution of Intention to eliminate impact fees and reduce the maximum special tax for some tax zones. The financing of the costs of Facilities may include, without limitation, the payment of principal of and interest on bonds together with all direct, indirect periodic, and/or other related costs (including, without limitation, costs of administering the CFD, levying, securing and administering the Special Taxes and the bonds, and establishing and replenishing reserve funds).

The type of services proposed to be financed by the CFD pursuant to the Act shall consist of those listed as services in **Exhibit B** hereto and hereby incorporated herein (the "Services"). The City Council hereby determines that the Services are necessary to meet increased demands for such services placed upon local agencies as the result of development occurring within the area of the CFD. The Services are in addition to those

provided in the territory of the CFD as of the date hereof and will not supplant services already available within the territory of the CFD as of the date hereof.

7. **Special Tax.**

a. Except to the extent that funds are otherwise available to the CFD to pay for the Services and Facilities, including the principal and interest as it becomes due on bonds of the CFD issued to finance the Facilities, special taxes (the "Special Taxes") sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real property in the CFD, is intended to be levied annually within the CFD, and collected in the same manner as ordinary *ad valorem* property taxes or in such other manner as may be prescribed by this City Council.

b. The proposed Rate and Method of Apportionment of Special Taxes (the "Rate and Method") among the parcels of real property within the CFD, in sufficient detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay, is shown in **Exhibit A** attached hereto and hereby incorporated herein.

c. The Special Taxes shall not be levied in the CFD after the fiscal year specified in the Rate and Method, except that Special Taxes that were lawfully levied in or before the final tax year and that remains delinquent may be collected in subsequent years. Under no circumstances shall Special Taxes levied against any parcel in the CFD to be used for private residential purposes be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within the CFD by more than 10%.

8. **Increased Demands.** It is hereby found and determined that the Services and Facilities are necessary to meet increased demands placed upon local agencies as the result of development occurring in the CFD.

9. **Responsible Official.** The Finance Director of the City of Dublin, 100 Civic Plaza, Dublin, CA 94568, Telephone (925) 833-6648, is the officer of the City who will be responsible for preparing annually a current roll of special tax levy obligations by assessor's parcel number and who will be responsible for estimating future special tax levies pursuant to the Act.

10. **Tax Lien.** Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure each levy of the Special Taxes shall attach to all nonexempt real property in the CFD, and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the tax by the City ceases.

11. **Appropriations Limit.** In accordance with the Act, the annual appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the CFD is hereby preliminarily established at an initial amount of $55,000,000, and said appropriations limit shall be submitted to the voters of the CFD as hereafter provided, and subject to increase in accordance with law. The proposition establishing said annual appropriations limit shall become effective if approved by the qualified electors voting thereon and shall be adjusted in accordance with the applicable provisions of the Act.

12. **Election.** Pursuant to the provisions of the Act, the proposition of the levy of the Special Taxes and the proposition of the establishment of the appropriations limit specified above shall be submitted to the qualified electors of the CFD at an election. The time, place and conditions of the election shall be as specified by a separate resolution of this City Council.

13. **Acquisition of Facilities.** Public improvements authorized to be financed by the CFD from proceeds of the Bonds will be acquired by the City from a developer of land in the District pursuant to the terms of an Acquisition Agreement by and between the City and the developer. The Council hereby delegates authority to the City Manager and each other authorized officer of the City to enter into an Acquisition Agreement in a form approved by such officer.

14. **Acquisition of Facilities by Other Agencies.** Section 53316.2 of the Act provides that a community facilities district may finance facilities to be owned or operated by a public agency other than the agency that created the district, or services to be provided by a public agency other than the agency that created the district, or any combination, only pursuant to a joint community facilities agreement or a joint exercise of powers agreement adopted pursuant to this section. The City Manager and each other authorized officer of the City is hereby authorized and directed to enter into a joint community facilities agreement with the Dublin San Ramon Services District and any other entity that will own or operate any of the Facilities, as may be necessary to comply with the provisions of Section 53316.2(a) and (b) of the Act. The Council hereby declares that such joint agreements will be beneficial to owners of property in the area of the CFD.

15. **Effective Date.** This resolution shall take effect upon its adoption.

{Signatures on the following page}

PASSED, APPROVED, AND ADOPTED this 19th day of November 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

See attached.

EXHIBIT B

LIST OF AUTHORIZED FACILITIES AND SERVICES

The CFD is authorized to finance, in whole or in part, the following facilities and services:

Authorized Facilities

In accordance with the Act, the CFD is authorized to finance the purchase, construction, expansion, improvement, or rehabilitation of any real or other tangible property with an estimated useful life of five years or longer, together with the planning and design work that is directly related to the purchase, construction, expansion, or rehabilitation of any real or tangible property (collectively, the "Facilities"). By way of example and not limitation, the CFD may fund any of the following: roadways and roadway improvements, traffic signals, regional hiking and biking trails, storm drains and basins, water and wastewater facilities (including, without limitation, domestic and non-domestic water facilities, wells, pre-treatment basins, infiltration basins, reservoirs, pipelines, storm and sewer drains and related infrastructure and improvements), wet and dry utilities, bridges and pedestrian bridges, tunnels, parks sites, park facilities and equipment, open space, school sites, school facilities and equipment, facilities and equipment relating to fire protection and suppression, facilities and equipment relating to police protection services, animal control facilities, library facilities and equipment, general government facilities, and related infrastructure improvements, both onsite and offsite, and all appurtenances and appurtenant work in connection with the foregoing (including utility line relocations and electric, gas and cable utilities). The Facilities may be constructed and installed by the City of Dublin ("City"), County of Alameda ("County"), Zone 7 Water Agency, Dublin San Ramon Services District, Dublin Unified School District or other local agency and/or acquired by the City, County, Zone 7 Water Agency, Dublin San Ramon Services District, or other local agency from private parties that construct the Facilities. Authorized Facilities also include the prepayment of overlapping community facilities district and assessment district liens.

Authorized Services

The CFD is authorized to finance each and every service authorized to be financed under the Act (collectively, the "Services.") By way of example and not limitation, the CFD may fund any of the following: furnishing, operating, maintaining and repairing equipment, apparatus or facilities related to providing the Services and/or equipment, apparatus, facilities or fixtures in areas to be maintained or repaired, paying the salaries and benefits of personnel necessary or convenient to provide the Services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of Services. "Maintenance" shall include replacement, and the creation and funding of a reserve fund to pay for a replacement. It is expected that

the Services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof.

Administrative and Incidental Expenses

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, include these: the cost of planning, permitting, engineering, and designing the facilities (including the cost of environmental evaluation, orthophotography, and environmental remediation/mitigation); land acquisition and easement payments for authorized CFD facilities; project management; construction staking; engineering studies and preparation of an engineer's report; utility relocation and demolition costs incidental to construction of the facilities financed through the CFD; determination of the amount of taxes and collection of taxes; payment of taxes; costs otherwise incurred to carry out the authorized purposes of the CFD, including the issuance of bonds; reimbursements to other areas for infrastructure facilities or planning purposes serving development in the CFD; and any other expenses incidental to the construction, completion, and inspection of the facilities.

In addition, the CFD shall fund the direct and indirect expenses incurred by the City, County or any other local agency in carrying out its duties with respect to the CFD including, but not limited to:

1. The levy and collection of the special taxes.
2. The fees and expenses of attorneys and consultants.
3. Any fees related to the collection of the special taxes.
4. An allocable share of the salaries and benefits of any City staff, or consultant fees, directly related thereto and a proportionate amount of the City's general administrative overhead related thereto.
5. Any amounts paid by the City with respect to the CFD.
6. Expenses incurred in undertaking action to foreclose on properties for which the payment of special taxes is delinquent.
7. Administrative fees of the City and the bond trustee or fiscal agent related to the CFD and the bonds issued by or for the CFD.
8. Costs related to the formation of the CFD.
9. Reimbursement of costs related to the formation of the CFD advanced by the City, the landowner(s) in the CFD or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, the landowner(s) in the CFD or any party related to any of the foregoing, for facilities, fees or other purposes or costs of the CFD.
10. Costs related to the issuance of bonds by or for the CFD, including underwriters discount, reserve fund, capitalized interest, letter of credit fees

and expenses, fees and expenses of bond counsel, disclosure counsel, special tax consultant, municipal advisor and appraiser, bond remarketing costs, and all other incidental expenses.

11. All other costs and expenses of the City in any way related to the CFD.

CITY OF DUBLIN
COMMUNITY FACILITIES DISTRICT NO. 2024-1
(DUBLIN CENTRE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

Special Taxes applicable to each Assessor's Parcel in the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre) shall be levied and collected according to the tax liability determined by the City Council through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in the CFD, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded at the County Recorder's Office.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City in carrying out its duties with respect to the CFD and the Bonds, including, but not limited to, the levy and collection of Special Taxes, the fees and expenses of its counsel, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Taxes, costs associated with appeals or requests for interpretation associated with the Special Taxes and this RMA, amounts needed to pay rebate to the federal government with respect to Bonds, costs associated with complying with continuing disclosure requirements for the City and any major property owners or other obligated parties, costs associated with foreclosure and collection of delinquent Special Taxes, and all other costs and expenses of the City in any way related to the establishment or administration of the CFD.

"Administrator" shall mean the person or firm designated by the City to administer the Special Taxes according to this RMA.

"Affordable Housing Unit" means any Residential Unit on a Parcel of Developed Property for which a deed restriction has been recorded on title of the property that limits the rental rate or sales price or otherwise restricts the affordability of the Residential Unit or income of its occupants. It is incumbent upon the builder, developer, or property owner to make the Administrator aware of such deed restriction. Residential Units on Welfare Exemption Property shall be categorized as Welfare Exemption Property for purposes of this RMA, not as Affordable Housing Units.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating Parcels by Assessor's Parcel number.

"Authorized Facilities" means the public facilities authorized to be financed, in whole or in part, by the CFD.

"Authorized Services" means the public services authorized to be funded, in whole or in part, by the CFD.

"Average Sales Price" means the weighted average sales price for all Residential Units within a particular Tax Zone that have sold within the past 6 months or are expected to sell in a normal marketing environment, and shall not include Affordable Housing Units or Residential Units that are sold at a discount for the purpose of stimulating initial sales activity. The sales price shall include the actual sales price of the Residential Units within the respective Tax Zone that have sold within the past 6 months or are expected to sell in a normal marketing environment including, but not limited to, options, upgrades, and premiums.

"Base Facilities Special Tax" means, for any Land Use Category, the applicable Special Tax initially identified in Table 1 of Section C, as may be adjusted pursuant to Section D herein.

"Bonds" means bonds or other debt (as defined in the Act), whether in one or more series, secured by the Facilities Special Tax and issued or assumed by the CFD to fund Authorized Facilities.

"Building Permit" means a permit that allows for vertical construction of a building or buildings, which shall not include a separate permit issued for construction of the foundation thereof.

"Capitalized Interest" means funds in any capitalized interest account available to pay debt service on Bonds.

"CFD" means the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).

"CFD Formation" means the date on which the Resolution of Formation to form the CFD was adopted by the City Council.

"City" means the City of Dublin.

"City Council" means the City Council of the City of Dublin, acting as the legislative body of CFD No. 2024-1.

"County" means the County of Alameda.

"Developed Property" means, in any Fiscal Year, all Parcels of Taxable Property that are not Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption

Property for which a Building Permit for new construction was issued prior to June 1 of the preceding Fiscal Year.

"Development Class" means, individually, Developed Property, Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Welfare Exemption Property, and Taxable Public Property.

"Exempt Affordable Units Parcel" means the Parcel in the CFD on which all Residential Units are expected to be Affordable Housing Units and, therefore, such Parcel (or Parcels once subdivided) is exempt from the levy of the Special Taxes unless and until Residential Units constructed on such Parcel(s) no longer have a deed restriction making them Affordable Units. The Exempt Affordable Units Parcel is identified in Attachment 1 hereto. Such exemption shall apply to the Parcel once it becomes a stand-alone Assessor's Parcel, whether such Parcel is Developed Property or Undeveloped Property, as defined herein.

"Expected Land Uses" means, for any Tax Zone, the number of Residential Units and the acreage of Other Property expected within the CFD at CFD Formation, as identified in Attachments 1 and 2 of this RMA. Pursuant to Section D of this RMA, the Administrator shall update Attachment 2 each time there is a Land Use Change. Updates to Attachments 1 and 2 shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

"Expected Maximum Facilities Special Tax Revenues" means the aggregate Facilities Special Tax that can be levied based on application of the Base Facilities Special Tax to the Expected Land Uses. The Expected Maximum Facilities Special Tax Revenues at CFD Formation are shown in Attachment 2 and may be revised pursuant to Section D and H below. Updates to Attachments 1 and 2 shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

"Facilities Special Tax" means a special tax levied in any Fiscal Year on Parcels in the CFD to pay the Facilities Special Tax Requirement.

"Facilities Special Tax Requirement" means the amount necessary in any Fiscal Year (i) to pay principal and interest on Bonds which are due in the calendar year which begins in such Fiscal Year, (ii) to replenish reserve funds to the extent such replenishment has not been included in a computation of the Facilities Special Tax Requirement in a previous Fiscal Year, (iii) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year, (iv) to pay Administrative Expenses, and (v) to pay the costs of Authorized Facilities to be funded directly from Facilities Special Tax proceeds to the extent that paying directly for such costs does not increase the Facilities Special Taxes levied on Final Map Property or Undeveloped Property. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any Fiscal Year by (i) interest earnings on or surplus balances in funds and accounts for Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Indenture, (ii) proceeds from the collection of penalties associated with delinquent Facilities Special Taxes, and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

"Final Map" means a final map, or portion thereof, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq*) that creates SFD Lots. The term "Final Map" shall not include any large-lot subdivision map, Assessor's Parcel Map, or subdivision map or portion thereof, that does not create SFD Lots, including Assessor's Parcels that are designated as remainder parcels.

"Final Map Property" means, in any Fiscal Year, all SFD Lots created within Final Maps that had recorded prior to June 1 of the preceding Fiscal Year and which have not yet become Developed Property.

"First Bond Sale" means issuance of the first series of Bonds secured, in whole or in part, by Facilities Special Taxes levied and collected from Parcels of Taxable Property in the CFD.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Improvement Fund" means the account (regardless of its name) identified in the Indenture to hold funds that are available for expenditure to acquire or construct Authorized Facilities or to pay eligible impact fees.

"Indenture" means the bond indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time to time, and any instrument replacing or supplementing the same.

"Land Use Category" means, individually, Single Family Property or Other Property. Affordable Housing Units shall be considered a separate Land Use Category for purposes of this RMA.

"Land Use Change" means a proposed or approved change to the Expected Land Uses after CFD Formation.

"Master Developer" means Landsea Homes Corporation, and its successors and assigns.

"Maximum Facilities Special Tax" means the greatest amount of Facilities Special Tax that can be levied on a Parcel in any Fiscal Year as determined in accordance with Sections C and D below.

"**Maximum Services Special Tax"** means the greatest amount of Services Special Tax that can be levied on a Parcel in any Fiscal Year, as determined in accordance with Section C below.

"Maximum Special Tax" means, as the context requires, either or both of the Maximum Facilities Special Tax and Maximum Services Special Tax.

"Other Property" means any Parcel of Developed Property in the CFD that does not fit within the definition of Single Family Property or Affordable Housing Unit.

"Owners Association" means a homeowners association or property owners association that provides services to, and collects assessments, fees, dues, or charges from, property within the CFD.

"Owners Association Property" means any property within the boundaries of the CFD that is owned in fee or through easement by the Owners Association, not including any such property that is located directly under a residential structure.

"Price Point Consultant" means any consultant or firm selected by the City that: (a) has substantial experience in performing price point studies for Residential Units within community facilities districts or otherwise estimating or confirming pricing for Residential Units in community facilities districts; (b) has recognized expertise in analyzing economic and real estate data that relates to the pricing of Residential Units in community facilities districts; (c) is independent and not under the control of the City or any developer of Parcels in the CFD; (d) does not have any substantial interest, direct or indirect, with or in: (i) the CFD, (ii) the City, or (iii) any owner of real property in the CFD; and (e) is not connected with the City as an officer or employee thereof, but who may be regularly retained to make reports to the City.

"Price Point Study" means a price point study or letter updating a previous price point study prepared by the Price Point Consultant pursuant to Section D herein. For each Tax Zone in the CFD, the price point study shall analyze Residential Units with similar density, lot sizes, square footage ranges, and product type as the Residential Units within that Tax Zone and excluding Affordable Housing Units. The Master Developer will be provided the opportunity to review and comment on the draft price point study before a final version is presented to the City.

"Proportionately" means, for each Development Class, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all parcels assigned to the Development Class.

"Public Property" means any property within the boundaries of the CFD that is owned by the City, County, federal government, State of California, or other public agency.

"Required Coverage" means the amount by which the Expected Maximum Facilities Special Tax Revenues must exceed the Bond debt service and priority Administrative Expenses (if any), as set forth in the Indenture, Certificate of Special Tax Consultant, or other formation or bond document that sets forth the minimum required debt service coverage.

"Residential Unit" means an SFD Unit or an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure. A second unit (granny flat) that shares a Parcel with an SFD Unit shall not be considered a Residential Unit for purposes of levying the Special Taxes.

"RMA" means this Rate and Method of Apportionment of Special Taxes.

"Services Special Tax" means a special tax levied in any Fiscal Year on Parcels in the CFD to pay the Services Special Tax Requirement.

"Services Special Tax Requirement" means the amount of revenue needed in any Fiscal Year to pay for: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure delinquencies in the payment of Services Special Taxes which have occurred in the prior Fiscal Year. In any Fiscal Year, the Services Special Tax Requirement shall be reduced by surplus

amounts available (as determined by the City) from the levy of the Services Special Tax in prior Fiscal Years, including revenues from collection of delinquent Services Special Taxes and associated penalties and interest.

"SFD Lot" means an individual residential lot, identified and numbered on a recorded Final Map, on which a Building Permit has been or is permitted to be issued for construction of an SFD Unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved Tentative Map.

"SFD Unit" means a residential dwelling unit that does not share a common wall with another residential dwelling unit.

"Single Family Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit was or is expected to be issued for: (i) construction of an SFD Unit, or (ii) construction of a residential structure consisting of two or more Residential Units that share common walls, have separate Assessor's Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor's Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Residential Units are purchased and subsequently offered for rent by the owners of the Residential Units), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

"Special Taxes" means, as the context requires, either or both of the Facilities Special Tax and Services Special Tax.

"Tax Zone" means a geographic area within which a particular Maximum Facilities Special Tax rate may be levied pursuant to this RMA, as identified in Attachment 1 hereto.

"Taxable Owners Association Property" means, in any Fiscal Year after the First Bond Sale, any Parcel of Owners Association Property that satisfies all three of the following conditions: (i) the Parcel had not been Owners Association Property on the date of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Owners Association Property as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it is Owners Association Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

"Taxable Property" means all of the Parcels within the boundaries of the CFD that are not exempt from the Special Taxes pursuant to law or Section G below.

"Taxable Public Property" means in any Fiscal Year after the First Bond Sale, any Parcel of Public Property that satisfies all three of the following conditions: (i) the Parcel had not been Public Property on the date of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Public Property as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it is Public Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

"Taxable Welfare Exemption Property" means in any Fiscal Year after the First Bond Sale, any Parcel of Welfare Exemption Property that satisfies all three of the following conditions: (i) the Parcel had not been Welfare Exemption Property on the date of issuance of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Welfare Exemption Property based on the Expected Land Uses, as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it has become Welfare Exemption Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

"Tentative Map" means a tentative map or substantial conformance exhibit for property in the CFD, including any adjustments or amendments thereto.

"Total Tax Burden" means, for Single Family Property, that the Special Taxes, together with ad valorem property taxes, special assessments, special taxes for any overlapping community facilities districts, or any other taxes, fees and charges which would be collected by the County on property tax bills for a Residential Unit with an assessed value equal to the Average Sales Price, and which are payable from and secured by the property assuming such Residential Unit had been completed, sold, and subject to such levies and impositions.

"Undeveloped Property" means, in any Fiscal Year, all Parcels of Taxable Property that are not Final Map Property, Developed Property, Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption Property as defined herein.

"Welfare Exemption Property" means, in any Fiscal Year, any Parcels in the CFD that have received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place.

B. DATA FOR ADMINISTRATION OF THE SPECIAL TAXES

Each Fiscal Year, the Administrator shall: (i) assign each Parcel of Taxable Property to the appropriate Tax Zone and the appropriate Development Class; (ii) for Developed Property, categorize each Parcel as Single Family Property, an Affordable Housing Unit, or Other Property; and (iii) determine the Facilities Special Tax Requirement and the Services Special Tax Requirement for the Fiscal Year. In addition, the Administrator shall, on an ongoing basis, monitor the Tentative Map, Final Maps, and Building Permits to determine if there are any proposed Land Use Changes that would change the Expected Maximum Facilities Special Tax Revenues. If the Expected Maximum Facilities Special Tax Revenues will be revised pursuant to a proposed Land Use Change, the Administrator shall apply the steps set forth in Section D below.

In any Fiscal Year, if it is determined that: (i) a parcel map for property in the CFD was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels is in a different Development Class than

other Parcels created by the subdivision, the Administrator shall calculate the Special Taxes for the property affected by recordation of the parcel map by determining the Special Taxes that apply separately to the property within each Development Class, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAXES

1. Facilities Special Tax: Developed Property and Final Map Property

The Maximum Facilities Special Tax for a Parcel of Developed Property is the greater of: (i) the Base Facilities Special Tax set forth in Table 1 below, or (ii) the Maximum Facilities Special Tax determined pursuant to Section D.

Table 1
Base Facilities Special Tax
Developed Property and Final Map Property

Land Use Category	Base Facilities Special Tax Fiscal Year 2024-25 *
Tax Zone 1	
Single Family Property	$2,630 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$78,600 per Acre
Tax Zone 2	
Single Family Property	$5,217 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$150,900 per Acre
Tax Zone 3	
Single Family Property	$4,281 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$76,600 per Acre
Tax Zone 4	
Single Family Property	$7,099 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$99,300 per Acre
Tax Zone 5	
Single Family Property	$7,271 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$124,400 per Acre
Tax Zone 6	
Single Family Property	$8,097 per Residential Unit or SFD Lot
Affordable Housing Units	$0 per Residential Unit
Other Property	$113,300 per Acre

*** On July 1, 2025, and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.**

2. Facilities Special Tax: Undeveloped Property, Taxable Owners Association Property, Taxable Welfare Exemption Property, and Taxable Public Property

Table 2 below identifies the Maximum Facilities Special Tax for Parcels of Undeveloped Property,

Taxable Owners Association Property, Taxable Welfare Exemption Property, and Taxable Public Property in each Tax Zone.

Table 2
Maximum Facilities Special Tax for Undeveloped Property, Taxable Owners Association Property, Taxable Welfare Exemption Property, and Taxable Public Property

Tax Zone	Maximum Facilities Special Tax (Fiscal Year 2024-25)*
Tax Zone 1	$78,600 per Acre
Tax Zone 2	$150,900 per Acre
Tax Zone 3	$76,600 per Acre
Tax Zone 4	$99,300 per Acre
Tax Zone 5	$124,400 per Acre
Tax Zone 6	$113,300 per Acre

*** On July 1, 2025 and on each July 1 thereafter, all dollar amounts shown in Table 2 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.**

3. Services Special Tax: Developed Property and Final Map Property

The Maximum Services Special Tax for Parcels of Developed Property and Final Map Property is $469 per Residential Unit or SFD Lot in Fiscal Year 2024-25. Notwithstanding the foregoing, the Maximum Services Special Tax shall not be levied on Affordable Housing Units. On July 1, 2025 and on each July 1 thereafter, the Maximum Services Special Tax shall be increased by an amount equal to 4.0% of the amount in effect for the prior Fiscal Year.

4. Services Special Tax: Undeveloped Property

Table 3 below identifies the Maximum Services Special Tax for Parcels of Undeveloped Property in each Tax Zone.

Table 3
Maximum Services Special Tax for Undeveloped Property

Tax Zone	Maximum Services Special Tax (Fiscal Year 2024-25)*
Tax Zone 1	$14,100 per Acre
Tax Zone 2	$13,560 per Acre
Tax Zone 3	$8,390 per Acre
Tax Zone 4	$6,560 per Acre
Tax Zone 5	$8,030 per Acre
Tax Zone 6	$6,560 per Acre

*** On July 1, 2025 and on each July 1 thereafter, all dollar amounts shown in Table 3 above shall be increased by an amount equal to 4.0% of the amount in effect for the prior Fiscal Year.**

D. CHANGES TO THE MAXIMUM FACILITIES SPECIAL TAX

Pursuant to this Section D, the Administrator may from time to time update Attachment 2 to reflect revised Expected Maximum Facilities Special Tax Revenues. Such update shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

1. Land Use Changes

The Expected Maximum Facilities Special Tax Revenues shown in Attachment 2 were originally calculated based on the Expected Land Uses at CFD Formation. Attachment 2 is subject to modification upon the occurrence of Land Use Changes, as described below. The Administrator shall review all Land Use Changes and compare the revised land uses to the Expected Land Uses to evaluate the impact on the Expected Maximum Facilities Special Tax Revenues.

Prior to the First Bond Sale, if a Land Use Change is proposed or identified that will result in a change in the Expected Maximum Facilities Special Tax Revenues, no action will be needed pursuant to this Section D. Upon approval of the Land Use Change, the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues.

After the First Bond Sale, if a Land Use Change is proposed or identified, Steps 1 through 3 below must be applied:

Step 1: By reference to Attachment 2 (which shall be updated by the Administrator each time a Land Use Change has been processed according to this Section D or a partial prepayment has been made), the Administrator shall identify the Expected Maximum Facilities Special Tax Revenues prior to the Land Use Change.

Step 2: The Administrator shall calculate the Expected Maximum Facilities Special Tax Revenues that could be collected from Taxable Property in the CFD after the Land Use Change based on application of the Base Facilities Special Taxes from Table 1.

Step 3: If the revenues calculated in Step 2 are (i) <u>higher</u> than those determined in Step 1 or (ii) <u>less</u> than those calculated in Step 1, but the reduction in Expected Maximum Facilities Special Tax Revenues does not reduce debt service coverage on outstanding Bonds below Required Coverage, no further action is needed, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues.

If the revenues calculated in Step 2 are <u>less</u> than those calculated in Step 1, and the Administrator determines that the reduction in Expected Maximum Facilities Special Tax Revenues would reduce debt service coverage on outstanding Bonds below the Required Coverage, one of the following shall occur:

3.a. The landowner requesting the Land Use Change (the "Requesting Landowner") may make a prepayment in an amount that will ensure that the reduced Expected Maximum Facilities Special Tax Revenues are sufficient to provide Required Coverage, as determined pursuant to Section H below. If the Requesting Landowner notifies the Administrator that he/she would like to remedy the reduction by making a prepayment, such prepayment must be made

by the earlier of (i) 30 days from the date of delivery of the prepayment estimate or (ii) the date of issuance of any Building Permits for any Parcel owned by the Requesting Landowner that was Final Map Property or Undeveloped Property at the time the Administrator prepared the prepayment estimate, **or**

3.b. If a prepayment is not received by the due date specified above, the Base Facilities Special Tax used to determine the Maximum Facilities Special Tax for each Parcel of Taxable Property in the area affected by the Land Use Change shall be increased proportionately until the Expected Maximum Facilities Special Tax Revenues are sufficient to maintain Required Coverage.

If multiple Land Use Changes are proposed simultaneously by a single landowner (which may include approval of multiple Final Maps at one time), and the landowner requests that the impact of two or more of the Land Use Changes be considered together, the Administrator shall consider the combined effect of the Land Use Changes to determine if there is a reduction in Expected Maximum Facilities Special Tax Revenues. If there is a reduction that would reduce debt service coverage below the Required Coverage, and no prepayment has been received, then the Base Facilities Special Tax used to determine the Maximum Facilities Special Tax for each Parcel of Taxable Property in the areas affected by the Land Use Changes shall be increased proportionately until the aggregate amount that can be levied within such areas is equal to the amount that could have been levied prior to the proposed Land Use Changes. If Land Use Changes are proposed simultaneously by multiple landowners, or if an individual landowner proposing multiple Land Use Changes does not request that such Land Use Changes be considered together, the Administrator shall consider the proposed Land Use Changes individually.

Notwithstanding the foregoing, once a certificate of occupancy has been issued for a Residential Unit on a Parcel, the Maximum Facilities Special Tax for the Parcel cannot be increased because of subsequent Land Use Changes that may occur within the area in which the Parcel is located.

The duties imposed on the Administrator pursuant to this Section D to review Land Use Changes, and to review Final Maps and make certain calculations, are intended only to facilitate the administration of the Facilities Special Tax and to better assure the sufficiency of tax capacity to pay debt service on Bonds. Such duties are not intended to give any developer, subdivider, or owner of property the right to receive notice of the potential impact of Land Use Changes on the Facilities Special Tax applicable to a Parcel; and each developer, subdivider, or owner of property whose property is the subject of a Land Use Change shall be responsible for understanding the impact thereof on the Facilities Special Tax applicable to such property.

2. Partial Prepayments

If a Parcel makes a partial prepayment pursuant to Section H below, the Administrator shall recalculate the Maximum Facilities Special Tax for the Parcel pursuant to Section H.2. In addition, the Administrator shall update Attachment 2 to reflect the prepayment and the revised Expected Maximum Facilities Special Tax Revenues for the CFD. After the prepayment has been received, the application of Sections D, E, and H of this RMA shall be based on the adjusted Expected Maximum Facilities Special Tax Revenues after the prepayment.

3. Conversion of a Parcel to a Taxable Land Use

If, in any Fiscal Year, an Affordable Housing Unit, the Exempt Affordable Units Parcel, or a Parcel of Public Property, Welfare Exemption Property, or Owners Association Property that had been exempt from the Special Taxes is converted to Single Family Property or Other Property, such Parcel shall be subject to the levy of Special Taxes. The Maximum Special Taxes for each such Parcel shall be determined based on the applicable Land Use Category for the Parcel, as determined by the Administrator. In addition, the Administrator shall update Attachment 2 to reflect the revised Expected Land Uses and Expected Maximum Facilities Special Tax Revenues for the CFD.

4. Increase in Affordable Housing Units

If, prior to the First Bond Sale, the Administrator determines that there is an increase in the number of Affordable Housing Units expected within any Tax Zone, the Administrator shall update the Expected Land Uses and Expected Maximum Facilities Special Tax Revenues in Attachment 2, and the additional Affordable Housing Units will be exempt from the Special Taxes.

If, at any time after the First Bond Sale, additional Affordable Housing Units are proposed, and if the addition of the new Affordable Housing Units will decrease the Expected Maximum Facilities Special Tax Revenues to a point at which Required Coverage cannot be maintained, the Administrator shall calculate the Maximum Facilities Special Tax that must be assigned to each of the new Affordable Housing Units to maintain Required Coverage. The Maximum Facilities Special Tax assigned to the new Affordable Housing Units shall be escalated each Fiscal Year by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

5. Transfer of Expected Maximum Facilities Special Tax Revenues Among Tax Zones

The Expected Maximum Facilities Special Tax Revenues were determined for each Tax Zone based on the Expected Land Uses within that Tax Zone. If the expected number of Residential Units or the expected acres of Other Property is transferred from one Tax Zone to another, the City may, in its sole discretion, allow for a corresponding transfer of Expected Maximum Facilities Special Tax Revenues between the Tax Zones. Such a transfer shall only be allowed if (i) all adjustments are agreed to in writing by the affected property owners and the City, and (ii) there is no reduction in the total Expected Maximum Facilities Special Tax Revenues as a result of the transfer. After such a transfer, the Administrator shall update Attachment 2 to reflect the revised Expected Maximum Facilities Special Tax Revenues for each Tax Zone.

6. Reduction in Maximum Facilities Special Tax

The Base Facilities Special Tax for one or more Tax Zones shall be reduced prior to the First Bond Sale if the City reasonably determines based on a Price Point Study that, without a reduction in the Base Facilities Special Tax for Residential Units within those Tax Zone(s), the Total Tax Burden will exceed 1.75% of the Average Sales Price. Such determination shall be made by the City hiring, at the CFD's expense, a Price Point Consultant to prepare a Price Point Study to confirm the Average Sales Price for Residential Units within each Tax Zone. If, based on the Price Point Study, the Administrator calculates that the Total Tax Burden for Residential Units within one or more Tax Zones will exceed 1.75% of the Average Sales Price, the Administrator and the City shall meet with the Master Developer to discuss the findings, after which point the Administrator shall reduce the Base Facilities Special Tax to the point at which the Total Tax Burden on

Residential Units in each Tax Zone in the CFD is equal to 1.75% of the Average Sales Price for such Residential Units. Any such reduction shall occur at least 60 days prior to the First Bond Sale.

The Base Facilities Special Taxes set forth in Table 1 may also be (i) disproportionately reduced prior to the First Bond Sale, but not to a level that exceeds the 1.75% described in the previous paragraph, so long as the Master Developer is the owner of all Parcels in the CFD and requests a reduction in the Base Facilities Special Taxes, or (ii) proportionately or disproportionately reduced prior to the First Bond Sale, but not to a level that exceeds the 1.75% described in the previous paragraph, if the owner of any Parcel in the CFD requests a reduction in the Base Facilities Special Taxes and the owners of all Parcels in the CFD consent to such reduction by unanimous vote. Any such reduction shall occur at least 60 days prior to the First Bond Sale.

The Base Facilities Special Tax reductions permitted pursuant to this paragraph shall be reflected in an Amended Notice of Special Tax Lien, which the Administrator shall cause to be recorded. If, based on the Price Point Study, the Administrator determines that the Total Tax Burden will not exceed 1.75% of the Average Sales Price, then there shall be no change in the Base Facilities Special Tax for Residential Units unless so requested by the Master Developer.

E. METHOD OF LEVY OF THE SPECIAL TAXES

1. Facilities Special Tax

Each Fiscal Year, the Administrator shall determine the Facilities Special Tax Requirement to be collected in that Fiscal Year. A Facilities Special Tax shall then be levied according to the following steps:

Step 1: The Facilities Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Developed Property until the amount levied is equal to the Facilities Special Tax Requirement prior to applying any Capitalized Interest that is available in the CFD accounts.

Step 2: If additional revenue is needed after Step 1 in order to meet the Facilities Special Tax Requirement after Capitalized Interest has been applied to reduce the Facilities Special Tax Requirement, the Facilities Special Tax shall be levied Proportionately on each Parcel of Final Map Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Final Map Property until the amount levied is equal to the Facilities Special Tax Requirement.

Step 3: If additional revenue is needed after Step 2, the Facilities Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Undeveloped Property until the amount levied is equal to the Facilities Special Tax Requirement.

Step 4: If additional revenue is needed after Step 3, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Welfare Exemption Property, up to

100% of the Maximum Facilities Special Tax for each Parcel of Taxable Welfare Exemption Property for such Fiscal Year until the amount levied is equal to the Facilities Special Tax Requirement.

Step 5: If additional revenue is needed after Step 4, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Owners Association Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Owners Association Property until the amount levied is equal to the Facilities Special Tax Requirement.

Step 6: If additional revenue is needed after Step 5, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Public Property until the amount levied is equal to the Facilities Special Tax Requirement.

2. Services Special Tax

Each Fiscal Year, the Administrator shall determine the Services Special Tax Requirement and the Services Special Tax shall be levied according to the steps outlined below.

Step 1: The Services Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Services Special Tax for each Parcel of Developed Property for such Fiscal Year until the amount levied is equal to the Services Special Tax Requirement.

Step 2: If additional revenue is needed after Step 1, the Services Special Tax shall be levied Proportionately on each Parcel of Final Map Property up to 100% of the Maximum Services Special Tax for each Parcel of Final Map Property for such Fiscal Year until the amount levied is equal to the Services Special Tax Requirement.

Step 3: If additional revenue is needed after Step 2, the Services Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Services Special Tax for Undeveloped Property for such Fiscal Year until the amount levied is equal to the Services Special Tax Requirement.

F. MANNER OF COLLECTION OF SPECIAL TAXES

The Special Taxes shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in Section H below and provided further that the City may directly bill the Special Taxes, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Facilities Special Tax shall be levied and collected until principal and interest on Bonds have been repaid. However, in no event shall Facilities Special Taxes be levied after Fiscal Year 2064-65. Under no circumstances may the Facilities Special Tax on a Parcel of Developed Property in residential use be increased in any Fiscal Year as a consequence of delinquency or default in

payment of the Facilities Special Tax levied on another Parcel or Parcels by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

The Services Special Tax may be levied and collected in perpetuity.

G. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Taxes shall be levied in any Fiscal Year on the following:

i. Public Property, except Taxable Public Property.

ii. Owners Association Property, except Taxable Owners Association Property.

iii. Welfare Exemption Property, except Taxable Welfare Exemption Property.

iv. Affordable Housing Units, except as otherwise provided in Section D.4

v. The Exempt Affordable Units Parcel, except as otherwise provided in Section D.3

vi. Parcels that are owned by a public utility for an unmanned facility.

vii. Parcels that are subject to an easement that precludes any other use on the Parcel.

viii. For purposes of levying the Facilities Special Tax, Parcels that have fully prepaid the Facilities Special Tax obligation assigned to the Parcel pursuant to the formula set forth in Section H below. Such Parcels shall still be subject to the levy of the Services Special Tax.

H. PREPAYMENTS

The following definitions apply to this Section H:

"Outstanding Bonds" means all Previously Issued Bonds which remain outstanding, with the following exception: if a Facilities Special Tax has been levied against, or already paid by, an Assessor's Parcel making a prepayment, and a portion of the Facilities Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding (as determined by the Administrator), that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of Outstanding Bonds for purposes of this prepayment formula.

"Previously Issued Bonds" means all Bonds that have been issued prior to the date of prepayment.

"Public Facilities Requirement" means either $37.3 million in 2024 dollars, which shall increase on January 1, 2025, and on each January 1 thereafter by two percent (2%) of the amount in effect in the prior year, or such other number as shall be determined by the City as sufficient to fund improvements that are authorized to be funded by the CFD. The Public Facilities Requirements shown above may be adjusted each time property annexes into the

CFD or there is an adjustment to the Expected Maximum Facilities Special Tax Revenues due to a Land Use Change or prepayment.

"Remaining Facilities Costs" means the Public Facilities Requirement minus public facility costs funded by Previously Issued Bonds, developer equity, and any other source of funding.

1. Full Prepayment

The Facilities Special Tax obligation applicable to a Parcel in the CFD may be prepaid and the obligation of the Parcel to pay the Facilities Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. An owner of a Parcel intending to prepay the Facilities Special Tax obligation shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the prepayment amount for such Parcel. Prepayment must be made not less than 60 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Facilities Special Taxes. The Prepayment Amount shall be calculated as follows (capitalized terms as defined below):

Bond Redemption Amount	
plus	Remaining Facilities Amount
plus	Redemption Premium
plus	Defeasance Requirement
plus	Administrative Fees and Expenses
less	Reserve Fund Credit
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

Step 1. Compute the amount that could be collected from the Parcel prepaying the Facilities Special Tax in the Fiscal Year in which prepayment would be received by the City by applying the Base Facilities Special Tax to the Expected Land Uses for the Parcel. If this Section H is being applied to calculate a prepayment pursuant to Section D above, compute the amount by which the proposed Land Use Change would reduce Expected Maximum Facilities Special Tax Revenues below the amount needed for Required Coverage, and use this amount for purposes of this Step 1.

Step 2. Divide the Maximum Facilities Special Tax computed pursuant to Step 1 for such Parcel by the total Expected Maximum Facilities Special Tax Revenues for all property in the CFD, as shown in Attachment 2 and as adjusted by the Administrator after prepayments or Land Use Changes.

Step 3. Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the "**Bond Redemption Amount**"*).

Step 4. Compute the current Remaining Facilities Costs (if any).

Step 5. Multiply the quotient computed pursuant to Step 2 by the amount determined pursuant to Step 4 to compute the amount of Remaining Facilities Costs to be prepaid (*the "**Remaining Facilities Amount"***).

Step 6. Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the "**Redemption Premium"***).

Step 7. Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment will be received until the earliest redemption date for the Outstanding Bonds. However, if Bonds are callable at the first interest payment date after the prepayment has been received, Steps 7, 8, and 9 of this prepayment formula will not apply.

Step 8: Compute the amount of interest the City reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.

Step 9: Subtract the amount computed pursuant to Step 8 from the amount computed pursuant to Step 7 (the ***"Defeasance Requirement"***).

Step 10. The administrative fees and expenses associated with the prepayment will be determined by the Administrator and include the costs of computing the prepayment, redeeming Bonds, and recording any notices to evidence the prepayment and the redemption (the *"**Administrative Fees and Expenses"***).

Step 11. If and to the extent so provided in the Bond Indenture, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the "***Reserve Fund Credit"***).

Step 12. The Facilities Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 5, 6, 9, and 10, less the amount computed pursuant to Step 11 (the *"**Prepayment Amount"***).

Step 13. From the Prepayment Amount, the amounts computed pursuant to Steps 3, 6, and 9 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to Step 5 shall be deposited into the Improvement Fund. The amount computed pursuant to Step 10 shall be retained in the account or fund that is established to pay Administrative Expenses.

Once a full prepayment of a Parcel's Facilities Special Tax obligation has been received, a Notice of Cancellation of Facilities Special Tax Lien shall be recorded against the Parcel to reflect the discharge of the Parcel's obligation to pay the Facilities Special Tax. However, a Notice of Cancellation of Facilities Special Tax Lien shall not be recorded until all Facilities Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected.

2. Partial Prepayment

A partial prepayment may be made in an amount equal to any percentage of full prepayment desired by the party making a partial prepayment, except that the full amount of Administrative Fees and Expenses determined in Step 10 shall be included in the partial prepayment. The Maximum Facilities Special Tax that can be levied on a Parcel after a partial prepayment is made shall be equal to the portion of the Maximum Facilities Special Tax that was not prepaid. Once a partial prepayment has been received, an Amended Notice of Facilities Special Tax Lien shall be recorded against the Parcel to reflect the reduced Facilities Special Tax lien for the Parcel, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues. However, an Amended Notice of Facilities Special Tax Lien shall not be recorded until all Facilities Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected.

3. *Maintaining Required Coverage*

Notwithstanding the foregoing, if at any point in time the Administrator determines that the Maximum Facilities Special Tax revenue that could be collected from Taxable Property that remains subject to the Facilities Special Tax after the proposed prepayment would be less than the Required Coverage on Bonds that will remain outstanding after defeasance or redemption of Bonds from proceeds of the estimated prepayment, the amount of the prepayment shall be increased until the amount of Bonds defeased or redeemed is sufficient to reduce remaining annual debt service to a point at which Required Coverage is maintained.

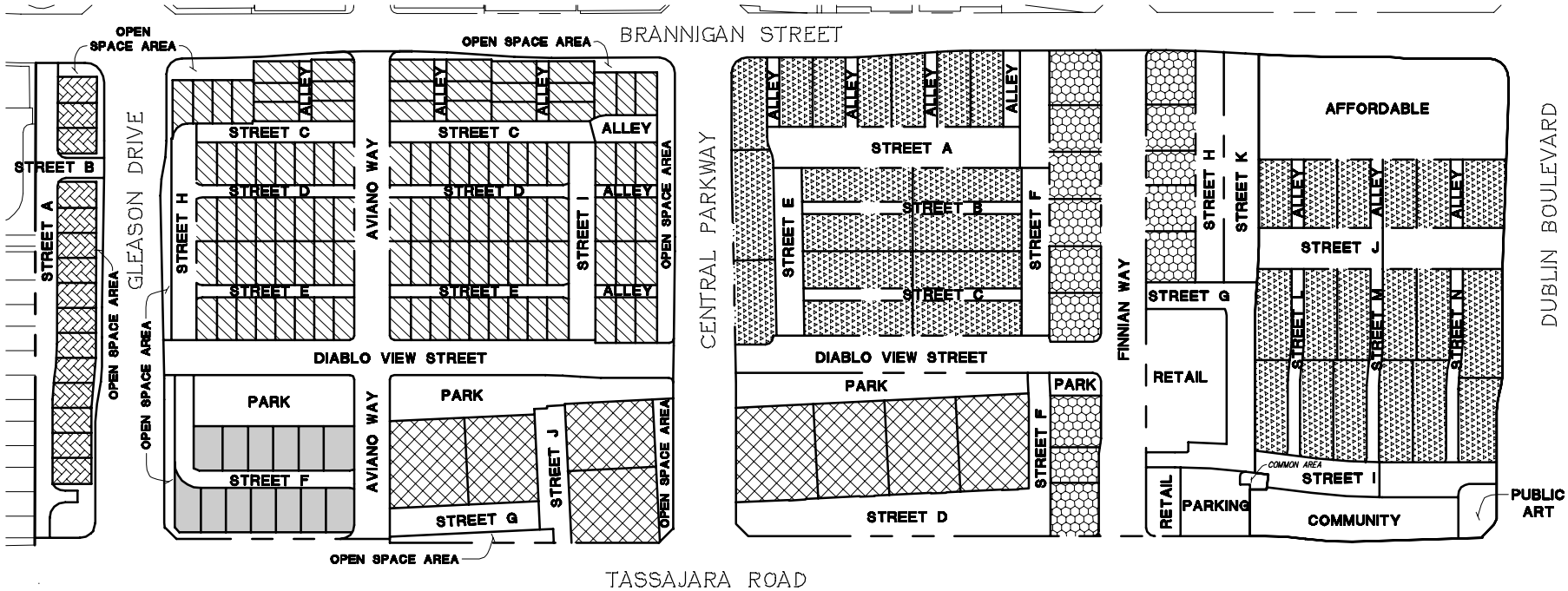
I. INTERPRETATION OF RMA

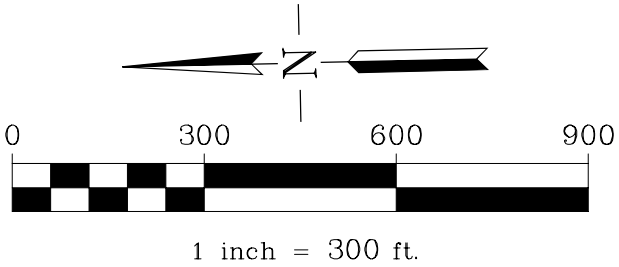
The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this RMA.

ATTACHMENT 1

City of Dublin
Community Facilities District No. 2024-1
(Dublin Centre)

Identification of Tax Zones and Expected Lot Layout





LEGEND:

- TAX ZONE 1
- TAX ZONE 2
- TAX ZONE 3
- TAX ZONE 4
- TAX ZONE 5
- TAX ZONE 6

TAX ZONE EXHIBIT
PA-2, PA-3 & PA-4

CITY OF DUBLIN, ALAMEDA COUNTY, CALIFORNIA

DATE: MAY 14, 2024

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

JOB NO.: 171026 SHEET: 1 OF 1

G:\JOB2017\171026\CAD FILES\00-EXHIBITS\PA 2-3-4\PA2,3&4 - TAX INFO.DWG 5/14/2024 11:22:42 AM ANTHONY NGUYEN

ATTACHMENT 2

City of Dublin
Community Facilities District No. 2024-1
(Dublin Centre)

Expected Land Uses and Expected Maximum Facilities Special Tax Revenues

Tax Zone and Land Use Category	Expected Land Uses	Base Facilities Special Tax (FY 2024-25) *	Expected Maximum Facilities Special Tax Revenues (FY 2024-25) *
Tax Zone 1			
Single Family Property	106 Residential Units	$2,630 per Res.Unit	$278,780
Affordable Housing Units	6 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$78,600 per Acre	$0
Tax Zone 2			
Single Family Property	215 Residential Units	$5,217 per Res.Unit	$1,121,655
Affordable Housing Units	0 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$150,900 per Acre	$0
Tax Zone 3			
Single Family Property	40 Residential Units	$4,281 per Res.Unit	$171,240
Affordable Housing Units	0 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$76,600 per Acre	$0
Tax Zone 4			
Single Family Property	15 Residential Units	$7,099 per Res.Unit	$106,485
Affordable Housing Units	0 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$99,300 per Acre	$0
Tax Zone 5			
Single Family Property	105 Residential Units	$7,271 per Res.Unit	$763,455
Affordable Housing Units	0 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$124,400 per Acre	$0
Tax Zone 6			
Single Family Property	13 Residential Units	$8,097 per Res.Unit	$105,261
Affordable Housing Units	0 Residential Units	$0 per Res.Unit	$0
Other Property	0 Acres	$113,300 per Acre	$0
Expected Maximum Facilities Special Tax Revenues (FY 2024-25 $)			**$2,546,876**

*** On July 1, 2025, and each July 1 thereafter, all dollar amounts shown above shall be increased by two percent (2%) of the amount in effect in the prior Fiscal Year.**

RESOLUTION NO. XX-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

DETERMING NECESSITY TO INCUR BONDED INDEBTEDNESS FOR CITY OF DUBLIN COMMUNITY FACILITIES DISTRICT NO. 2024-1 (DUBLIN CENTRE)

WHEREAS, on October 15, 2024, the City Council (the "City Council") of the City of Dublin (the "City") adopted its Resolution No. 122-24 (the "Resolution of Intention"), stating its intention to form the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre) (the "CFD"), pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, on October 15, 2024, this City Council also adopted its Resolution No. 123-24 (the "Resolution of Intention to Incur Indebtedness") stating its intention to incur bonded indebtedness within the boundaries of the CFD in an amount not to exceed $55,000,000 for the purpose of financing the costs of the Facilities (defined herein); and

WHEREAS, this City Council has held a noticed public hearing as required by the Act about the determination to proceed with the formation of the CFD, the provision of certain services and facilities by the CFD and the rate and method of apportionment of the special taxes to be levied within the CFD to pay for certain services and the Facilities, including the principal and interest on the proposed bonded indebtedness in the CFD for the Facilities, and the administrative costs of the City relative to the CFD; and

WHEREAS, subsequent to the public hearing, this City Council adopted a resolution entitled "Forming the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)" (the "Resolution of Formation"); and

WHEREAS, this City Council has also held a noticed public hearing as required by the Act relative to the matters material to the questions set forth in the Resolution of Intention to Incur Indebtedness; and

WHEREAS, no written protests with respect to the matters material to the questions set forth in the Resolution of Intention to Incur Indebtedness have been filed with the City Clerk.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Dublin hereby finds, determines and resolves as follows:

1. **Recitals**. The foregoing recitals are true and correct.

2. **Necessity**. This City Council deems it necessary to incur bonded indebtedness in the maximum aggregate principal amount of $55,000,000 within the boundaries of the CFD for the purpose of financing the costs of all or a portion of the facilities defined in the Resolution of Formation (the "Facilities"), including, but not limited to, the costs of issuing and selling bonds to finance all or a portion of the Facilities and the costs of the City in establishing and administering the CFD. Indebtedness subject to this limit shall only include indebtedness evidenced by bonds or notes and shall not include bonds described in Section 53364.2(e) of the Act.

3. **Entire CFD Liable**. The whole of the CFD shall pay for the bonded indebtedness through the levy of the special tax. The tax is to be apportioned in accordance with the formula set forth in Exhibit A to the Resolution of Formation, as the same may be amended in accordance with the Act.

4. **Bonds**. Bonds in the maximum amount set forth in Section 2 are hereby authorized subject to voter approval. The bonds may be issued in one or more series and mature and bear interest at such rate or rates, payable semiannually or in such other manner, all as this City Council or its designee shall determine, at the time or times of sale of such bonds; provided, however, that the interest rate or rates shall not to exceed the maximum interest rate permitted by applicable law at the time of sale of the bonds and any series thereof shall have a maximum term of not to exceed 35 years.

5. **Election**. The proposition of incurring the bonded indebtedness herein authorized shall be submitted to the qualified electors of the CFD and shall be consolidated with elections on the proposition of levying special taxes within the CFD and the establishment of an appropriations limit for the CFD pursuant to Section 53353.5 of the Act. The time, place and further particulars and conditions of such election shall be as specified by separate resolution of this City Council.

6. **Effective Date**. This Resolution shall take effect upon its adoption.

{Signatures on the following page}

PASSED, APPROVED, AND ADOPTED this 19th day of November, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION NO. XX-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

CALLING SPECIAL ELECTION FOR CITY OF DUBLIN COMMUNITY FACILITIES DISTRICT NO. 2024-1 (DUBLIN CENTRE)

WHEREAS, the City Council (the "City Council") of the City of Dublin (the "City") has adopted a resolution entitled "Forming the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)" (the "Resolution of Formation"), ordering the formation of the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre) (the "CFD"), authorizing the levy of special taxes on property within the CFD and preliminarily establishing an appropriations limit for the CFD, all pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, this City Council has also adopted a resolution entitled "Determining Necessity to Incur Bonded Indebtedness for the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)" (the "Resolution Determining Necessity"), determining the necessity to incur bonded indebtedness in the maximum aggregate principal amount of $55,000,000, excluding bonds described in Section 53364.2(e) of the Act, upon the security of the special tax to be levied within the CFD for facilities and bonds pursuant to the Act; and

WHEREAS, pursuant to the provisions of the Resolution of Formation and the Resolution Determining Necessity, the propositions of the levy of the special tax, the establishment of the appropriations limit and the incurring of the bonded indebtedness shall be submitted to the qualified electors of the CFD as required by the provisions of the Act.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Dublin hereby finds, determines and resolves as follows:

1. **Issues Submitted**. Pursuant to Sections 53326, 53351 and 53325.7 of the Act, the issues of the levy of the special tax, the incurring of bonded indebtedness and the establishment of the appropriations limit shall be submitted to the qualified electors (as defined below) of the CFD at an election called therefor as provided below.

2. **Qualified Electors**. This City Council hereby finds that fewer than 12 persons have been registered to vote within the territory of the CFD for each of the 90 days preceding the close of the public hearings heretofore conducted and concluded by this Council for the purposes of these proceedings. Accordingly, and pursuant to Section 53326 of the Act, this City Council finds that, for these proceedings, the qualified electors are the landowners within the CFD and that the vote shall be by such landowners or their

authorized representatives, each having one vote for each acre or portion thereof such landowner owns in the CFD as of the close of the public hearings.

3. **Conduct of Election**. This City Council hereby calls a special election to consider the measures described in section 1 above, which election shall be held on November 19, 2024, and the results thereof canvassed at the meeting of this City Council on November 19, 2024. The City Clerk is hereby designated as the official to conduct the election and to receive all ballots until 7:00 p.m. on the election date. It is hereby acknowledged that the City Clerk has on file the Resolution of Formation, a certified map of the boundaries of the CFD, and a sufficient description to allow the City Clerk to determine the electors of the CFD. Pursuant to Section 53327 of the Act, the election shall be conducted by messenger or mail-delivered ballot pursuant to Section 4000 of the California Elections Code. This City Council hereby finds that paragraphs (a), (b), and (c) (1) of Section 4000 and Section 4108 are applicable to this special election, except that Sections 53326 and 53327 of the Act shall govern for purposes of determining the date of the election.

4. **Ballot**. As authorized by Section 53353.5 of the Act, the three propositions described in section 1 above shall be combined into a single ballot measure, the form of which is attached hereto as **Exhibit A** and by this reference incorporated herein and the form of ballot is hereby approved. The City Clerk is hereby authorized and directed to cause a ballot, in substantially the form of **Exhibit A**, to be delivered to each of the qualified electors of the CFD. Each ballot shall indicate the number of votes to be voted by the respective landowner to which the ballot pertains. Each ballot shall be accompanied by all supplies and written instructions necessary for the use and return of the ballot.

5. **Waivers**. This Council hereby further finds that the provisions of Section 53326 of the Act requiring a minimum of 90 days following the adoption of the Resolution of Formation to elapse before the special election are for the protection of the qualified electors of the CFD. There is on file with the City Clerk a written waiver executed by all of the qualified electors of the CFD allowing for a shortening of the time for the special election to expedite the process of formation of the CFD and waiving any requirement for notice, analysis and arguments in connection with the election. Accordingly, this Council finds and determines that the qualified electors have been fully apprised of and have agreed to the shortened time for the election and waiver of analysis and arguments, and have thereby been fully protected in these proceedings. This Council also finds and determines that the City Clerk has concurred in the shortened time for the election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Act.

6. **Accountability**. The City Council hereby finds that the proposed debt issuance constitutes a “local bond measure” within the meaning of Sections 53410, et seq. of the California Government Code. As a result, the bond measure shall include the propositions set forth above and the following: (a) the specific purpose of the bonds shall be as set forth in the propositions; (b) any proceeds received from the sale of any bonds

shall be applied only to the purposes set forth in the propositions; (c) the proceeds of any bonds shall be deposited into special accounts to be created therefor as part of the issuance of the bonds; and (d) the City shall cause a report to be prepared annually under Section 53411 of the Government Code.

7. **Effective Date**. This Resolution shall take effect upon its adoption.

PASSED, APPROVED, AND ADOPTED this 19th day of November, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A

CITY OF DUBLIN
COMMUNITY FACILITIES DISTRICT NO. 2024-1
(DUBLIN CENTRE)

OFFICIAL BALLOT MEASURE
SPECIAL TAX ELECTION

BALLOT MEASURE: **Shall the measure** pursuant to which (i) the City of Dublin shall incur an indebtedness and issue bonds in the maximum aggregate principal amount of not to exceed $55,000,000, excluding bonds described in Section 53364.2(e) of the Act, with interest at a rate or rates not to exceed the maximum interest rate permitted by law at the time of sale of such bonds on behalf of the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre) (the "CFD"), the proceeds of which bonds will be used to acquire and/or construct certain facilities and the costs of issuing the bonds and related expenses as set forth in the list of authorized facilities and services for the CFD attached hereto; (ii) special taxes levied upon lands within the CFD at rates of $3,099 to $8,566/residential unit (with other property taxed at other rates), subject to annual escalation, through Fiscal Year 2064-65, raising $2,813,087 in Fiscal Year 2024-25 (assuming full build-out of the CFD), to pay for the principal and interest upon such bonds, to pay the costs of the City in administering the CFD to pay for the principal and interest upon such bonds, to pay the costs of the City in administering the CFD, and to pay for the costs of acquiring and/or constructing certain facilities and paying for certain services in accordance with the rate and method of apportionment of special taxes for the CFD attached hereto; and (iii) the initial annual appropriations limit of the CFD shall initially be established in the amount of $55,000,000, subject to escalation, **be adopted**?	**YES:____** **NO:_____**

RESOLUTION NO. XX-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

DECLARING RESULTS OF SPECIAL ELECTION AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN FOR CITY OF DUBLIN COMMUNITY FACILITIES DISTRICT NO. 2024-1 (DUBLIN CENTRE)

WHEREAS, the City Council (the "City Council") of the City of Dublin (the "City") has adopted a resolution entitled "Forming City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)" (the "Resolution of Formation"), ordering the formation of the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre) (the "CFD") authorizing the levy of special taxes on property within the CFD and preliminarily establishing an appropriations limit for the CFD, all pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, this City Council has also adopted a resolution entitled "Determining Necessity to Incur Bonded Indebtedness for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)" (the "Resolution of Necessity"), determining the necessity to incur bonded indebtedness in the maximum aggregate principal amount of $55,000,000, excluding bonds described in Section 53364.2(e) of the Act, upon the security of the special tax to be levied within the CFD for facilities and bonds pursuant to the Act; and

WHEREAS, under the provisions of the Resolution of Formation and the Resolution Necessity and pursuant to "Calling Special Election for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)" (the "Election Resolution") heretofore adopted by this City Council the propositions of the levy of the special tax, the establishment of the appropriations limit and the incurring of the bonded indebtedness were submitted to the qualified electors of the CFD as required by the provisions of the Act; and

WHEREAS, pursuant to the terms of the Election Resolution, which are by this reference incorporated herein, the special election has been held and the City Clerk has on file a Canvass and Statement of Results of Election (the "Canvass"), a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, this City Council has reviewed the Canvass, finds it appropriate and wishes to complete its proceedings for the CFD.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Dublin hereby finds, determines and resolves as follows:

1. **Recitals.** The foregoing recitals are all true and correct.

2. **Issues Presented.** The issues presented at the special election were the levy of special taxes within the CFD, the incurring of a bonded indebtedness in the maximum aggregate principal amount of $55,000,000, excluding bonds described in Section 53364.2(e) of the Act, and the approval of an initial annual appropriations limit of not to exceed $55,000,000, subject to increase in accordance with law, and levying a special tax, subject to increase in accordance with a rate and method of apportionment, all pursuant to the Resolution of Formation and the Resolution of Necessity.

3. **Canvass and Issues Approved.** The Council hereby approves the Canvass and finds that it shall be a permanent part of the record of its proceedings for the CFD. Pursuant to the Canvass, the issues presented at the special election were approved by the qualified electors of the CFD by more than two-thirds (2/3) of the votes cast at the special election.

4. **Proceedings Approved.** Pursuant to the voter approval, the CFD is hereby declared to be fully formed with the authority to levy the special taxes, to incur the approved bonded indebtedness and to have the established appropriations limit, all as heretofore provided in these proceedings and in the Act. It is hereby found that all prior proceedings and actions taken by this City Council with respect to the CFD were valid and in conformity with the Act.

5. **Notice of Tax Lien.** The City Clerk is hereby directed to complete, execute and cause to be recorded in the office of the County Recorder of the County of Alameda a notice of special tax lien in the form required by the Act, such recording to occur no later than fifteen (15) days following adoption by the Council of this Resolution.

6. **Effective Date.** This Resolution shall take effect upon its adoption.

{Signatures on the following page}

PASSED, APPROVED, AND ADOPTED this 19th day of November, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
CANVASS AND STATEMENT OF RESULT OF ELECTION

CITY OF DUBLIN
COMMUNITY FACILITIES DISTRICT NO. 2024-1
(DUBLIN CENTRE)

Special Tax Election, November 19, 2024

I hereby certify that on November 19, 2024, I canvassed the returns of the election held on November 19, 2024, in the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre) and the total number of ballots cast in said election and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

Qualified Landowner Votes	Votes Cast	No. of Votes Yes	No. of Votes No

BALLOT MEASURE: **Shall the measure** pursuant to which (i) the City of Dublin shall incur an indebtedness and issue bonds in the maximum aggregate principal amount of not to exceed $55,000,000, excluding bonds described in Section 53364.2(e) of the Act, with interest at a rate or rates not to exceed the maximum interest rate permitted by law at the time of sale of such bonds on behalf of the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre) (the "CFD"), the proceeds of which bonds will be used to acquire and/or construct certain facilities and the costs of issuing the bonds and related expenses as set forth in the list of authorized facilities and services for the CFD attached hereto; (ii) special taxes levied upon lands within the CFD at rates of $3,099 to $8,566/residential unit (with other property taxed at other rates), subject to annual escalation, through Fiscal Year 2064-65, raising $2,813,087 in Fiscal Year 2024-25 (assuming full build-out of the CFD), to pay for the principal and interest upon such bonds, to pay the costs of the City in administering the CFD to pay for the principal and interest upon such bonds, to pay the costs of the City in administering the CFD, and to pay for the costs of acquiring and/or constructing certain facilities and paying for certain services in accordance with the rate and method of apportionment of special taxes for the CFD attached hereto; and (iii) the initial annual appropriations limit of the CFD shall initially be established in the amount of $55,000,000, subject to escalation, **be adopted**?

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this 19th day of November, 2024.

By: _____
City Clerk

ORDINANCE NO. XX – 24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUBLIN

LEVYING SPECIAL TAXES WITHIN CITY OF DUBLIN COMMUNITY FACILITIES DISTRICT NO. 2024-1 (DUBLIN CENTRE)

WHEREAS, on October 15, 2024, this City Council (the "City Council") of the City of Dublin (the "City"), adopted a resolution stating its intention to establish its City of Dublin Community Facilities District No. 2024-1 (Dublin Centre) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, sections 53311, *et. seq.*, of the California Government Code (the "Act"), to finance public services and the acquisition and construction of certain facilities; and

WHEREAS, notice was published as required by the Act relative to the intention of this City Council to form the CFD, to provide for financing certain services and certain facilities and to incur bonded indebtedness for the CFD in an amount not to exceed $55,000,000, excluding bonds described in Section 53364.2(e) of the Act; and

WHEREAS, this City Council has held noticed public hearings as required by the Act relative to (i) the determination to proceed with the formation of the CFD, and the rate and method of apportionment of the special taxes to be levied within the CFD to finance a portion of the costs of the services and the facilities and (ii) the issuance of not to exceed $55,000,000 of bonded indebtedness for the CFD, excluding bonds described in Section 53364.2(e) of the Act; and

WHEREAS, at said hearing all persons desiring to be heard on all matters pertaining to the formation of the CFD, and the levy of said special taxes within the CFD were heard, substantial evidence was presented and considered by this City Council and a full and fair hearing was held; and

WHEREAS, subsequent to the hearing, this City Council adopted resolutions entitled "Forming City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)" (the "Resolution of Formation"), "Determining Necessity to Incur Bonded Indebtedness for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)" (the "Resolution of Necessity") and "Calling Special Election for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre)," which resolutions defined the public services (the "Services") and public facilities to be financed by the CFD (the "Facilities"), established the CFD, authorized the levy of the special taxes with the CFD, determined the necessity to incur bonded indebtedness in the CFD and called an election within the CFD on the propositions of incurring indebtedness, levying a special tax, and establishing an appropriations limit within the CFD, respectively; and

WHEREAS, on November 19, 2024, a special election was held within the CFD at which the eligible landowner-electors approved such propositions by the two-thirds vote required by the Act.

NOW, THEREFORE, the City Council of the City of Dublin does ordain as follows:

SECTION 1. LEVY OF SPECIAL TAX

By the passage of this Ordinance, the City Council hereby authorizes and levies special taxes within the CFD pursuant to the Act, at the rate and in accordance with the formula (the "Rate and Method") set forth in the Resolution of Formation, which Resolution of Formation is by this reference incorporated herein, as the same may be amended in accordance with the Act. The special taxes are hereby levied commencing in fiscal year 2024-25 and in each fiscal year thereafter until payment in full of the Services and any bonds issued by the City for the CFD (the "Bonds") or such longer period provided in the Rate and Method, as contemplated by the Resolution of Formation and the Resolution of Necessity, as the same may be amended in accordance with the Act, and all costs of administering the CFD.

SECTION 2. ANNUAL CALCULATION OF LEVY

The Finance Director of the City is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property within the CFD, in the manner and as provided by the Rate and Method.

SECTION 3. EXEMPTIONS; MAXIMUM LEVY OF SPECIAL TAXES

Except as set forth in the Rate and Method, properties or entities of the State, federal or local governments shall be exempt from any levy of the special taxes. In no event shall the special taxes be levied on any parcel within the CFD in excess of the maximum tax specified in the Rate and Method.

SECTION 4. AUTHORIZED USES OF SPECIAL TAXES

All of the collections of the special taxes shall be used as provided for in the Act and the Rate and Method, including, but not limited to, the payment of principal and interest on the Bonds, the replenishment of the reserve fund for the Bonds, the payment of the costs of the Services and the Facilities, the payment of the costs of the City in administering the CFD, and the costs of collecting and administering the special tax.

SECTION 5. COLLECTION OF SPECIAL TAXES

The special taxes shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad

valorem taxes; provided, however, that this City Council may provide for other appropriate methods of collection by resolution of this City Council. In addition, the provisions of Section 53356.1 of the Act shall apply to delinquent payments of the special taxes. The Finance Director of the City is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Alameda in order to effect proper billing and collection of the special tax, so that the special taxes shall be included on the secured property tax roll of the County of Alameda for fiscal year 2024-25 and for each fiscal year thereafter until the payment in full of the Services and any Bonds or such longer period of time provided in the Rate and Method.

SECTION 6. SEVERABILITY

If for any reason any portion of this Ordinance is found to be invalid, or if the special taxes are found inapplicable to any particular parcel within the CFD by a court of competent jurisdiction, the balance of this Ordinance and the application of the special taxes to the remaining parcels within the CFD shall not be affected.

SECTION 7. POSTING OF ORDINANCE

The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be posted in at least 3 public places in the City of Dublin in accordance with Section 36933 of the Government Code of the State of California.

SECTION 8. EFFECTIVE DATE

This Ordinance shall take effect 30 days from the date of final passage.

PASSED, APPROVED, AND ADOPTED this 19th day of November, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Dublin Centre Community Facilities District No. 2024-1

November 19, 2024

DUBLIN
CALIFORNIA

Overview of Presentation

- Review of tonight's recommended actions.
- Review of prior City Council actions.
- Overview of CFD No.2024-1.
- Discussion of CFD Public Hearing Process.

Recommended Actions

- Receive the Community Facilities District Report.

- Conduct a Public Hearing and Consider Resolutions.
  - To Form Dublin Centre CFD 2024-1.
  - Levying a Special Tax and Determining Necessity to Incur Bonded Indebtedness.
  - Calling Special Election for Dublin Centre CFD 2024-1.

- Following Public Hearing, if no majority protests, adopt resolutions.

- Open the ballots and tabulate results, if 2/3rds approve.
  - Adopt Resolution certifying results.
  - Introduce and waive the first reading of the Special Tax Ordinance for CFD.

Prior City Council Actions

- **November 22, 2022 -** approved a Development Agreement (DA) for the Project.
  - **Section 6.2** of the DA specifies the City would use its best efforts to commence proceedings to form a CFD.
    - The effective tax rate shall not exceed 1.75%.
    - Term of bonds shall not exceed 35 years.

Prior City Council Actions, 2

October 15, 2024

- Adopted Resolution of Intention to Form CFD No. 2024-1 (Dublin Centre).
- Adopted Resolution of Intention to Incur Bonded Indebtedness.
- Set Public Hearing for November 19, 2024.

Prior City Council Actions, 3

Issues Raised at October 15th Meeting:

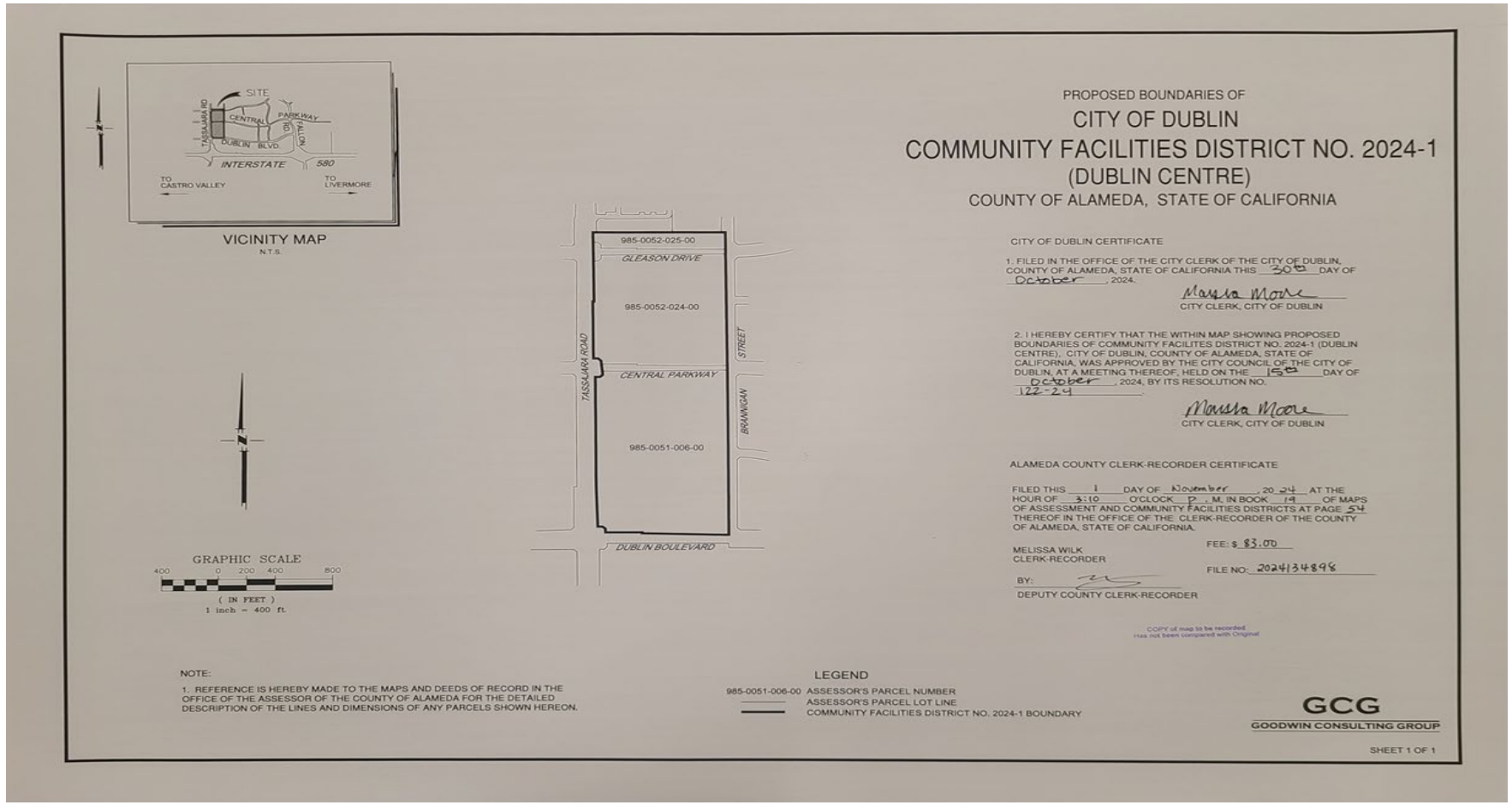
- Transparency of the proposed special taxes to potential homebuyers by LandSea.
  - *LandSea will provide their CFD disclosure to potential homebuyers.*
- Eliminate payment of Development Impact Fees (DIFs) as a potential eligible CFD expense.
  - *Resolution only allows for funding of infrastructure.*
- Have all Tax Zones in the CFD have an Effective Tax Rate (ETR) of no more than 1.75%.
  - *Special Taxes have been adjusted.*

Overview of CFD No. 2024-1

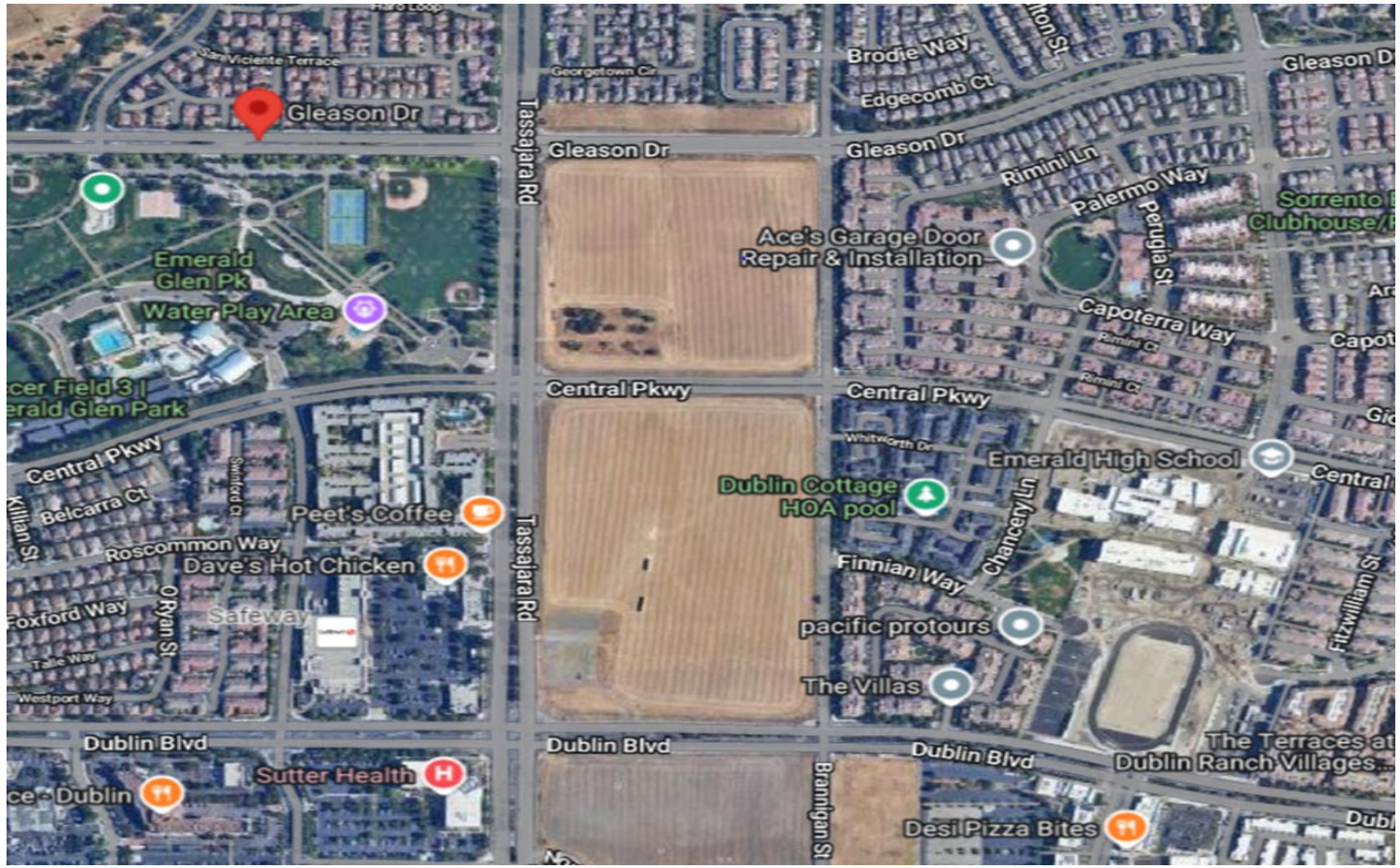
- The Dublin Centre Project includes 54.035 acres and will include 500 residential units (including six Affordable Units that will be exempt from paying special taxes).

- The Project consist of six neighborhoods that will include:
  - 106 Entry Level Townhomes.
  - 215 ROW Townhomes.
  - 40 Shop Keeper Spaces.
  - 15 Two Story Residential.
  - 105 ADU Option Residential.
  - 13 Three Story Residential.

Boundary Map of CFD No. 2024-1



Aerial Map of CFD No. 2024-1



Discussion of Proposed CFD No. 2024-1

- Dublin Centre will establish a single CFD, that would levy two separate special taxes:
  - Services CFD –funds the maintenance of parks and public streets.
  - Facilities CFD – funds construction of certain public infrastructure associated with the project.
- Residents will have two separate CFD amounts on their tax bills.

Discussion of Proposed CFD No. 2024-1, 2

- The Dublin Centre project is divided into six tax zones based on the type and size of the homes being sold. The maximum tax rate is based on the average estimated selling price of homes in each tax zone.
- Resolution to Incur Bonded Indebtedness sets a not to exceed amount of $55 Million.

Proposed Effective Tax Rate

	TZ #6 3 Story Option	TZ #5 ADU Option	TZ #4 2 Story Option	TZ #3 Shophouses	TZ #2 ROW Townhomes	TZ #1 Entry Level Townhomes	Total Average	BMR - Townhomes (For Reference)
Estimated Average Base Sales Price (1)	$ 1,975,000	$ 1,876,000	$ 1,786,000	$ 1,214,000	$ 1,404,000	$ 991,000	$ 1,541,000	$ 485,000
Ad Valorem (2)	$ 24,834	$ 23,589	$ 22,457	$ 15,265	$ 17,654	$ 12,461	$ 19,377	$ 6,098
Other Charges (3)	$ 1,230	$ 1,230	$ 1,230	$ 1,230	$ 1,230	$ 1,230	$ 1,230	$ 1,230
Proposed Services Taxes (4)	**$ 469**	**$ 469**	**$ 469**	**$ 469**	**$ 469**	**$ 469**	**$ 469**	**$ -**
Proposed CFD Facilities Taxes (4)	**$ 8,097**	**$ 7,271**	**$ 7,099**	**$ 4,281**	**$ 5,217**	**$ 2,630**	**$ 5,766**	**$ -**
Total	$ 34,630	$ 32,559	$ 31,255	$ 21,245	$ 24,570	$ 16,790	$ 26,842	$ 7,329
Total Proposed CFD No. 2024-1 Taxes	**$ 8,566**	**$ 7,740**	**$ 7,568**	**$ 4,750**	**$ 5,686**	**$ 3,099**	**$ 6,235**	**$ -**
Estimated Effective Tax Rate	**1.75%**	**1.74%**	**1.75%**	**1.75%**	**1.75%**	**1.69%**	**1.74%**	**1.51%**

(1) Prices per RCLCO report dated 9.18.24

(2) Estimated at 1.2574% per DPFG analysis dated 10.01.24

(3) Estimate per DPFG analysis dated 10.01.24

(4) Per Draft RMA from Goodwin Consulting Group

Tonight's Actions

- Conduct a Public Hearing regarding (a) the establishment of Community Facilities District (CFD) No. 2024-1 (Dublin Centre) and (b) deeming it necessary to incur indebtedness for CFD No. 2024-1. Additionally, receive and file the CFD Report describes the CFD boundaries, the rate and method of apportionment of the special taxes to be levied, and the facilities to be financed by the CFD. If following the Public Hearing, no majority protest has been filed pertaining to the establishment of CFD No. 2024-1 or the levy of special taxes, initially adopt the following resolutions:
  - A **Resolution** Forming the City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).
  - A **Resolution** Determining Necessity to Incur Bonded Indebtedness for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).
  - A **Resolution** Calling Special Election for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).

Tonight's Actions, 2

- Following the adoption of the resolutions, City staff recommends:
  - The City Clerk announce the results of the election to be held within CFD No. 2024-1 to reveal if the propositions have received the affirmative 2/3rds vote.

- If the results of the special mailed-ballot election reveal that the measures have received the affirmative vote of two-thirds of the votes cast, City staff recommends that the City Council take the following actions:
  - Adopt a **Resolution** Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien for mailed-ballot election for City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).
  - Adopt a motion to introduce and waive the first reading of the **Ordinance** Levying Special Taxes Within City of Dublin Community Facilities District No. 2024-1 (Dublin Centre).

Next Steps

- Following tonight's public hearing, the proposed schedule to complete the formation of the CFD is as follows:
  - Record Notice of Special Tax Lien (within 15 days after tonight's meeting).
  - Second Reading and Adoption of Ordinance levying Special Tax, scheduled for December 3, 2024.
  - Effective Date of Special Tax Ordinance (30 days after adoption, anticipated to be January 3, 2025).

Questions?

Agenda Item 8.1

STAFF REPORT

CITY COUNCIL

DATE: November 19, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: 2022 Parks and Recreation Master Plan Update
Prepared by: Jackie Dwyer, Parks & Community Services Director

EXECUTIVE SUMMARY:

At the June 4, 2024 City Council meeting, the Council requested an update on the progress made on the Parks and Recreation Master Plan goals established in 2022.

STAFF RECOMMENDATION:

Receive the report.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The City of Dublin has a long history of staying current and informed regarding recreational opportunities and park space. To support this effort, the City adopted a Parks and Recreation Master Plan and has been updated over the years. The most recent Plan (Attachment 1) was adopted in 2022 and incorporated four goals for the City of Dublin and the Parks and Community Services Department that were formulated based on feedback from the community through a survey and public meetings.

This survey used three primary methods for information gathering:

- A mailed survey to 3,500 households in Dublin.
- An online, password-protected, statistically valid invitation website.
- An open-link survey for all other residents who were not included in the invitation sample.

The demographics of the survey respondents were as follows:

- Invite

    - American Indian and Alaska Native – 0%
    - Asian – 44%
    - Black or African American – 4%
    - Native Hawaiian and Other Pacific Islander – 0%
    - White – 45%
    - Other – 7%
- Open-Link
    - American Indian and Alaska Native – 3%
    - Asian – 34%
    - Black or African American – 4%
    - Native Hawaiian and Other Pacific Islander – 4%
    - White – 51%
    - Other – 5%

Additionally, the consultant utilized focus groups, individual/stakeholder interviews, and a public forum. In all, there were 12 meetings and 117 community participants in attendance. The participants included users/community members, City Staff, stakeholders, commissioners, and youths.

The key recurring themes identified during this portion of the planning process included:

- Develop non-traditional athletic spaces (cricket, pickleball, badminton).
- Increased programs for 12 to 25-year-olds.
- Outdoor gathering/social spaces (downtown, dog parks, outdoor fitness).
- Connectivity, Safe Ways to Bike/Walk Across Town.
- Non-traditional recreation programming (pop-up activities, traveling art).
- Desire for an indoor multi-use facility.
- Need for a cultural arts center.
- Improved communication, marketing, and advertising.
- Incorporate existing plans and projects.
- More multi-generational, arts, and cultural programs.
- Public art is valued by the community.
- Better utilization of facilities and spaces.
- Review "Cost Recovery" policy and philosophy.
- Connect east and west Dublin.

Based on these findings, National Recreation and Park Association (NRPA) standards, anticipated growth, changing needs, and budgets, four goals emerged. These goals are identified below, along with an update on progress since adopting the Plan in 2022.

Goal 1: Add New and Improve Existing Infrastructure and Amenities

Objective 1.1: Continue to maintain and improve existing facilities, parks, trails, and open spaces. Maintenance of facilities and amenities should be a priority.
The Department should continue to work with Public Works to monitor the condition of existing

parks, trails and pathways, and facilities, as these facilities have been identified by residents as being of high importance. Maintenance projects and annual maintenance needs should be funded on a regular schedule to address the aging infrastructure. Priorities for future maintenance projects for these areas should be developed and reviewed regularly.

- **1.1.a: Develop capital improvement plans, costs, phasing recommendations, and inspection reports. Update:**
    - The City Council updates and adopts the Capital Improvement Program to address the City's public infrastructure. These updates include budget appropriations every two years, typically incorporating a timeframe of five years of approved projects. A future projects category is also included to identify projects that may have an unidentified funding source or are planned for beyond the five years.
- **1.1.b: Develop a Deferred Maintenance plan using the inventory from the 2022 Parks and Recreation Master Plan and evaluation of amenities to fix items needing immediate attention in parks. Update:**
    - The Wave is actively conducting outreach and has spoken with three maintenance companies as part of developing a comprehensive preventative maintenance plan. In addition to this outreach, staff conduct regular quality assurance reviews of all parks to evaluate the condition of equipment and infrastructure to help make informed decisions about repair, replacement, and maintenance schedules.
- **1.1.c: As parks are renovated and new parks are built, utilize drought-tolerant plants and ground cover to limit the need for irrigation. Update:**
    - The City must follow current codes and regulations in developing new parks. Water conservation, planting, and irrigation plans adhere to the State's Model Water Efficient Landscape Ordinance requirements. In planting areas outside turfgrass, the plant selections are typically classified as low to very low water use based on the Water Use Classification of Landscape Species (WULCOS) database.
- **1.1.d: Implement monthly inspections of all facilities, parks, trails, and open spaces. Update:**
    - Staff have initiated monthly park and facility inspections, documenting park conditions in the City's See Click Fix program to facilitate follow-up and tracking of tickets.

<u>Objective 1.2: Explore improving/adding bike paths and walking trails.</u>

Walking and biking connectivity were identified as a high priority during the engagement process. Based on trends and demand, the City should look for opportunities to improve/add bike paths and walking trails. The City should invest in continuing to acquire lands in and around Camp Parks that could provide a northern connection between east and west Dublin. Utilize the Bicycle and Pedestrian Master Plan for additional recommendations.

- **1.2.a: Work with the Planning and Public Works Departments to implement Bicycle and Pedestrian paths based on the Bike/Ped Plan as road improvements occur (FY 2022-2027). Update:**
    - The City installed 3.32 lane miles of Class III shared bike route and 1.72 lane miles of Class IIB buffered bike lanes between 2022 and 2024 as part of annual pavement resurfacing projects.
- **1.2.b: Ensure all capital construction roadway and corridor projects use the Complete Streets methodology to guarantee bicycle and pedestrian mobility. Update:**
    - All capital construction roadway and corridor projects use a Complete Streets

methodology to identify the appropriate bicycle and pedestrian facilities. Resurfaced streets are re-striped to include bike lanes or upgraded to buffered bike lanes. As needed, pedestrian improvements, such as curb ramps, are upgraded to meet current accessibility standards.

- **1.2.c: Continue to work with partners to improve existing trails and increase the parkland (Iron Horse Nature Park and Open Space). Update:**
    - Staff are working with several partners and local agencies, including the Water Board, Department of Fish and Wildlife, and the Army Corps, to construct approximately 2,000 linear feet of new pathways, bike racks, and a bike repair station, as well as a connection to Stagecoach Park, which would serve as a new trailhead. The project also includes improving the sidewalk along Amador Valley Boulevard from Stagecoach Road to the Iron Horse Regional Trail crossing.
    - A portion of the Iron Horse Nature Park and Open Space, south of Amador Valley Boulevard, will have a new bioretention basin, landscaping, storm drainage improvements, seating, interpretive signage, fencing, improvements to sidewalk, curb ramps, and trail crossing constructed. Construction also entails grading for the new bioretention basin and installation of a paved trail, installation of new storm drainage pipes, plantings and irrigation infrastructure, and installation of amenities. Construction is anticipated to be completed in winter 2024.
    - A new bridge at the Iron Horse Regional Trail crossing on Dublin Blvd at Scarlett Drive provides a pedestrian and bicycle connection over Dublin Blvd to the entrance of Don Biddle Park. The bridge will open on November 23, 2024.
    - Staff are coordinating with BART to improve the Iron Horse Trail and access to the trail at the Dublin/Pleasanton BART station.

Objective 1.3: Explore adding parks, open spaces, and natural areas.

The Department should continue to look for opportunities to add open spaces and work to preserve natural areas. Access and use should focus on environmental protection and education, as well as passive recreation.

- **1.3.a: Continue to look for opportunities to add open space and work to preserve natural areas. Include "preserved (natural) open space" in the park inventory and GIS database. Update:**
    - Staff have begun working with the developer of the GH PacVest property in east Dublin to purchase approximately 42 acres of open space to be converted into Nature Park Land.
- **1.3.b: Continue to develop park space as new development occurs to maintain the City's minimum 5 acres/1,000 residents standard. Update:**
    - Since the adoption of the Parks Master Plan in 2022, the City has added 30 acres to its parkland inventory with the completion of Don Biddle Community Park. Table 1 shows the Parks slated to be developed in the near future.

Table 1 – Future Park Development

Park/Trail	Project Status	Acreage
Iron Horse Nature Park and Open Space	Phase 1 – Construction began in April 2024. Completion is slated for summer 2025.	12
Forest Park	A groundbreaking was held in September 2024.	2

	Completion is slated for Summer 2025.	
Wallis Ranch Community Park	The park is under construction. Completion isslated for early 2025.	8.85
Francis Ranch	The parks are in the design process.	11
Dublin Centre	The park improvement agreement in process.	2
GH PacVest (open space/nature parkland)	The agreement to purchase the nature parkland in process.	42
GH Pac Vest (neighborhood parkland)	This project is in the beginning stages.	7
	Total	**84.85**

Objective 1.4: Develop additional or repurpose existing indoor recreational facilities and amenities.
An existing priority for Dublin residents, expressed during this study, is the need for additional indoor facilities and amenities. Both the focus group participants and stakeholder interviews indicated a lack of space to expand programming, that existing spaces were too general to conduct diverse programs, and there was a perceived lack of rental space for private functions.

- **1.4.a: Explore opportunities to add indoor programming space by reviewing current program schedules and determining if additional time is available based on usage and availability. Update:**
    - Staff developed a schedule that optimized the use of existing programming at Stager Gym, including league play, youth and adult sports, and contract instructor classes. With these adjustments, the schedule allowed for the introduction of new classes, such as Junior Warriors Skills and Drills and All Ball Camp, which were previously unavailable.
    - With the addition of a Facility Rental Coordinator, revenue increased by 127 percent from 2018 to 2023.
    - Staff is beginning conversations with Dublin Unified School District about re-opening the joint-use agreements to ensure that new facilities (such as the future Shamrock Hills School gymnasium) are available for use by the City.
- **1.4.b: Explore opportunities to renovate indoor spaces to accommodate more specialized programs and activities. Update:**
    - Furniture has been purchased for meeting spaces at the Civic Center and the Library, which provides more flexibility for users and allows for more efficient use.
    - The preliminary plans for renovating the expansion space at the Library were reviewed by the City Council. Staff continues to evaluate the Library as a whole for needed upgrades.
- **1.4.c: Once the Cultural Arts Center is complete, utilize classroom space in the new center for programming. Update:**
    - The Dublin Arts Center (formerly called the Cultural Arts Center) is currently under construction, with an anticipated opening in 2025. The Dublin Arts Center Operations Guide (Attachment 2), containing information regarding the utilization of spaces, was presented to the City Council in October 2023.

Objective 1.5: Develop additional outdoor recreational facilities and amenities.
Continue to explore renovation and repurposing of existing facility spaces to meet demand and increase outdoor programming opportunities. A desire for creating gathering spaces in the

community was expressed by the public. Focus group participants and survey respondents indicated the installation of shade structures would increase their usage of outdoor facilities.

- **1.5.a: Continue to look for opportunities to renovate or repurpose existing outdoor space to meet the demand for non-traditional athletics (cricket, pickleball, futsal, and badminton). Update:**
    - A competition cricket field, including five pitches and safety netting along Fallon Road, was added to Fallon Sports Park. Four designated pickleball courts and four overlays (eight total pickleball courts) are being built with Wallis Ranch Community Park. Pickleball overlay lines have been added at Don Biddle Community Park and are planned for future tennis court rehabilitations.
    - The City Council approved Forest Park's conceptual design, which includes a multi-use court designed specifically for basketball and futsal. Forest Park will also have a tennis court with pickleball overlays.
- **1.5.b: Create outdoor gathering spaces to bring the community together. Examples include Downtown Square, dog parks, and outdoor fitness/exercise areas. Update:**
    - The City has begun using a variety existing spaces to host community events, by rotating movie nights to different parks around town versus hosting all at Emerald Glen Park and utilizing new parks for the family campouts.
    - A dog park and fitness equipment are being constructed at Wallis Ranch Community Park, and a fitness course is included in the design of Forest Park.
- **1.5.c: Look for opportunities to add shade structures at existing and future playgrounds and gathering spaces. Update:**
    - New shade structures are being planned along the Iron Horse Trail and Nature Park, at Forest Park, and at Wallis Ranch Community Park. A shade structure will also be included in renovations of Stagecoach Park within the Iron Horse Trail Project. Shade will also be included in the Kolb Park renovation project.
- **1.5.d: Develop non-traditional sports facilities such as cricket, pickleball and futsal. Update:**
    - A multi-use court that can accommodate basketball and futsal has been included in the conceptual design for Forest Park, as well as four dedicated pickleball courts, four pickleball overlays at Wallis Ranch Community Park, and one competition cricket field at Fallon Sports Park.
    - Any new indoor facilities that become available for City use will be evaluated for its multi-use feasibility, including basketball, badminton, and volleyball.
    - Staff conducted research on nearby badminton facilities to understand the current opportunities available to Dublin residents. There are currently four privately owned badminton facilities in the Tri-Valley: one in Dublin (indoor), two in Pleasanton (indoor and outdoor), and one in Livermore (indoor).
- **1.5.e: Add outdoor fitness equipment in one or more locations. Update:**
    - Outdoor fitness equipment is included in the construction documents for Wallis Ranch Community Park and the conceptual design for Forest Park.
    - Fitness Equipment was included at Don Biddle Community Park and Butterfly Knoll.

Objective 1.6: Develop the planned new Cultural Arts Center.

The City has begun the process of converting the existing Police Services Building into a Cultural Arts Center. Utilizing existing needs assessment and feasibility studies, A Cultural Arts Center has

been designed to meet the needs of survey respondents. Survey respondents indicated their priorities for use of the space would be a performance and event space, art classrooms, music classrooms, and an art gallery space. The new Cultural Arts Center is scheduled to open in 2023.

- **1.6.a: Renovate the Police Services Building into a cultural arts center. Funding is currently available in the FY 2020-25 CIP. Update:**
    - As mentioned above in 1.4.c, construction on the Dublin Arts Center (or DAC) started in November of 2022 and is anticipated to be completed in 2025. The DAC will include two new program features for the City: Gallery 180 and the Precinct Black Box Theater. These anchor spaces are at the forefront of planning efforts. Gallery 180 will be Dublin's first dedicated art gallery and will host art shows throughout the year in a variety of styles, themes, and mediums. The Precinct Black Box Theater will be ideal for small productions, recitals, comedy and improv, lectures, and rentals.
    - The DAC will also feature programable spaces: the Mixed Media Room, Arts and Crafts Room, Ceramics Studio/Arts Yard, Dance Studio, and Music Studio. Each space will host classes and programs tailored to its specific focus. Staff are planning activities in drawing, photography, ceramics, ballet, watercolor, youth theater, flower pressing, journaling, screen printing, and drop-in events.

Objective 1.7: Continue adding Public Art in parks and recreational facilities.

The Department currently has a Public Art Program. Along with the update of the Parks and Recreation Master Plan, the Public Art Master Plan was also updated as part of this process and approved in June 2020. Most survey respondents (87%) supported continuing the Public Art Program.

- **1.7.a: Continue to look for opportunities to add Public Art to parks and public spaces. Consider parks on the west side of Dublin, where public art is currently lacking. The Public Art Master Plan (Attachment 3) guides selection and implementation. Update:**
    - Staff continue to work with various artists to further enhance the City's strong public art portfolio. At Heritage Park, a total of 10 bronze artworks have been added. Recently completed projects include artworks at Sean Diamond Park, Butterfly Knoll Park, Jordan Ranch Park, and Dougherty Hills Dog Park. Public Art was also added to the downtown planning area as part of the improvements to St. Patrick Way and the construction of the Avalon Bay apartment building. Additionally, Public Art is planned for the corner of Dublin Boulevard and Village Parkway and two new parks in the Francis Ranch Development, and work continues on the relocation and restoration of the Historic Camp Parks Sign. Finally, a project for future murals has been included as part of the 2024-2029 Capital Improvement Program.
    - In addition to the annual Utility Box Art program, the City has implemented in several impactful temporary public art projects, fostering community engagement, creativity, and awareness across various spaces:
        - "Picture This": This public art exhibit featured 33 large, painted frames (3' x 4', standing 6' tall) displayed across the Tri-Valley area, including eight frames in Dublin locations. Community members were encouraged to take photos using the frames and share them on social media

(#PictureThisTriValley, #PictureThisDublin). Sponsored by the Town of Danville, Tri-Valley cities, and Visit Tri-Valley, the program ran from June to September 2022.

- Storm Drain Art: In 2024, the City invited artists to paint murals near storm drain inlets to raise awareness of water quality and watershed health. These colorful murals highlight the importance of preventing pollutants from entering stormwater systems that lead to the San Francisco Bay.
- Basketball Court Murals: Slated for Fiscal Year 2024-25, this project will add up to eight murals on basketball courts in Dublin parks, promoting community pride and encouraging social engagement. These vibrant murals will showcase local culture and inspire both artistic appreciation and physical activity.
- "Go, Park, Read!" Little Libraries Program: The City installed Little Library boxes in 10 Dublin parks to enhance book accessibility and foster community through book sharing. Partnering with the Friends of the Dublin Library, the program offers 24/7 access to books in parks.

Goal 2: Continue to Improve Programs, Service Delivery, and Affordability

Objective 2.1: Continue to monitor the participation and usage of programs, facilities, and services to make appropriate adjustments based on collected data.

The Department should continue to conduct regular facility and participation counts for programs, facilities, and services to determine usage by residents and non-residents. Evaluate the feasibility of continuing current programs or changing program offerings to better utilize available resources.

- **2.1.a: Track attendance and participation numbers to determine the impact of the facilities and programs. Update:**
  - The Parks and Community Services Department conducts an annual review of program participation. Staff have introduced weekly tracking and are working on quarterly performance measure tracking to maintain and utilize current and relevant data.
  - Shannon Community Center's preschool program will be updated to align with new state guidelines for preschool, transitional, and traditional kindergarten. In anticipation of these changes, Staff has developed two distinct preschool programs tailored to meet the needs of families with 3-, 4-, and 5-year-olds in Dublin.
- **2.1.b: Conduct program evaluations at the end of each session to determine participants' level of satisfaction and direct appropriate programming changes or adjustments. Update:**
  - A regular evaluation process has been implemented to gather feedback on recreation programs by conducting email surveys at the session end. Results are then shared with the respective personnel for review and incorporation into future program planning and improvements.
- **2.2.c: Proactively recruit instructors and intentionally seek class offerings that represent the diverse cultures and ethnicities in Dublin. Update:**
  - Using feedback gathered from department surveys, Staff actively recruit instructors and classes every season to refresh and diversify program offerings. Recent

offerings have included preschool and adult Spanish, elementary Mandarin, sewing, calligraphy, mandala art, anime and manga, hip-hop and breakdance, Vinyasa yoga. In preparation for the opening of the DAC, Staff is recruiting instructors in the realm of cultural arts, with several new proposals received and lined up opening of the facility.

Objective 2.2: Enhance Special Event Programming

As identified by focus groups and survey respondents, expanding opportunities, and enhancing special event programming was identified as a priority. The Department should continue to look for opportunities to expand community events and cultural activities based on community demand and trends.

- **2.2.a: The Department should work with other service providers to explore new special events, possibly themed by the community or season of the year. Update:**
    - The City hosts seasonal events throughout the year, providing diverse options for residents and community members. Staff seek committee and commission recommendations and surveys all programs and events to gather feedback and continuously improve offerings based on community input. In addition, Staff continuously look at opportunities to bring innovative and dynamic programming to Dublin - recent new special events included the Backyard Bash and the Community Garage Sale.
    - To bring events to the community that Staff is not equipped to coordinate, Staff manages a Community Event program that involves partnering with local organizations on specialized events. These collaborations have resulted in annual Holi gatherings, Diwali Celebrations, youth business fairs and triathlons, and the 2023 Gaelic Games.
    - Staff introduced a Special Event app (DublinCAEvent) to provide an easy-to-navigate platform where residents can access information about upcoming events, register for activities, and receive updates in real time.

Objective 2.3: Explore opportunities to increase programming and service delivery based on community demand and trends.

Focus group participants and survey respondents expressed a desire to increase recreational programming and services. They identified youth, teens, seniors, and specifically participants between the ages of 12 and 25.

- **2.3.a: Continue evaluating the current level of programming using the Parks and Community Services Commission and the Youth and Senior Advisory Committees. Update:**
    - Staff continue to utilize appointed commission and committee members to support programming evaluation. Reports are provided seasonally on program offerings, trends, and participation.
    - The Parks and Community Services Commission receives a bi-annual update to review and provide feedback on each waterpark season and the marketing and special promotion efforts.
    - The Youth Advisory Committee has introduced two new programs: KidVenture, a kid's night out event, and the Youth Entrepreneur Fair. These programs aim to enhance youth engagement by offering creative and educational experiences.

Regular updates on the success and participation of these events will be provided to allow for continued evaluation and growth.

- **2.3.b: Expand program opportunities for multi-generational, arts and culture, fitness/wellness, outdoor recreation, and environmental programs. Update:**
    - The People of the Parks Program was created to promote environmental stewardship and support beautification efforts.
    - Staff at the Senior Center have initiated the process of converting one of the rooms into a Fitness Center. This new addition will provide seniors with accessible fitness equipment and programming designed to promote health and wellness. Updates will be shared as progress continues and feedback from the community and the Senior Advisory Committee is gathered.
    - The Dublin Trail Challenge was established to promote outdoor recreation, utilization of city trails and open spaces, and community well-being. This annual initiative highlights the importance of outdoor activities and encourages residents of all ages to engage actively with the City's trails and open spaces.
    - The Sensory Splash program and Adaptive Swim Lessons were developed to provide a controlled aquatic environment where youth with sensory sensitivities can engage with water in a calm and relaxed environment.
- **2.3.c: Consider alternative ways to bring programming to the community, such as pop-ups and mobile recreation. Update:**
    - Staff is developing a program to add self-service equipment rental lockers in Dublin parks. The lockers would store recreational equipment that park users could rent at a low cost. This amenity would allow community members to engage in the parks in a way they may not have been able to without specific equipment. Access to bocce balls, volleyballs, or possibly badminton equipment will allow people to try out an activity without making a significant investment in equipment.
    - Monthly Senior Mixer events have been designed to provide socialization and community engagement opportunities and have been taking place since summer of 2023. These events feature a variety of activities including ice cream socials, themed crafting, chair volleyball, games, and educational seminars. Each event is tailored to encourage interaction among attendees and foster a sense of community.
    - Staff implemented the Heritage Park Otocast in 2023, allowing visitors to explore the park through a self-guided audio tour. This technology provides guests with rich narratives and historical insights they can enjoy at their own pace. Permanent outdoor art pieces have been installed along the site pathways, creating an inviting and immersive environment. and fosters a deeper connection with local history.
- **2.3.d: As new programs and services are developed and implemented, they continue to create a balance between passive and active recreation. Update:**
    - While the City coordinates a wide range of active recreation programs, a balance is maintained to ensure access to passive opportunities across many program areas. This includes drop-in or first-come, first-serve use of tennis courts, picnic areas, and other outdoor spaces. Programs such as recreation swim at The Wave, the museum programs at Heritage Park, and gardens are examples of more passive programs.

Objective 2.4: Continue to monitor affordability of programs and services.

As the popularity of program offerings and activities increases, the Department should look for opportunities to expand and enhance programs and services that are affordable to the community.

- **2.4.a: Monitor resource allocation, spending, and cost recovery associated with programs and services. Annually perform a detailed study of the costs associated with each program and service. Update:**
    - The citywide fee study, completed in May 2024, included a market-rate comparative survey examining fees charged for related parks and recreation services at seven local jurisdictions. Study findings are being reviewed to make changes to existing programs.
    - The City offers a 10% discount on programs and activities to residents of Dublin who have served or currently serve in the military.
    - The Youth Fee and Senior Fee Assistance programs offer scholarships for low-income families, allowing youth and seniors to participate in recreation classes and activities at a reduced cost. Applications are received year-round and allow families to submit for multiple members.

Goal 3: Continue to Improve Organizational Efficiencies

Objective 3.1: Improve departmental marketing and communication and grow the identity of Department programs and events.

The City has adopted a brand as the New American Backyard. The Department should continue to promote and grow the New American Backyard brand. Increase the avenues used to promote the New American Backyard brand through expanded social media postings, additional giveaways, and increased signage.

- **3.1.a: Continue to evaluate the Department's Marketing Plan to improve awareness and communication with the community by using a mixed methods approach to reach diverse users. Update:**
    - Staff continuously investigate new ways of advertising programs and events, and have begun incorporating online music and podcast ads, specifically using the music platform Spotify. For The Wave's Memorial Day Opening Weekend campaign for May 2024, ads reached 66,330 listeners. Staff will continue exploring this advertising option to reach more diverse users in the community and surrounding cities.
    - While continuing traditional radio advertising, promotional discounted admission days, and coupon discounts at the wave, the Staff have also secured magazine ad space in local online and print publications such as East Bay Living, Your Town Monthly, Diablo Magazine, and others.

Objective 3.2: Enhance and improve external communication regarding Department activities, programs, and services to increase community awareness.

The Department utilizes several effective marketing tools and strategies actively promoting parks and recreation services in the community. These tools include, but are not limited to, Activity Guide, Newsletters, posters/flyers, City website, Facebook, Twitter, Instagram, and email. Focus group attendees expressed concerns about the facility rental process.

- **3.2.a: Continue to evaluate and refine marketing strategies to reach diverse users based on**

target markets and consider investment in technology and social media. Update:

- Since the last Master Plan update, the City has introduced further use of the GIS system to enhance community awareness of departmental activities, programs, and services, through maps of Public Art, the Pioneer Cemetery, and the Adopt-a-Bench program.
    - Public Art Map: Launched on August 23, 2023, this interactive resource has already garnered 841 views, providing residents and visitors easy access to the City's artistic offerings.
    - Pioneer Cemetery Map: Introduced on March 1, 2024, this map has attracted 538 views, helping to promote the historical significance of our local heritage.
    - Adopt-a-Bench Story Map: Since its launch on January 10, 2024, this map has received 293 views, showcasing the City's adoptable memorial benches.
- Staff continually refine marketing strategies to reach diverse users based on target markets and consider investment in technology and social media.
    - Engagement continues to grow for parks-related social media content, shown in the following performance of City promotions:
        - The St. Patrick's Day Celebration drew a large engagement. Across 16 posts on Instagram and Facebook, including promo and event coverage, the promotion reached 139,529 accounts, generating 185,238 impressions and 5,670 interactions. Average community involvement opportunities are performing well, too. For example, one Instagram Reel for the Utility Box Call for Artists reached 4,991 accounts for 9,080 views, 6,100 impressions, and 343 interactions.
        - The City's reel announcing the return of Picnic Flix reached 5,313 accounts and garnered 10,000 views and 459 interactions, including 213 shares.

- **3.2.b: Continue to monitor new facility reservation module. Seek further input from users to improve the process and make it easier to utilize. Update:**
    - Beginning in June 2024, The Wave implemented an updated registration process for fitness swimming, eliminating two clicks in the process. Swimmers are now able to choose their swimming lane upon arrival, and all other aspects of the program have remained unchanged. This updated registration process has also reduced administrative time during month-to-month data entry.
    - Update: Private reservations of City Picnic and Facilities are now done almost entirely online.
- **3.2.c: Enhance efforts to inform Dublin residents how to submit requests for additional classes that are reflective of the City's diversity. Update:**
    - Staff revised the recurring surveys to include a question about the types of classes the community would like to see offered. Feedback from these surveys has provided direction and led to program enhancements and the introduction of new classes (listed below).
        - Aquatics
            - Increased number of preschool swim lessons
            - Starfish (adaptive swim lesson)

        - Sensory Splash (adaptive recreation swim)
    - Contracted Classes
        - Vinyasa and Shakra Yoga
        - Youth Sewing
        - Mandala Pot Art
        - Youth Mandarin
        - Adult Spanish
        - Traditional Japanese Karate
        - Youth Math (Dimension Math)
        - Adult Nutrition
        - Calligraphy
        - Youth Hip=Hop and Breakdance
        - Adult Fascia Stretch

Goal 4: Increase Financial Opportunities

Objective 4.1: Explore Additional Funding Options

As the City considers funding responsibilities for parkland acquisition, development and maintenance, several funding opportunities are available to the City of Dublin, such as State and Federal grants.

- **4.1.a: Review annual grant opportunities from Land and Water Conservation Funds, the Urban Parks and Recreation Recovery Program, Safe Routes to Schools, and other County, State, and Federal Grant programs and apply accordingly. Update:**
    - Staff submitted applications for the Nature Positive Innovation Grant, funded by the PG&E Corporation; the Building Forward Library Facilities Improvement Program, funded by the California State Library; the Recreation Trails Program, funded by the California Department of Parks and Recreation, and the Alameda County Enhancing Vision 2026 Fund, funded by the Alameda County Health Department.
        - The City received grant funding from the Alameda County Enhancing Vision 2026 Fund for Fiscal Years 2023-24 and 2024-25. These funds were used to launch a Job Skills Development Pilot program in partnership with Futures Explored, a nonprofit that supports individuals with intellectual and developmental disabilities (IDD) across the Bay Area. During the program's first year, eight participants from the IDD community were hired and received monthly one-on-one coaching. Participants reported gaining valuable hands-on skills and making significant progress in their positions.
- **4.1.b: Continue to seek alternative funding from donations. Set annual donation goals and bring awareness of goals to the community. Update:**
    - In process.

Objective 4.2: Review Current program and rental fees

The Department should review current program and rental fees to ensure they are equitable, and the fees are resulting in the appropriate cost recovery. A further refined cost recovery philosophy and policy would provide a model to set fees and appropriately allocate resources.

- **4.2.a: Develop and utilize a tiered cost recovery model that creates financial sustainability**

and the framework for developing program budgets. Update:
  - In process.
- **4.2.b: Continue to monitor revenues and expenses for programs and rental fees to ensure the department is meeting goals set by the City Council adopted Master Fee Schedule. Update:**
  - Revenues and expenditures are monitored monthly to ensure the PCS Department meets the 65% target set by the City Council. Direct program cost recovery totals from Matrix Consulting Group's Fee Study also showed compliance with the City Council target.

Objective 4.3: Explore capital funding opportunities and implement existing plans.
Funds have been allocated for capital improvements for various park and recreation facility upgrades, renovations, and developments through the 2020 – 2025 Capital Improvement Program.

- **4.3.a: Pursue funding opportunities identified by the consultant for long-range implementation. Update:**
  - The City contracted with Townsend Affairs to support grant writing and outreach efforts. As of this report, Townsend has yet to apply on behalf of the PCS Department, but continues to look for such opportunities.
- **4.3.b: Capital funds for FY 2020-2025 have been identified and appropriated for current needs identified in this Master Plan. These identified projects should be accomplished in their scheduled time frame. Update:**
  - All projects are complete or at various stages of completion as shown in Table 2 below. Additionally, new projects were added. No projects that were previously identified were removed.

Table 2: Capital Improvement Project Status

Project	Completion Year (CIP 2024-2029)
Audio Visual System Upgrade	2026
Dublin Arts Center	Scheduled Completion Summer 2025
Library Tenant Improvements	2025
Marquee Signs	2025
Don Biddle Community Park	Complete
Downtown Dublin Square Park	2025
Dublin Sports Grounds Rehabilitation	2029
Fallon Sports Park – Phase 3	Complete
Iron Horse Nature Park	2026 (Phase 1 scheduled completion Fall 2024)
Forest Park	2025 (Groundbreaking September 2024)
Kolb Park Renovation	2026
Parks Playground Replacement	2025
Park Restroom Replacement	2025
Sunday School Barn Improvements	2026
Wallis Ranch Community Park	2025 (Scheduled completion Spring 2025)

  - Several new projects were added to the Capital Improvement Program (2024-2029),

including: Facilities Parking Lot Resurfacing, Irrigation System Upgrades, Shannon Center Play Yard, Waste Enclosure Upgrades, The Wave Pool Replastering, Fallon Sports Park Artificial Turf Field Replacement, and Sports Court Resurfacing.

Objective 4.4: Explore opportunities to increase sponsorships

The PCS Department should continue to explore additional sponsorship arrangements for special events and activities.

- **4.4.a: Develop an annual sponsorship campaign that targets large corporations with like values. Update:**
  - The City routinely updates its sponsorship offerings in alignment with its approved sponsorship policy to generate revenue and effectively offset the cost of events and programs. Additionally, sponsorships are being solicited to offset the cost of operations of the DAC.
- **4.4.b: Communicate regularly with existing sponsors and donors to partnerships and accurately portray all benefits with signed sponsorship agreements. Update:**
  - Staff have maintained regular communication with existing sponsors and donors to strengthen partnerships and ensure all agreed-upon benefits are delivered in alignment with signed sponsorship agreements. This ensures transparency and satisfaction for both parties.

STRATEGIC PLAN INITIATIVE:

Strategy 4: Inclusive and Effective Government
Objective C: Implement DEI Action Plan and continue to use diversity, equity, and inclusion lens in organizational development and programming.
Objective D: Conduct ongoing outreach and garner feedback on services and programs to meet the community's needs.

Strategy 5: Long-term Infrastructure and Sustainability Investments
Objective C: Continue to make progress on the Climate Action Plan and sustainable operations.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The Commission Agenda was posted.

ATTACHMENTS:

1) Parks and Recreation Master Plan
2) Dublin Arts Center Operations Guide
3) Public Art Master Plan

Attachment 1

2022

Parks and Recreation Master Plan

DUBLIN
CALIFORNIA

Acknowledgements

City Council

Melissa Hernandez, Mayor
Jean Josey, Vice Mayor
Sherry Hu, Councilmember
Shawn Kumagai, Councilmember
Michael McCorriston, Councilmember

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Introduction

Overview

Historically, parks have played a major role in the formation of a successful city. Since the early 20th Century, parks have held a variety of meanings to different groups of people at different times. To some, parks are primarily meant for children, with an emphasis on playgrounds and ball fields. To other groups, parks address the cultural needs of the community, providing theaters, museums, art exhibits, and conference facilities. And to others, the park system preserves and enhances the natural environment, providing opportunities to interact with nature in a more passive, non-structured setting. A successful park system should incorporate all these components and more.

The City of Dublin has placed great emphasis on parks and recreation programming to serve the large number of families that call Dublin home. Since the 2015 Parks and Recreation Master Plan was adopted, several new areas of the community have been developed, and the City has seen changes in the types of recreational programs and park amenities being sought by the residents. In February 2019 the City retained the consulting services of GreenPlay LLC (GreenPlay) to update the 2015 Parks Master Plan through community input. The 2022 Parks and Recreation Master Plan not only focuses on the evaluation of existing facilities, programs, and services, but goes further to assess the community's changing needs and to provide recommendations to improve the service offerings to residents. The community played a significant role in the development of the 2022 Plan, and the recommendations offered herein are reflective of their input in the process. The 2022 Plan establishes prioritized recommendations regarding facility improvements, park development, recreation programming, as well as identifying needed resources and funding associated with each action.

Grand Opening of Clover & Sunrise Park

City of Dublin History

As a formerly rural community founded by Mexican and Irish settlers, Dublin's history is long and storied; but its physical transformation has been most significant over the last 60 years. During the 1960's, the area was transformed into a suburb when the first housing tracts were built in western Dublin. The City grew steadily from then onward and developed as both a residential and retail center.

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

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

The population of Dublin grew roughly 57% since 2010. The population increased from 46,063, from the 2010 census to the current level of 72,589 from the 2020 census. In 2013, Dublin was the second fastest-growing city in the state of California, behind only Santa Clarita. In 2019, census data showed Dublin as one of the fastest-growing cities in the country.

In 2020 Dublin started to see a shift in the growth rates which is consistent with a decrease in development. By 2028, the annual growth rate is expected to be around 1%. The City's General Plan has a current build-out population estimate of 79,726. This will likely be adjusted following an update to the Housing Element of the General Plan, which is required by end of 2022 and 2023, respectively.

Participants at Live N Rec Play

Purpose

The purpose of the Parks and Recreation Master Plan update is to establish goals, standards, guiding policies, and an action plan to guide the City of Dublin in the acquisition, development, and management (operations and maintenance) of Dublin's park and recreation facilities through the ultimate build-out of the City in accordance with the General Plan.

The 2022 Master Plan update was developed to respond to the City's growth and changing demographics. The Plan contains specific standards that guide the City's actions, as well as provides direction to other agencies and private developers regarding the framework under which Dublin is developing, maintaining, and operating its park and recreation system. Policies and programs from the 2015 Parks and Recreation Master Plan are included for reference and to provide a baseline from which changes are being made.

The Dublin climate allows for almost year-round use of park facilities. That fact, combined with the active, recreation-oriented lifestyle of the population, places a significant emphasis on the provision of high-quality amenities and ample recreational opportunities for the community. In the past five years, the City has experienced noticeable growth in sports and fitness activities taking place in parks and facilities. Sports seasons are becoming longer and new sports, such as cricket, futsal, and pickleball, are becoming popular with residents. Nationally recognized standards for park and recreation facilities establish thresholds that often do not reflect the recreational demands of a specific community. The standards and policies set forth in the 2022 Master Plan, while recognizing national and peer community standards, are unique to Dublin. They reflect the City's commitment to providing facilities and amenities that support a high quality of life for the community.

Dublin's Parks and Recreation Overview

The City of Dublin currently provides 24 parks, totaling 237.04 acres. Dublin also maintains over 26.26 miles of greenways and trails. The series of routes stretches throughout the city and ranges from recreational trails to shared-use paths.

Fallon Sports Park Soccer

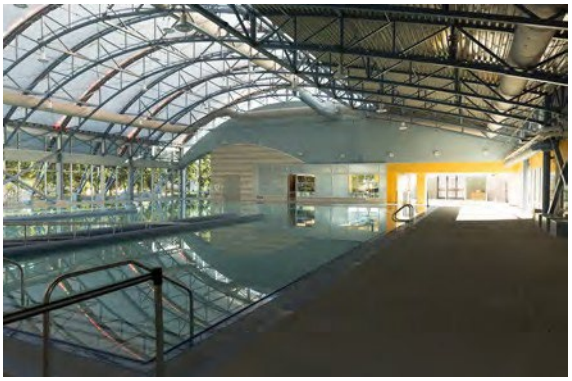
In the last few years, Dublin added to its plentiful park system with the development of three new neighborhood parks, Jordan Ranch Park, Butterfly Knoll Park, and Sean Diamond Park. These are in addition to the Clover Park neighborhood square and adjacent Sunrise Park nature area. The City also completed the second phase of Fallon Sports Park in 2018, featuring two new soccer fields, a new 90-foot baseball diamond, four bocce courts, an adventure playground, and a public art piece, "Elatus." Construction of Fallon Sports Park - Phase 3 started in 2021 and is near completion.

The Emerald Glen Recreation and Aquatic Complex, also known as The Wave, is a state-of-the-art aquatics facility that opened in May 2017. In addition to its seasonal waterpark facility, The Wave is open year-round for fitness classes, swim lessons, and recreational swimming.

The Emerald Glen Park Amphitheater opened at the same time as The Wave, offering opportunities for concerts, Dublin Farmers' Market, and other community performances.

The adopted 2020-2025 Capital Improvement Program (CIP) includes the City's next major community parks. The Don Biddle Community Park, which is currently under construction, is centrally located just east of the Iron Horse Trail along Dublin Boulevard. The Wallis Ranch Development will be an 8.75-acre park adjacent to the Wallis Ranch Community. The City Council approved the conceptual design to include lighted tennis courts, pickleball courts, and basketball courts. In addition, there will be a play structure, dog park, and public restrooms. The recreational amenities will span across three parcels of land along Rutherford Drive, bisected by Tassajara Creek. Lastly, with a recent grant award of just over 2 million dollars, the conceptual planning and design phase for the Iron Horse Nature Park has begun.

The CIP also incorporates Fallon Sports Park - Phase 3, providing for the completion of the final 14 acres of the community's 60-acre Fallon Sports Park. The final phase is under construction and includes a cricket field, a five-bay batting cage, a playground, and four sand volleyball courts.



Methodology and Planning Process

A project team consisting of City Staff, and members of the Parks and Community Services Commission was formed. This team provided input to the GreenPlay consulting team at key points throughout the planning process. As such, this plan leverages the consultant's expertise and incorporates the local knowledge and background which is only experienced when community and staff members are involved.

The project consisted of the following tasks:

- Review and consideration of existing reports, Master Plans, and budgets
- Comparative analysis with similar agencies
- Community/stakeholder engagement and community survey
- Facility inventory and existing condition assessment
- Trends and demographic analysis
- Cost recovery workshop
- Organizational review and analysis
- Recommendations: goals, objectives, and action plan

Background and Trends

Parks and Recreation Standards

The City of Dublin offers a wide variety of recreational and cultural opportunities to the residents of Dublin. The City's inventory of facilities generally meets the minimum service standards established by the Master Plan.

This Master Plan update addresses the program and facility needs of the anticipated future population growth. The development standards for new parks and facilities will provide for quality parks, trails, sports fields and recreation and cultural facilities needed at build-out in a manner that is fiscally sustainable to operate and maintain.

Two new categories of parks were included in the 2015 Master Plan, natural community park and downtown plaza.

Neighborhood Parks: Typically, a neighborhood park ranges from 4-9 acres in size and serves as a main center for the immediate surrounding community. These parks are uniquely tailored to the neighborhoods they serve and provide active recreation and a balance of amenities that appeals to a broad range of individuals.

Neighborhood Square: A smaller version of the neighborhood park, the neighborhood square reflects similar amenities catering to a focused group of users within high density areas. Averaging two acres, the squares offer unique features that foster communal gathering and social equity.

Downtown Plaza: Public gathering spaces with a range of 0.5-1.5 acres, these urban plazas take up a central location and are easily accessible while linking to the rest of the downtown area. Showcasing amenities such as seating areas, public art, small scale play structures, etc., downtown plazas provide a main social gathering space. The Dublin City Council adopted a Preferred Vision for Downtown Dublin which encompasses a Town Square. This one-acre park and plaza will serve as a gathering place designed with open space for activation and will concentrate on activities to possibly include a Farmer's market, Yoga in the Park, play and water features.

Active Community Park: Generally, 10-60 acres, active community parks provide various amenities for a range of age groups meeting a wide range of community recreation and social needs. These parks, acting as social hubs, include large open space areas, sports fields and courts, aquatics facilities, a community center, multiple bicycling and hiking trails, and other natural and cultural facilities.

Natural Community Park: Natural community parks are considerably larger in scale depending on location and adjacencies. Having a more natural appearance and unprogrammed, the intent of these parks is to focus on both passive and active recreation. The purpose of a natural community park is to bring people together to recreate and socialize within a low-intensity space. Amenities may include those similar to a neighborhood park, as well as a nature

interpretive area, outdoor classrooms, group picnicking sites, trails, and community and/or children's garden.

Community Facilities: Community facilities with multi-purpose space to hold numerous programs; this main social hub accommodates organized gatherings.

Indoor Recreation Center: Multi-purpose recreation centers offer a variety of activities and facilities catering to an active population. Programs aim to be inclusive of all-ages and encourage fitness and exercise.

Senior Center: Supplying a designated space for the mature adult population (65 years and older), Dublin's Senior Center provides a facility where the senior population can use, engage, and socialize with fellow community members.

Aquatic Facility: With both an outdoor and indoor recreational pool, water playground, water slides, rental space, and administrative offices, Emerald Glen Recreation and Aquatic Complex (The Wave) meets the programmatic needs for those looking for water exercise and fitness programs. With the various amenities, the modern-day water complex provides unique active opportunities.

Cultural Arts Center: Supplying opportunities for cultural, educational, and social events, these multi-use facilities are available to the entire community. Serving as a major public destination, the facility contains multi-purpose spaces including classrooms to support various year-round programming. A Cultural Arts Center is currently planned and included in the City's Five-Year Capital Improvement Program. This 13,500 square foot center will serve as a multi-use facility that affords cultural, educational, and social opportunities for the community.

Regional Park/Open Space and Trails: Regional parks are not typically provided by cities as they serve multiple cities, cross political jurisdictions, and exceed 100 acres in size. The purpose of the regional park is to preserve natural resources, remnant landscapes, and open space. These parks often include nature-based experiences, such as trails, hiking and nature-viewing, and may contain active recreation areas, gardens, picnic facilities, and other special use areas. There are currently no existing regional parks owned or maintained by the City of Dublin, but thousands of acres nearby are available for use by residents.

- Dougherty Hills Open Space, owned by the City of Dublin, is currently not included within Dublin's park inventory or acreage. It provides approximately 100 acres of open space and a 1.1-mile hiking trail just north of Dougherty Hills Dog Park.

- The City has the following open space trails:
    - Alamo Canal Trail
    - Alamo Creek Trail
    - Donlon Canyon Trail and Loop
    - Dougherty Road Multi-Use Trail
    - Iron Horse Trail
    - Martin Canyon Creek Trail
    - Tassajara Creek Trail

- The East Bay Regional Park District also provides valuable nature-based regional parks and trails for residents:
    - Calaveras Ridge Regional Trail
    - Dublin Hills Regional Park
    - Iron Horse Regional Trail
    - Tassajara Creek Regional Park

The Parks and Recreation Facility Standards from the adopted Parks and Recreation Master Plan 2015 can be found in ***Appendix C.***

Existing Reports

As part of the 2022 Master Plan preparation, GreenPlay reviewed existing plans guiding the actions of the City. Some of the highlights and accomplishments of the existing plans are included below.

Five-Year Capital Improvement Program

Every other year, the City Council adopts a five-year CIP, which includes a section on parks development. Much of the parks development activity in Dublin is funded through development impact fees as defined in the Public Facility Fee Program. Each project is detailed in the CIP and includes detailed expenditures in the areas of improvements, other fees, and staffing costs.

The following major capital improvement projects were completed since the 2015 Parks and Recreation Master Plan was approved:

- **Emerald Glen Recreation and Aquatics Complex**
  This project provides for the design and construction of the first phase of a Recreation and Aquatic Complex in Emerald Glen Park. The project is known as The Wave. Design was completed in December 2014 and construction began in April 2015. The Wave opened in May 2017.

  The Wave includes a 31,940 square-foot facility with a community room; an indoor pool for lessons, and lap swimming; an outdoor competitive pool for water polo and swimming; a children's play pool with slide and sprays, and a slide tower with high-speed slides and loop slides. This project also includes additional park acreage, a plaza and an amphitheater. A separate project, consisting of a Concession Building, was completed and operational for the 2018 Summer Season.

- **Imagine Playground at Dublin Sports Grounds**
  The Imagine Playground at Dublin Sports Grounds project provided for the rehabilitation of the existing playground into an all-abilities playground at Dublin Sports Grounds, located at Dublin Boulevard and Civic Plaza. This rehabilitation included the design and construction of an all-abilities playground, an all-inclusive picnic area, upgraded landscape, parking facilities, and pathways to improve accessibility and connectivity to other park features including the sports fields, and a new ADA-compliant restroom facility. This project was completed in March 2021.

- **Fallon Sports Park – Phase II**
  Fallon Sports Park is a 60-acre community park bordered by Fallon Road, Central Parkway, Lockhart Street and Gleason Drive. Phase I of the park was dedicated in July 2010. The 19.85-acre lower terrace consists of two synthetic turf soccer fields, a 90-foot lighted baseball diamond, restroom and concession building, adventure playground, group picnic area, parking, and landscape and street

frontage improvements along Central Parkway and Fallon Road. This project was completed in Spring 2018.

- **Sean Diamond Park**
  This 5.03-acre neighborhood park, located in the Positano development, includes a central gathering point with a public art focal point, playgrounds for ages 2-5 and 5-12, tennis court, picnic area, grass volleyball court, informal lawn area, restroom building, and pathways. This part was open to the public in spring 2018.

- **Jordan Ranch Neighborhood Park**
  This 4.9-acre neighborhood park, located in the Jordan Ranch Development, includes a shaded playground with areas for ages 2-5 and 5-12; a group picnic area with tables and barbecues; an open space meadow for informal sports, games, and passive activities; basketball court; volleyball court; and a walking path with trail access. The land for the park was dedicated by the developer and was constructed by the developer. This park opened in February 2018.

- **Clover and Sunrise Park**
  Clover and Sunrise Park is a combination of a 10.75-acre nature community park and 2.0-acre neighborhood square in the Irongate Development, bordered by Central Parkway, Dublin Boulevard, Lockhart Street, and Fallon Road. The land for the park was dedicated by the developer and was constructed by the developer.

- **Butterfly Knoll Park**
  The 1.08-acre neighborhood square in the Tassajara Hills Development (formerly Moller Ranch), offers visitors sweeping views of the surrounding hills and Tassajara Creek, themed playground, group picnic area, an amphitheater seating area, and more. The Park features a mural painted into the grand entry staircase, designed by Gates and Associates, and painted with the assistance of volunteers in the community. This park opened in January 2022.

- **Heritage Park and Pioneer Cemetery Renovation**
  The City has initiated a renovation of the Pioneer Cemetery. In Fall 2020, the City Council approved plans for the project in the Dublin Heritage Park along Donlon Way. While the Dublin Pioneer Cemetery is currently an active cemetery, there are no plots available for purchase. With the upcoming renovation of the cemetery, residents will have the opportunity to memorialize loved ones with a monument in their honor. This project was completed in Spring 2022.

City of Dublin General Plan

The City of Dublin General Plan is a comprehensive policy document expressing the community's long-term vision and provides a framework for future decision-making. The General Plan contains 12 elements addressing many aspects of the community including land use, housing, parks and open space, community design, infrastructure, safety, sustainability, and conservation of resources. The General Plan is the City's overarching development policy document. All city policies and ordinances related to development must be consistent with the General Plan.

Chapter 3 of the City of Dublin General Plan is the Land Use & Circulation: Parks & Open Space Element. Government Code sec. 65302(a) requires land use elements to designate open space for recreation,

agriculture, visual enjoyment, and natural resources. Government Code sec. 65560 defines the following six categories of open space lands:

1. Open space for the preservation of natural resources.
2. Open space for the managed production of resources.
3. Open space for outdoor recreation.
4. Open space for public health and safety.
5. Open space in support of the mission of military installations.
6. Open space for the protection of Native American historical, cultural, and sacred sites.

Government Code sec. 65564 requires local open space plans to include action programs with specific programs to implement open space policies. Public Resources Code sec. 5076 requires demand for trail-oriented recreational uses be considered when developing the open space programs. It further requires the open space plan to consider integrating local trails with the state trails system. Policies and programs to provide open space both within and apart from development projects are included in this Parks and Open Space Element. Related provisions to protect specific natural resources through open space planning are included in the Conservation Element (Chapter 7 of the City of Dublin General Plan).

Existing Parks Inventory

Dublin takes great pride in its parks, trails, and open space. These spaces provide opportunities for all residents to take part in social interactions and physical activities and contribute to the quality of life within the community.

The City of Dublin provides 24 parks, which include 18 neighborhood parks/square, five community parks, and one nature park totaling a combined 237.04 acres. These parks range from passive to active and are a mix of small neighborhood parks to a large aquatic complex.

In addition to these facilities, Dublin maintains over 26.26 miles of greenways and trails. The series of trails sprawls throughout the City ranging from recreational trails to shared use paths. The shared paths help connect the community of Dublin to some of the existing parks within the system. Moreover, some of these greenways and trails will help connect some of the parks planned for the future.

Inventory of Existing Facilities Within the Dublin Parks System:

The inventory of parks for the City of Dublin lists existing facilities found in every park (***Table 3***). Typical facilities within the Dublin Parks include, but are not limited to playgrounds, benches, grill stations/ BBQs, multipurpose lawn areas, planting beds, and tree canopies. The data for the asset inventory was collected by LandDesign and GreenPlay and this information was supplemented with GIS data from the City and additional site inventory visits.

DUBLIN PARKS

- Active Community Parks
- Natural Community Parks
- Neighborhood Park and Square
- Downtown Plaza

No.	PARK NAME	PARK TYPE	ACRES	Horseshoe Pits	Picnic Tables	Picnic Areas	Play Equipment	Restrooms	Skate Park	Soccer Fields	Softball Fields	Tennis Courts	Tennis Courts (Lighted)	Volleyball Court (Grass)	Volleyball Court (Sand)	Walkways and Trails	Water Play Area	Fields for Rental	Barbecue Grills	Basketball Courts	Basketball Courts (Lighted)	Baseball Fields	Batting Cages	Bocce Ball Courts	BMX Course	Cricket Field	Dog Run / Dog Park	Drinking Fountain	Fitness Equipment
				PARK AMENITIES																									
1	**Alamo Creek Park** 7601 Shady Creek Road	Neighborhood Park and Square	5.3		●	●	●	●								●			●	●								●	
2	**Bray Commons** 3300 Finnian Way	Neighborhood Park and Square	4.8		●	●	●	●						●		●			●	●							●	●	
3	**Butterfly Knoll Park** 7392 Rosamond Hills Ct	Neighborhood Square	1.08		●	●	●									●			●									●	
4	**Clover Park** 2901 Threecastles Way	Neighborhood Sq.	2.0		●	●	●	●								●												●	●
5	**Cottonwood Creek Park & School** 2400 Central Parkway	Neighborhood Park	10.08				●													●									
6	**Devany Square** 4405 Chancery Lane	Neighborhood Park and Square	2.0		●	●	●									●	●											●	
7	**Dolan Park** 11651 Padre Way	Neighborhood Park and Square	4.9		●	●	●									●			●	●								●	●
8	**Dougherty Hills Dog Park** Amador Valley Blvd	Neighborhood Park and Square	1.4																								●	●	
9	**Dublin Heritage Park & Museums** 6600 Donlon Way	Active Community Park	10.0		●	●		●								●			●									●	
10	**Dublin Sports Grounds** 6700 Dublin Blvd	Active Community Park	22.8		●	●	●	●		●	●					●		●	●			●						●	
11	**Emerald Glen Park** 4201 Central Parkway	Active Community Park	49.0		●	●	●	●	●	●			●			●	●	●	●		●	●	●	●		●		●	
12	**Fallon Sports Park** 4605 Lockhart Street	Active Community Park	60.1		●	●	●	●		●	●		●		●	●		●	●		●	●	●	●	●	●		●	
13	**Jordan Ranch Park** 4299 Jordan Ranch Drive	Neighborhood Park and Square	4.9		●	●	●	●						●		●			●	●								●	
14	**Kolb Park** 8020 Bristol Road	Neighborhood Park and Square	4.9		●	●	●	●					●			●			●									●	●
15	**Mape Memorial Park** 11711 Mape Way	Neighborhood Park and Square	2.6		●	●	●	●							●	●			●									●	
16	**Passatempo Park** 3200 Palermo Way	Neighborhood Park and Square	5.1		●	●	●	●								●			●									●	
17	**Piazza Sorrento** 3600 Palermo Way	Neighborhood Park and Square	2.0		●	●	●									●												●	
18	**Positano Hills Park** 2301 Valentano Drive	Neighborhood Park and Square	4.6		●	●	●	●								●			●	●								●	
19	**Schaefer Ranch Park** 9595 Dublin Blvd	Neighborhood Park and Square	6.3	●	●	●	●	●				●				●			●	●								●	
20	**Sean Diamond Park** 4801 La Strada Drive	Neighborhood Park and Square	5.03		●		●	●				●		●		●			●									●	
21	**Shannon Park** 11600 Shannon Avenue	Active Community Park	9.6		●	●	●	●								●	●		●									●	
22	**Stagecoach Park** 7550 Stagecoach Road	Neighborhood Park and Square	0.9		●		●												●									●	
23	**Sunrise Park** 2901 Threecastles Way	Nature Park	10.75																										
24	**Ted Fairfield Park** 3400 Antone Way	Neighborhood Park and Square	6.9		●		●	●		●					●	●		●	●	●		●						●	

Total Acreage: 237.04

Table 1: Inventory of Existing Facilities Within the Dublin Parks System

DUBLIN FUTURE PARKS

No.	PARK NAME	PARK TYPE	ACRES	Horseshoe Pits	Picnic Tables	Picnic Areas	Play Equipment	Restrooms	Skate Park	Soccer Fields	Softball Fields	Tennis Courts	Tennis Courts (Lighted)	Volleyball Court (Grass)	Volleyball Court (Sand)	Walkways and Trails	Water Play Area	Barbeques	Basketball Courts	Basketball (Lighted)	Baseball Fields	Pickle Ball Court	Bocce Ball Courts	BMX Course	Dog Run / Dog Park	Drinking Fountain	Fitness Equipment	Badminton
				PARK AMENITIES																								
1	**Wallis Ranch open space**	Future Park	39.16																									
2	**Wallis Ranch Community Park**	Future Park	8.85		●	●	●	2					4					●		2		8			●	●	●	
3	**Jordan Ranch Community Park** (GH PAC Vest)	Future Park	7.2		●	●	●	●		3																		
4	**Jordan Ranch Neighborhood Square**	Future Square	2		●	●	●									●											●	
5	**Croak North**	Future Park	5		●	●	●	1								●		●							●	●	●	
6	**Croak South**	Future Park	6.5		●	●	●	1				2				●		●	1			4	●			●		
7	**Don Biddle Community Park**	Future Park	30	2	●	●	●	2				2				●		●	2				1			●		2
8	**Downtown Square**	Future Square	1		●	●	●																			●		
9	**Dublin Crossing Neighborhood Park** (School Site)	Future Park	5																									
10	**Iron Horse Nature Park**	Future Park	12.13			●										●											●	

Total Acreage: 116.84

Table 2: Inventory of Dublin Future Parks

Dublin Public Facilities

Active Community Parks (5)

1. Dublin Heritage Park & Museums - 1
2. Dublin Sports Grounds – 1
3. Emerald Glen Park – 1
4. Fallon Sports Park – 1
5. Shannon Park – 1

Amphitheater (3)

1. Butterfly Knoll – 1
2. Emerald Glen Park – 1
3. Heritage Park – 1

Baseball/Softball Fields (18)

1. Dublin Sports Grounds – 7
2. Emerald Glen Park – 3
3. Fallon Sports Park – 7
4. Ted Fairfield Park – 1

Basketball Courts (13)

1. Alamo Creek Park – 1
2. Bray Commons – 1
3. Dolan Park – 1
4. Emerald Glen Park – 2
5. Fallon Sports Park – 4
6. Jordan Ranch Park – 1
7. Positano Hills Park – 1
8. Schaefer Ranch Park – 1
9. Ted Fairfield Park – 1

BMX Course (1)

1. Fallon Sports Park – 1

Community Centers (4)

1. Shannon Community Center – 1
2. Sunday School Barn – 1
3. Old St. Raymond Church – 1
4. Senior Center

Cricket Fields (2)

1. Emerald Glen Park – 1
2. Fallon Sports Park – 1

Dog Run/Dog Park (2)

1. Bray Commons – 1
2. Dougherty Hills Dog Park – 1

Neighborhood Parks/Squares (19)

1. Alamo Creek Park
2. Bray Commons
3. Butterfly Knoll
4. Clover Park
5. Cottonwood Park & School
6. Devany Square
7. Dolan Park
8. Dougherty Hills Dog Park
9. Jordan Ranch Park
10. Kolb Park
11. Mape Memorial Park
12. Passatempo Park
13. Piazza Sorrento
14. Positano Hills Park
15. Schaefer Ranch Park
16. Sean Diamond Park
17. Stagecoach Park
18. Sunrise Park
19. Ted Fairfield Park

Playgrounds (25)

1. Alamo Creek Park – 1
2. Bray Commons – 1
3. Butterfly Knoll Park – 1
4. Clover & Sunrise Park – 1
5. Devany Square – 1
6. Dolan Park - 1
7. Dublin Sports Grounds – 1
8. Emerald Glen Park – 1
9. Fallon Sports Park – 1
10. Jordan Ranch Park - 1
11. Kolb Park – 1
12. Mape Memorial Park – 2
13. Passatempo Park – 1
14. Piazza Sorrento – 1
15. Positano Hills Park – 1
16. Schaefer Ranch Park – 2
17. Sean Diamond Park – 3
18. Shannon Park – 2
19. Stagecoach Park – 1
20. Ted Fairfield Park - 1

Demographic Profile

To establish realistic and justifiable recommendations, an assessment of several influencing and relevant factors was conducted to identify unmet needs. This assessment included:

- Reviewing Dublin's demographic profile (current and predicted)
- Understanding the community's needs and interests regarding current and potential future facilities, amenities, programs, and services
- Determining and considering relevant trends
- Conducting a community needs assessment survey to validate desires and interests
- Reviewing and analyzing existing operational functions of the Department

By analyzing population data, trends emerge that can inform decision-making and resource allocation strategies for the provision of parks, recreation, and open space management. This demographic profile was compiled in December 2021 from a combination of sources including the Esri Business Analyst, American Community Survey, and the 2020 U.S. Census. The following topics will be covered in detail in this report:

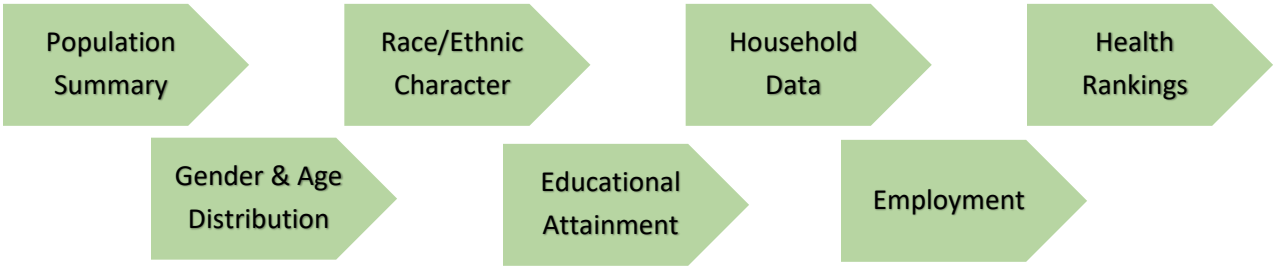
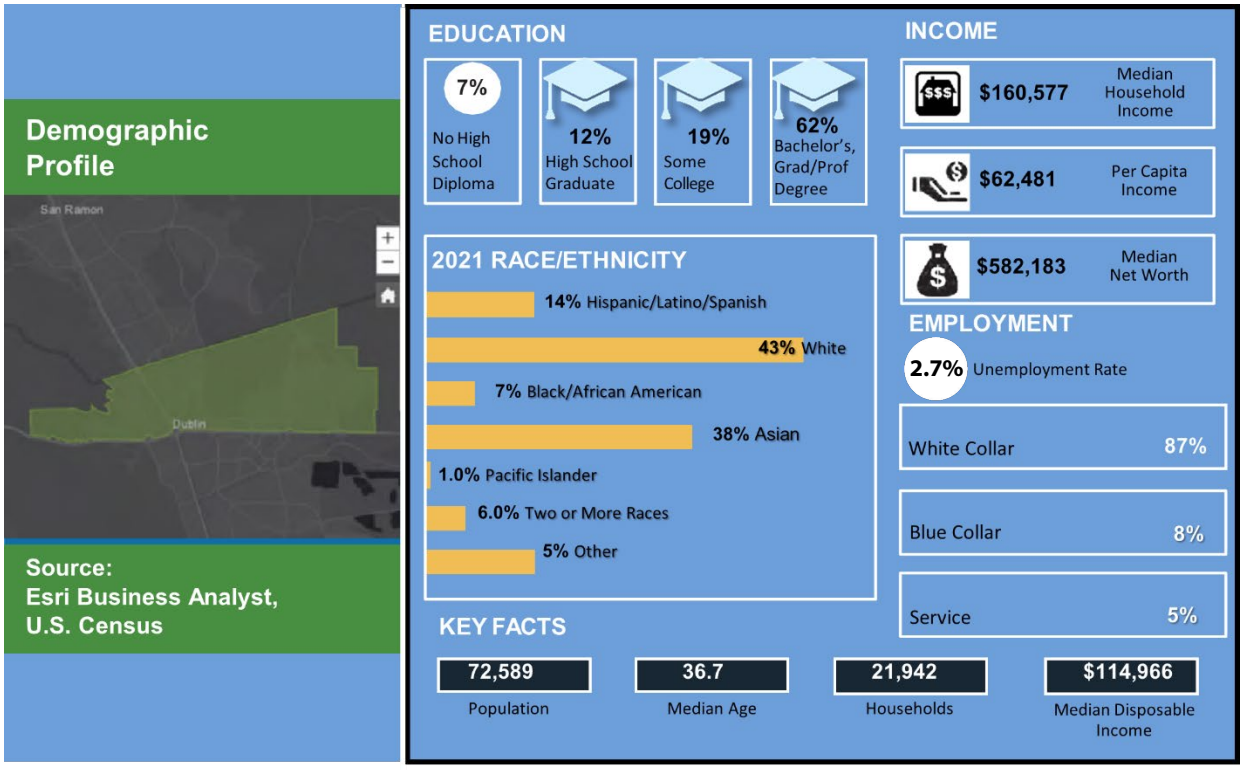


Figure 1: Dublin Demographic Overview



Source: 2021 Esri Business Analyst

Population

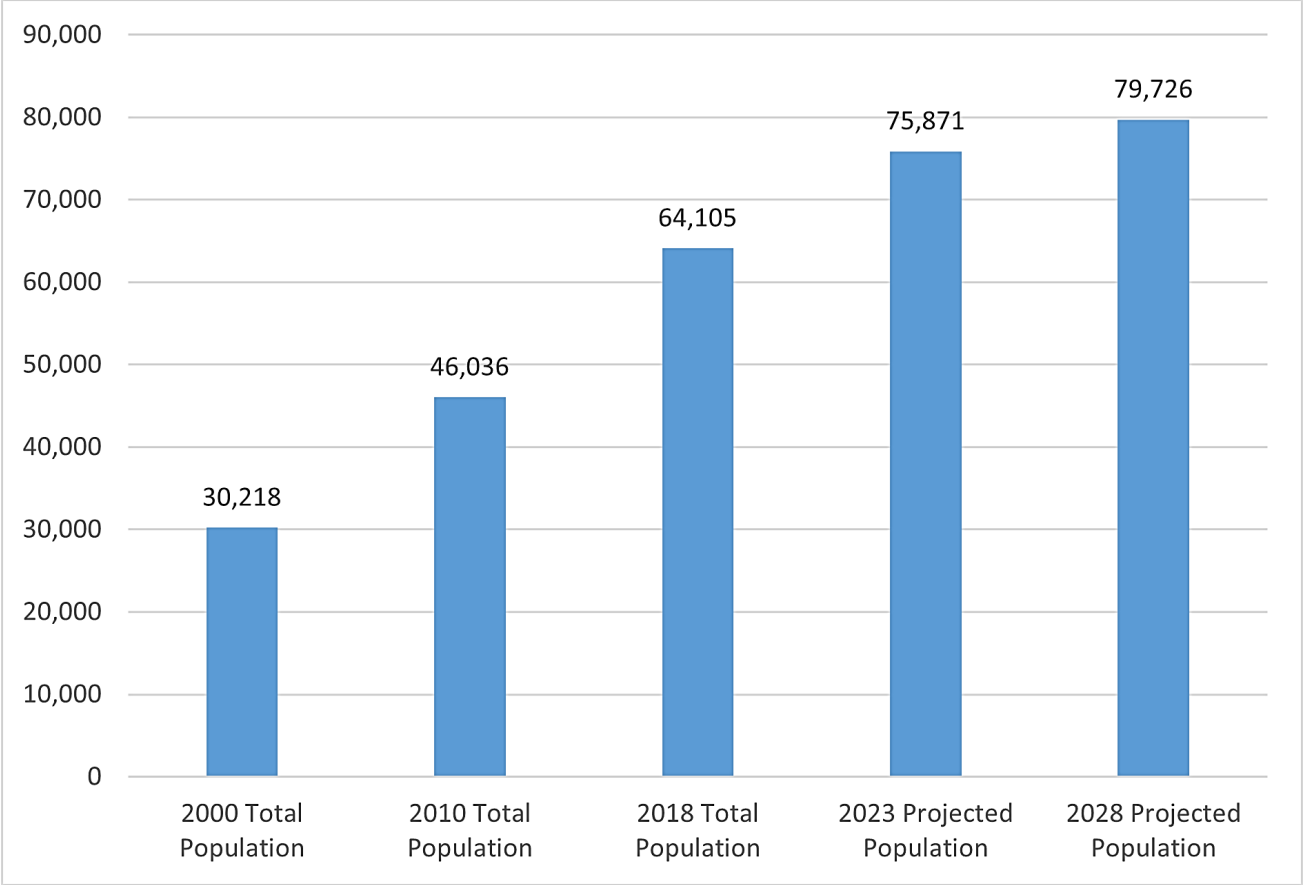
Growth rates can be a strong comparative indicator of an area's potential for economic development. From 2010 to 2018, the population of Dublin grew about 4% annually. According to Esri Business Analyst, Dublin's annual growth rate is expected to be double that of the United States through 2023, which is projected to grow at a rate of 1%.

Figure 2: Dublin Population Annual Growth Rates (2010-2018)

Source: Esri Business Analyst

From 2018 to 2023, the growth rate slowed to an estimated 3.6 % annually. From 2023-2028, growth is estimated at around 1%. The City of Dublin's General Plan currently estimates the build-out population to be 79,726 with minimal growth in future years.

Figure 3: Projected Population Trends from 2000-2028



Source: 2018 Esri Business Analyst, City of Dublin General Plan

Age & Gender Distribution

Dublin has an even distribution in gender, with slightly more females (50.7%) than males (49.3%). A comparison of state and national gender breakdown is shown below.

Table 3: Dublin Gender Distribution Compared to State and National Averages

	Dublin	California	USA
2020 Female Population (%)	**50.7%**	**50.3%**	**50.8%**
2020 Male Population (%)	**49.3%**	**49.7%**	**49.2%**

Source: 2021 Esri Business Analyst

The median age in Dublin in 2010 was 35.3 years, which was similar to California's median age of 35.2 years. The current median age is 36.7 and is projected to decrease slightly to 36.0 years in 2026; California's median age will increase to 37.6 years.

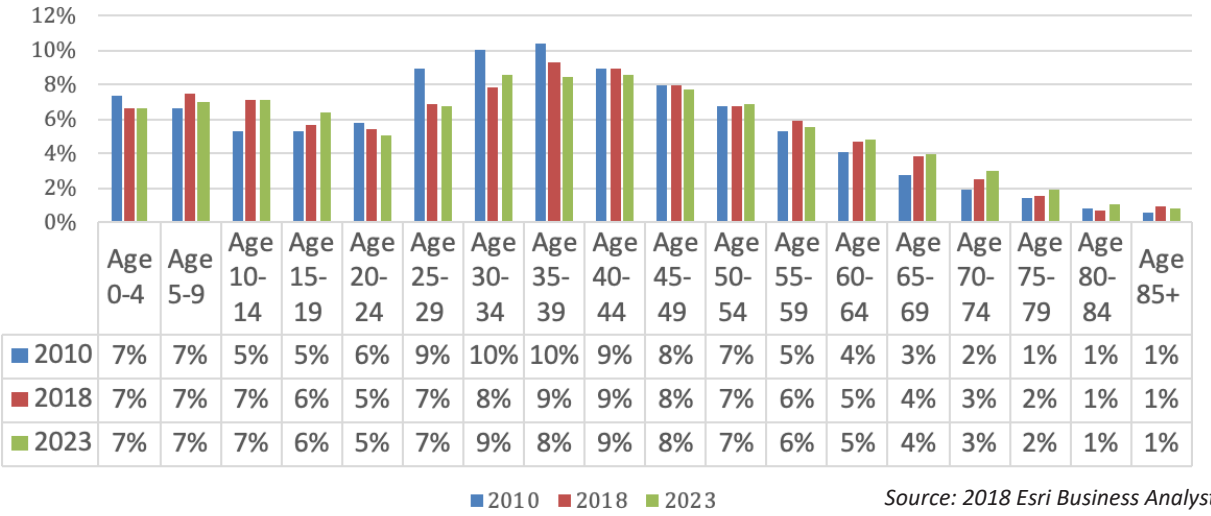
Figure 4: Median Age of Dublin between 2010 and 2026

Source: 2021 Esri Business Analyst

Looking at the population age breakdown by five-year increments in the figure below, there are a few key conclusions.

- The age distribution is expected to stay relatively the same from 2010 through 2026 The major changes expected are only within two percentage points.
- The number of people in the 25-to-39 age group, which is currently the largest age cohort, is all projected to decrease slightly between 2010 and 2023.
- Age groups that are expected to increase in number include those between 10 and 19 years old, and between 55 and 79 years old.

Figure 5: Age Distribution in Dublin from 2010 to 2023



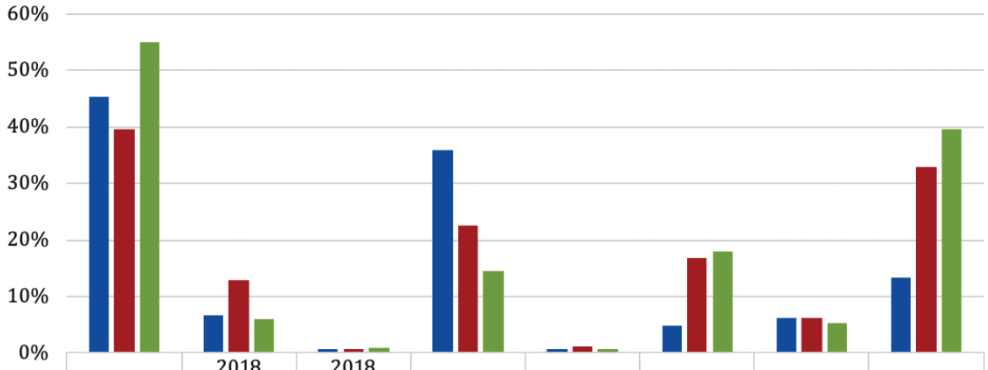
	Age 0-4	Age 5-9	Age 10-14	Age 15-19	Age 20-24	Age 25-29	Age 30-34	Age 35-39	Age 40-44	Age 45-49	Age 50-54	Age 55-59	Age 60-64	Age 65-69	Age 70-74	Age 75-79	Age 80-84	Age 85+
2010	7%	7%	5%	5%	6%	9%	10%	10%	9%	8%	7%	5%	4%	3%	2%	1%	1%	1%
2018	7%	7%	7%	6%	5%	7%	8%	9%	9%	8%	7%	6%	5%	4%	3%	2%	1%	1%
2023	7%	7%	7%	6%	5%	7%	9%	8%	9%	8%	7%	6%	5%	4%	3%	2%	1%	1%

Source: 2018 Esri Business Analyst

Race/Ethnic Character

In the United States, communities are generally becoming more diverse. Before comparing this data, it is important to note how the U.S. Census classifies and counts individuals who identify as Hispanic. The census notes Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arrival in the United States. In the U.S. Census, people who identify as Hispanic, Latino, or Spanish are included in all of the race categories. ***Figure 6*** reflects the approximate racial/ethnic population distribution.

Figure 6: 2018 Racial/Ethnic Diversity of Dublin



	2018 White Population (%)	2018 Black/African American Population (%)	2018 American Indian/Alaska Native Population (%)	2018 Asian Population (%)	2018 Pacific Islander Population (%)	2018 Other Race Population (%)	2018 Population of Two or More Races (%)	2018 Hispanic Population (%)
Dublin	45%	7%	0%	36%	1%	5%	6%	13%
California	40%	13%	1%	23%	1%	17%	6%	33%
United States	55%	6%	1%	15%	0%	18%	5%	40%

Educational Attainment

Analysis of the levels of educational attainment indicate Dublin has a higher percentage of graduate/professional degree holders (22%) than California (13%) and the United States (12%). In all, less than 10% of the population had not completed high school.

Table 4: Dublin Educational Attainment Compared to State and National Averages

Level of Education	Dublin, CA	California	USA
Graduate/Professional Degree	22.13%	12.55%	12.18%
Bachelor's Degree	34.00%	20.85%	19.60%
Associate Degree	6.28%	7.72%	8.45%
Some College/No Degree	14.41%	21.13%	20.52%
GED/Alternative Credential	2.65%	2.33%	3.96%
High School Diploma	11.03%	18.04%	23.00%
9th-12th Grade/No Diploma	5.24%	7.76%	7.07%
Less than 9th Grade	4.25%	9.60%	5.22%

Household Data

- The median household size is 2.96 in Dublin, compared to 2.95 in the state of California and 2.62 in the United States.
- According to Esri Business Analyst, less than 13% of residents live with some sort of hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and/or independent living difficulty.
- According to 2020 U.S. Census, the median home value in Dublin is $882,200, which is higher than the median home value of California overall ($505,000) and more than four times the value of the average home in the United States ($217,500).
- According to 2020 U.S. Census, there are 4% persons in poverty, while the rate in California is 11.5%.
- Dublin households bring in a median income of $160,577 a year compared to the state of California at $75,235 and the United States at $62,843.
- Over a quarter of the population makes a household income of $200,000 or more. Almost 68% of all residents earn $100,000 or more.

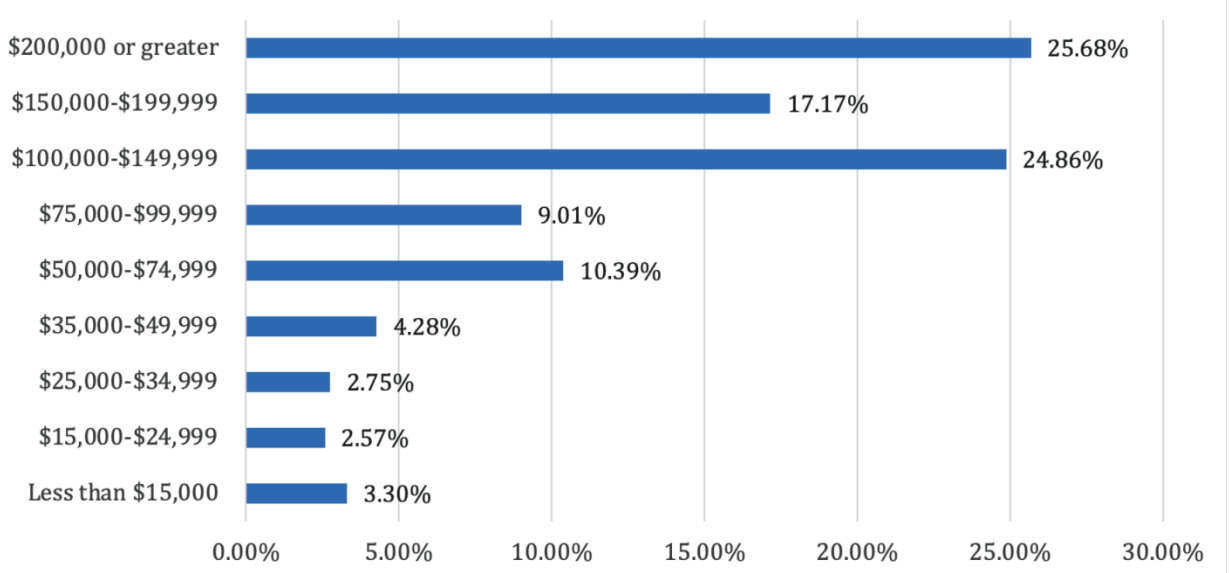


Figure 7: 2018 Median Household Income Distribution in Dublin

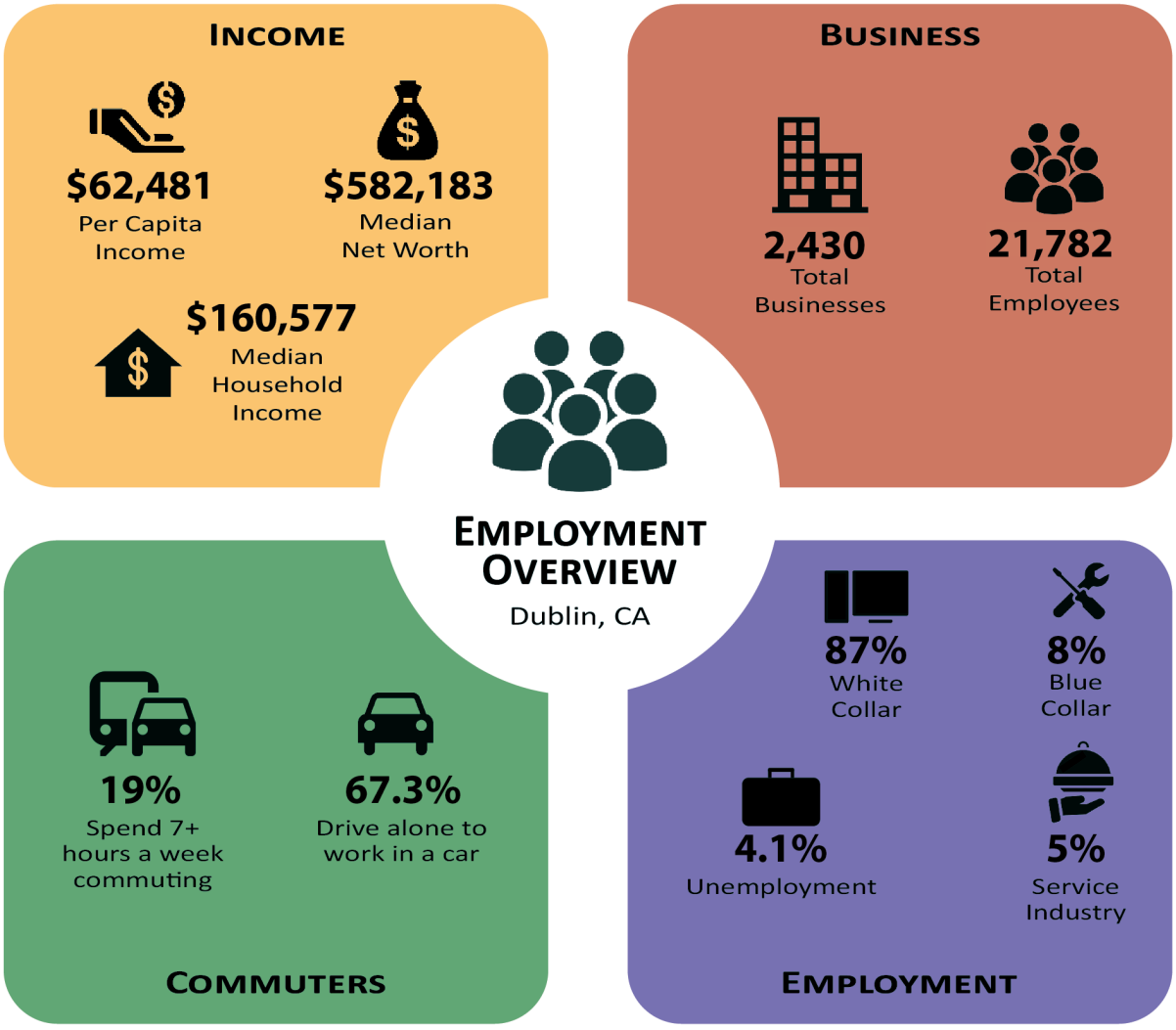
Source: 2018 Esri Business Analyst
2021 Esri Business Analyst
U.S. Census Bureau, 2020 Census

Residents enjoy concerts in the park

Employment

- Roughly 87% of the population is employed in white collar positions, which typically perform in managerial, technical, administrative, and/or professional capacities. Only 8% were employed by blue collar positions, such as construction, maintenance, etc. In 2021, 4.1% of the population was unemployed (lower than California) and similar when compared to the United States at 4.2%.
- In terms of commuting, only 19% of workers spend seven and one-half or more hours commuting per week, and 67.3% of commuters drive alone in a car to work.

Figure 8: Employment Overview in Dublin, California



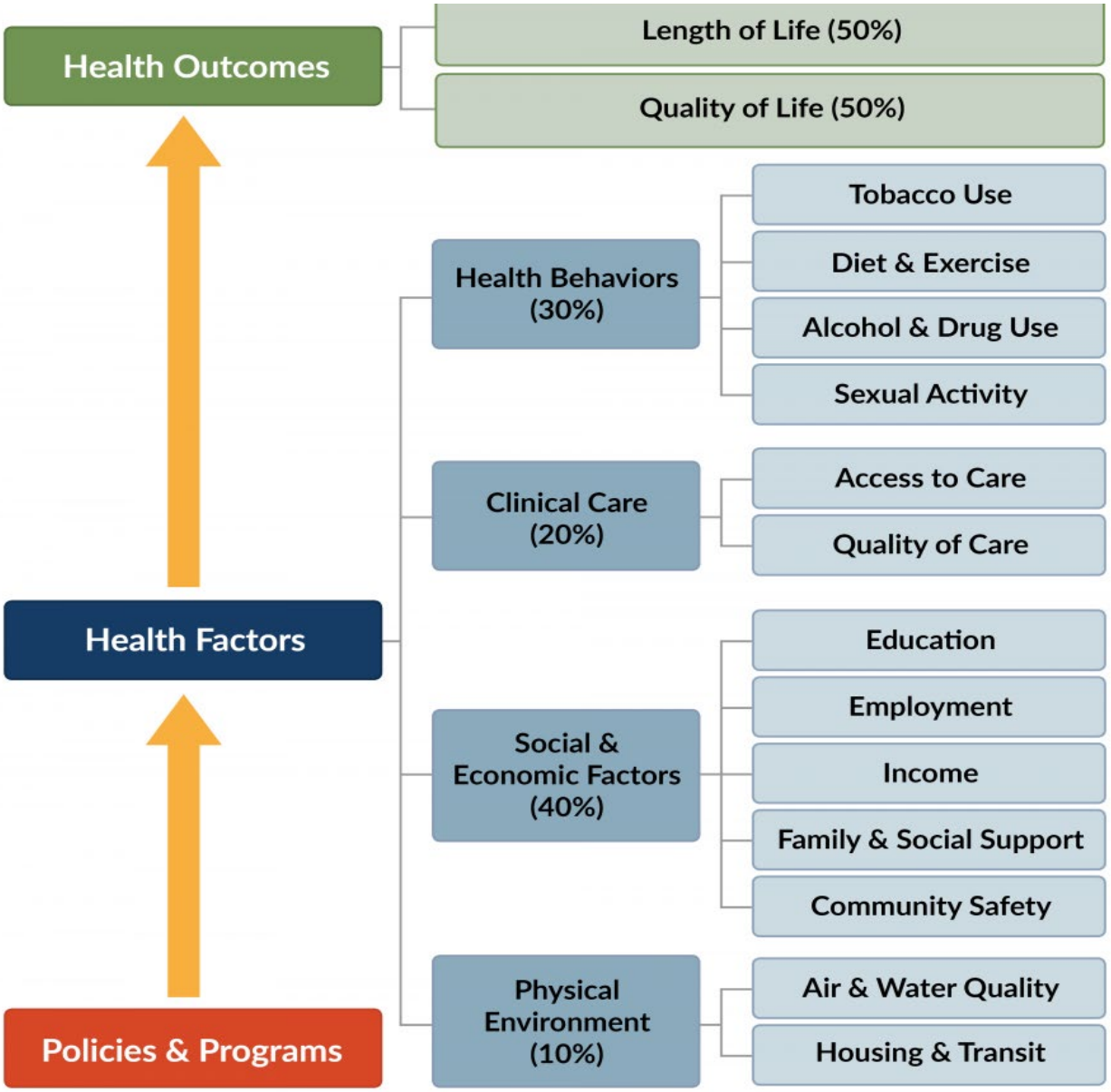
Source: 2021 Esri Business Analyst; Bureau of Labor Statistics

Health Rankings

Understanding the status of the community's health can help inform policies related to recreation and fitness. Robert Wood Johnson Foundation's *County Health Rankings and Roadmaps* provide annual insight on the general health of national, state, and county populations. The 2020 Rankings model shown in ***Figure 9*** highlights the topic areas reviewed by the Foundation.

The health ranking gauged the public health of the population based on "how long people live and how healthy people feel while alive," coupled with ranking factors including healthy behaviors, clinical care, social and economic, and physical environment factors.

Figure 9: County Health Ranking Model



Source: Robert Wood Johnson Foundation, County Health Rankings 2020

In 2021, the County Health Rankings Annual Report ranked Alameda County as the 14th healthiest county for health outcomes and 6th for health factors. The health rankings consider and weigh social and environmental factors that tend to directly impact the overall health of populations as illustrated in ***Figure 9***. In 2021, the United Health Foundation's America's Health Rankings Annual Report did not provide an overall rank for California as in past years. California ranked 12th in 2018 and 2019. An overview of strengths, challenges, and highlights are shown in ***Figure 10***.

Alameda County

14th of 58

California Counties for Health Outcome

Figure 10: California Health Ranking Overview

STRENGTHS

- Low premature death rate
- Low prevalence of multiple chronic conditions
- Low prevalence of cigarette smoking

CHALLENGES

- Low prevalence of colorectal cancer screening
- Low supply of primary care providers
- High levels of air pollution

HIGHLIGHTS

- Adults who avoided care due to cost decreased 28% from 11.9% to 8.6% between 2019 and 2020
- Voter participation increased 24% from 47.3% to 58.5% of U.S. citizens age 18 and older between 2014/2016 and 2018/2020
- Drug deaths increased 16% from 13.5 to 15.7 deaths per 100,000 population between 2018 and 2019

Children in Poverty

18.1%

SINCE 2017, CHILDREN IN POVERTY* DECREASED 9% FROM 19.9% TO 18.1%

* Percentage of children aged 0 to 17

Mental Health Providers

338.0

SINCE 2017, MENTAL HEALTH PROVIDERS* INCREASED 7% FROM 315.5 TO 338.0

* Number per 100,000 population

Primary Care Physicians

138.3

SINCE 2017, PRIMARY CARE PHYSICIANS* INCREASED 2% FROM 135.1 TO 138.3

* Number per 100,000 population

Frequent Mental Distress

10.8%

SINCE 2017, FREQUENT MENTAL DISTRESS* INCREASED 2% FROM 10.6% TO 10.8%

* Percentage of adults

Suicide

11.1

SINCE 2017, SUICIDE* INCREASED 3% FROM 10.8 TO 11.1

* Deaths per 100,000 population

Obesity

25.1%

SINCE 2017, OBESITY* INCREASED FROM 25.0% TO 25.1%

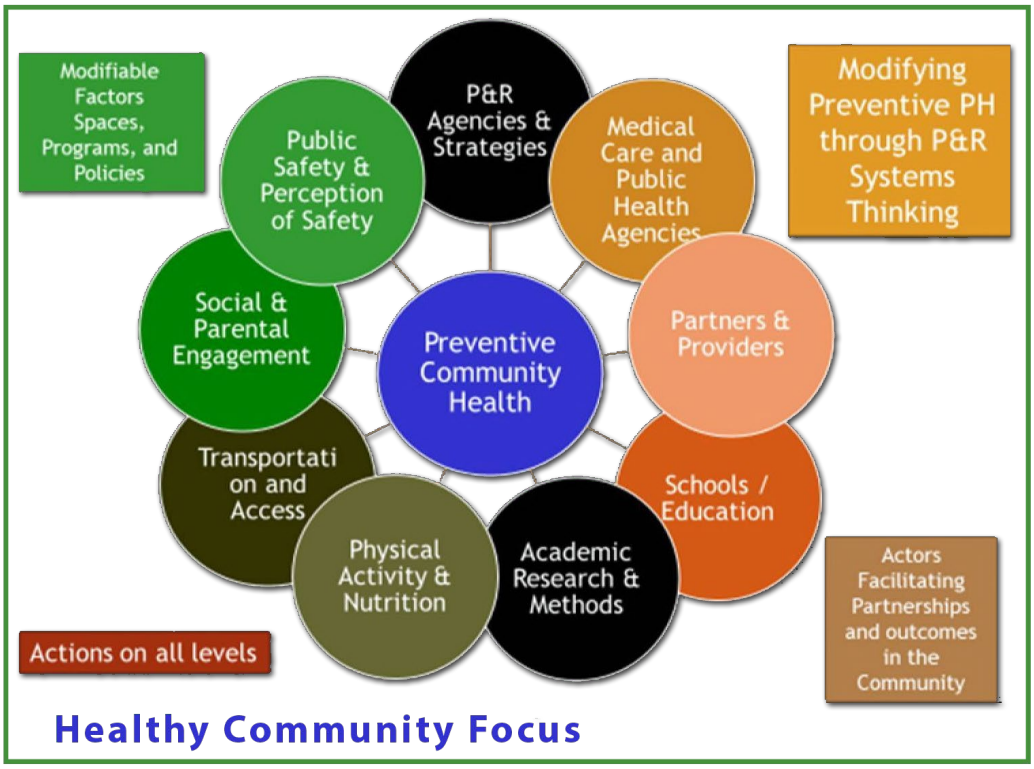
* Percentage of adults

Source: United Health Foundation's America's Health Rankings Annual Report 2021

Positioning Parks and Recreation as Preventive Public Health

In recent years, there has been a strong movement to identify and position parks and recreation agencies as preventive public health providers. ***Figure 11*** provides a graphic that identifies key health factors (nutrition, physical activity, social engagement, transportation and access, and perceptions of safety) that can be modified by parks and agency strategies, working in tandem with a variety of community "actors" – other providers, governmental agencies, and partners.

Figure 11: Modifying Preventative Public Health through Systems Thinking



Park and Recreation Influencing Trends

The changing pace of today's world requires analyzing recreation trends from both a local and national level. Understanding the participation levels of the city residents using data from the U.S. Census Bureau, combined with research of relevant national recreation trends, provides critical insights to help plan for the future of parks and recreation. These new shifts of participation in outdoor recreation, sports, and cultural programs are an important component of understanding and serving the community.

Part I: Recreation Behavior and Expenditures of Dublin Households

Adult participation in recreation activities was provided by the U.S. Census for 2018, with an outline of the main highlights below:

- Walking for exercise was the most popular fitness activity at 27% adult participation in Dublin.
- Dublin had a higher percentage of yoga participation (11%) than the state of California overall (9%).
- Jogging/running (18%) and hiking (15%) were the most popular outdoor activities. Participation in those activities were higher than what was seen in California in 2018.
- Approximately 12% of the adult population participated in road cycling, and 11% participated in golf – making these sports the next most popular outdoor activities.
- Basketball (9%), soccer (5%), and tennis (5%) were the most popular sports for adults in Dublin which garnered strong participation.

Figure 12: Adult Participation in Fitness Activities

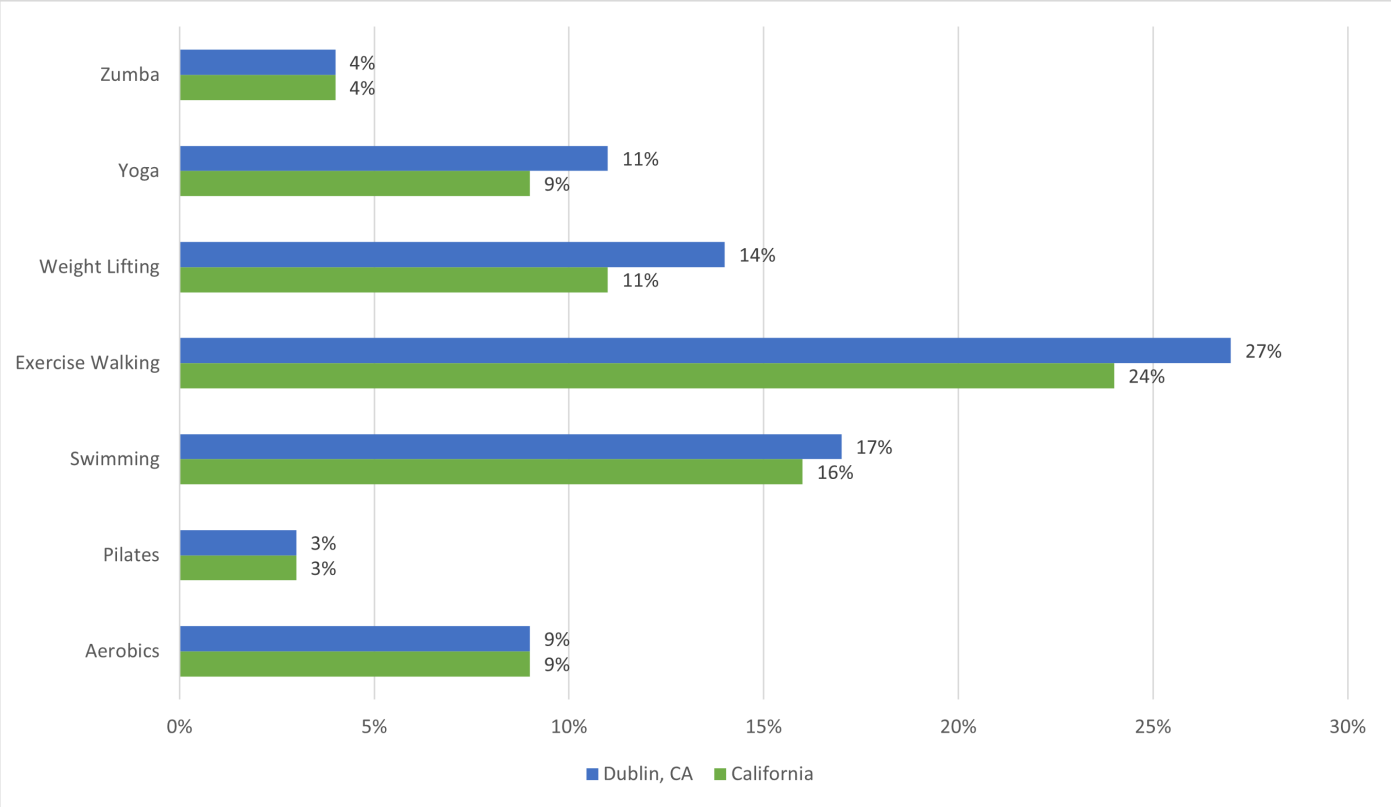


Figure 13: Adult Participation in Outdoor Activities

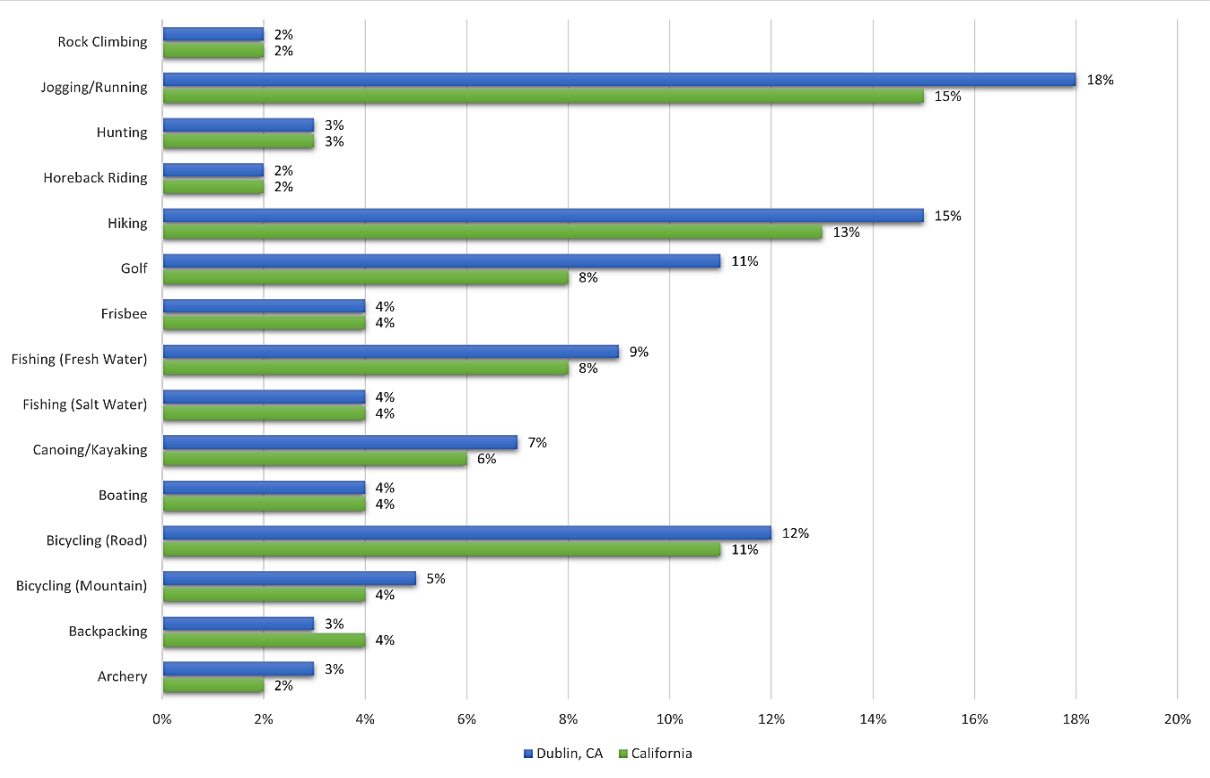
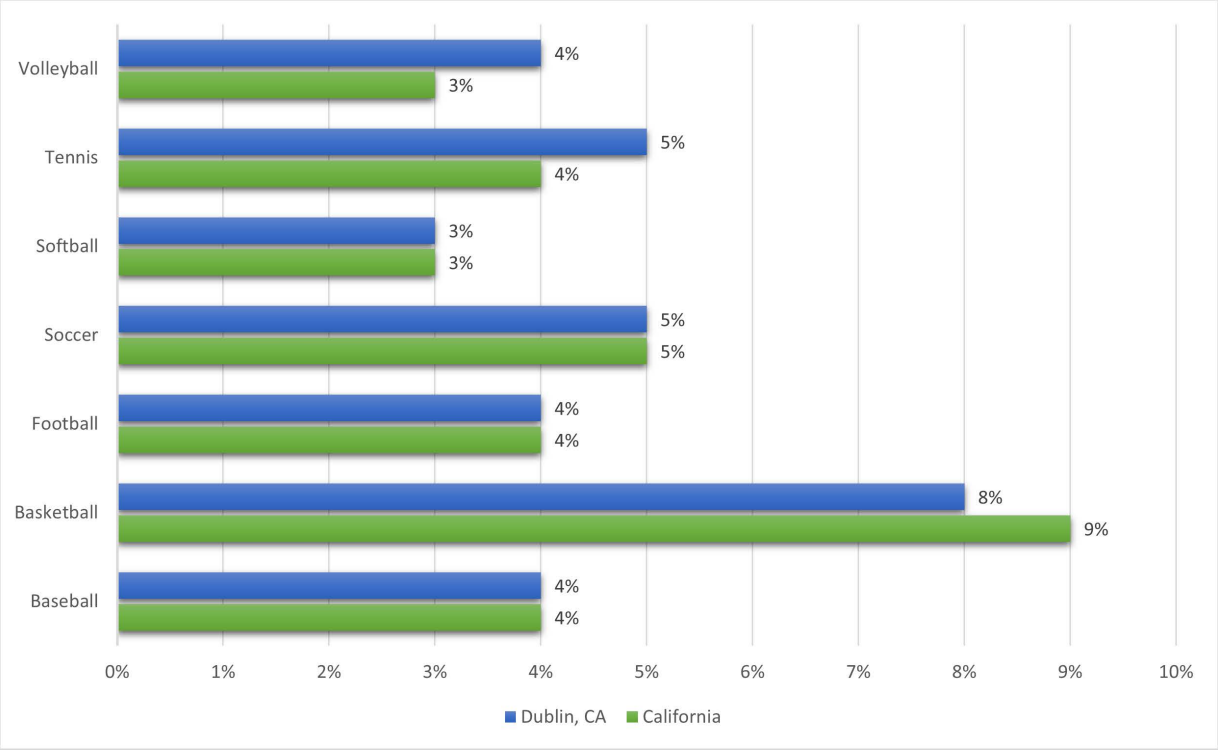


Figure 14: Adult Participation in Sports Activities



Parks and Recreation Trends Relevant to Dublin

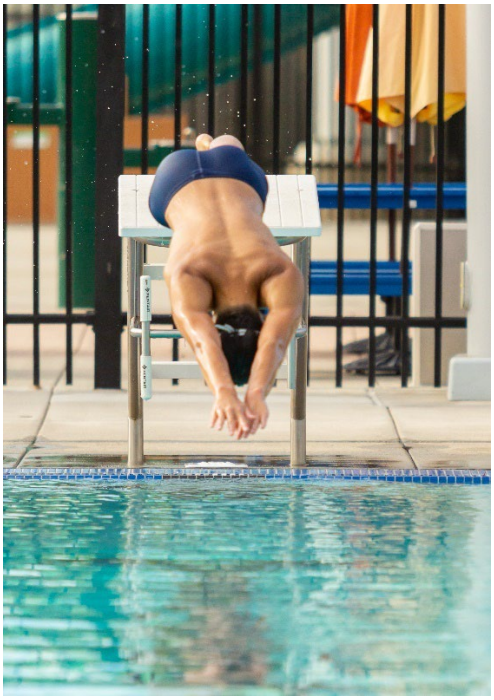
Administrative Trends for Recreation and Parks

The role of parks and recreation management has shifted beyond traditional facility oversight and activity programming. The ability to evaluate and interpret data is a critical component of strategic decision making. In an article in the *Parks and Recreation* magazine from February 2019, there are several strategies identified that allow agencies to keep up with administrative trends and become an agent of change.

1. Develop a digital transformation strategy – how will your agency innovate and adapt to technology?
2. Anticipate needs of the community through data – what information from your facilities, programs, and services can be collected and utilized for decision making?
3. Continuous education – How can you educate yourself and your team to have more knowledge and skills as technology evolves?
4. Focus on efficiency – in what ways can your operations be streamlined?
5. Embrace change as a leader – how can you help your staff to see the value in new systems and processes?
6. Reach out digitally – be sure the public knows how to find you and ways they can be involved.

Aquatics and Water Recreation Trends

According to the National Sporting Goods Association (NSGA), swimming ranked second nationwide in terms of participation in 2018. Nationally, there is an increasing trend toward indoor leisure and therapeutic pools. Swimming for fitness is the top aspirational activity for "inactives" in all age groups, according to the Sports & Fitness Industry Association (SFIA) 2016 "Sports, Fitness and Leisure Activities Topline Participation Report," representing a significant opportunity to engage inactive populations.



Additional indoor and outdoor amenities like spray pads, splash parks, and interactive fountains are becoming increasingly popular as well. Communities are also concerned about water quality as well as conservation. Interactive fountains are a popular alternative because they are ADA-compliant and low maintenance. Trends in architectural design for splash parks can be found in *Recreation Management* articles in 2014 and 2015.

Splashpads

Splash pads, or spray grounds, have seen enormous growth in popularity over the past decade. Simply looking at search terms over time (from 2004 to present) on Google Trends show more people are searching for this amenity.

Figure 15 : "Splash pad" (Google Trends)

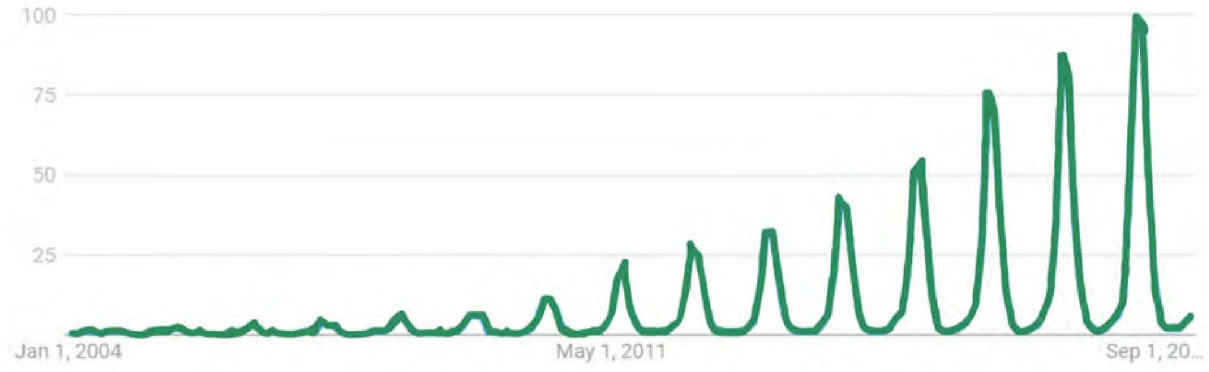


Figure 16: Example of A Splash Pad

The popularity of splash pads is geographical and more common in the Western United States. According to a feature article from June 2016 titled "A Look at Trends in Aquatic Facilities," splash play areas were least common in the Northeast; only 31.9% of responding agencies had this amenity, compared to 55.8% of those in the West. Urban areas are more likely to have splash play areas than rural areas. This shift is most likely due to the benefits of splash play areas.

Compared to a traditional aquatic facility, splash pads typically incur lower maintenance costs, less programming, and lower staffing costs. Over a third of responding agencies said they plan to add splash pads to their list of features.

Conservation

One of the key pillars of parks and recreation is the role it plays in conservation. Managing and protecting open space, providing opportunities for people to connect with nature, and educating communities about conservation are all incredibly important. One key component of conservation is addressing climate change. Local parks and recreation departments can help by building climate resilient communities through water management, green infrastructure, and sustainability. A report by NRPA in 2017 titled "Park and Recreation Sustainability Practices" surveyed over 400 parks and recreation agencies and found the top five ways local departments are taking action on conservation and climate change:

- Alternative Transportation - 77% reduce carbon footprint through offering transportation alternatives
- Watershed Management – 70% adopt protective measures for watershed management
- Air Quality – 53% plant and manage tree canopies that improves air quality
- Sustainable Education – 52% educate the public about sustainability practices
- Stormwater Management – 51% proactivity reduce stormwater through green infrastructure

Cricket

Nearly 140 years before there was baseball, there was cricket. This sport, largely based on tradition, involves hitting a ball with a flat wooden bat and running back and forth on the field. It is most popular in New York, Florida, and California but has spread to all 50 states. According to an ESPN Cricket Editor Peter Della Penna, cricket is the country's fastest-growing sport "with 15 million fans and an estimated 200,000 players." Future plans and aspirations for the sport involve organized youth leagues, installation of proper cricket fields, a U.S. based professional league, and the creation of a U.S. National Cricket Team. According to NRPA's 2019 field report, 9.2% of agencies have a proper cricket field.

Futsal

Futsal is a small-sided soccer game that is generally played indoors on a basketball-sized court with five players on each team. Futsal is unique from soccer because it allows opportunities for players to gain technical skills by consistently touching the ball and actively engaging each player. With only five players on the field, there are more opportunities to dribble, pass, and score. Another primary difference between futsal and soccer is that futsal is a great introductory sport for beginners; the sport does not have some of the more complicated rules such as off-sides like soccer, nor does it have the intimidating full-length fields that require more endurance. In 2018, it was estimated that there are more than 12 million futsal players across 100 countries.

Pickleball

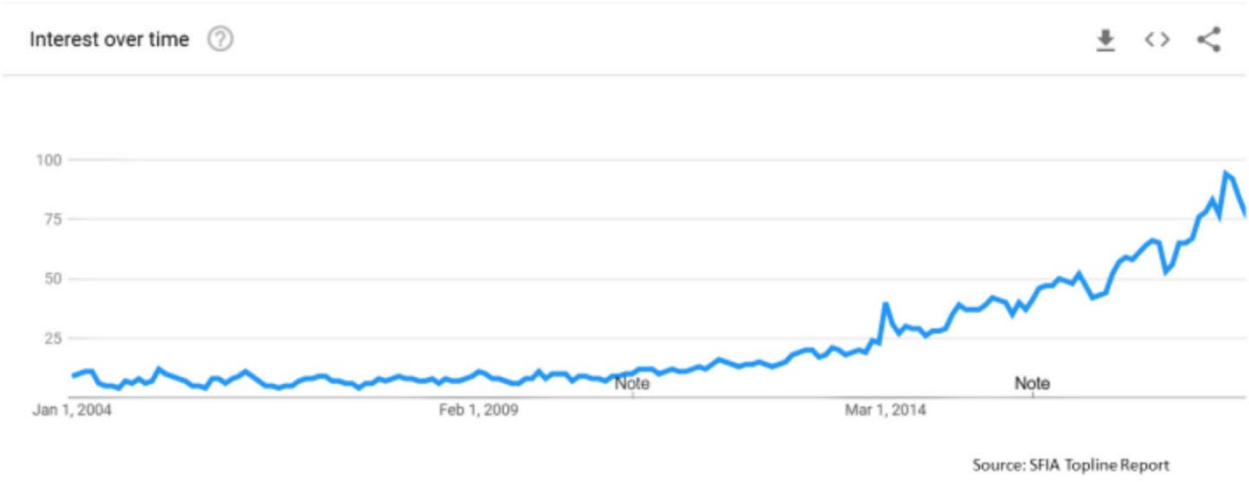
Pickleball continues to be a fast-growing sport throughout the United States. Considered a mix between tennis, ping pong, and badminton, the sport initially grew in popularity with older adults. However, now the sport is being taught in schools across the country. Pickleball will continue to grow, judging by its growth in the last several years. From 2016 to 2017, pickleball grew 12.3% to 2.815 million players. Dedicated pickleball courts are desired by avid players, rather than playing on striped tennis courts.

Figure 17: Interest and Participation in Pickleball

2.815
million players in the US (2017)

12.3%
increase since 2016

In 2016: 1.57 million were "Casual" participants who play 1-7 times a year, while 930 thousand were "Core" participants who play 8 or more times a year



Community and Stakeholder Input

Focus groups, stakeholder interviews, and a public forum were conducted April 9 - 11, 2019. Over the course of the three days, GreenPlay hosted 12 meetings and spoke with 117 community members and stakeholders. These meetings were held throughout the City. The goal of these sessions was to gather information that would guide the development of the community recreation needs assessment survey. Participants included:

- Users/Community Members
- City Staff
- Stakeholders
- Commissioners
- Youth and Teens

Key recurring themes identified during this portion of the planning process include:

- Develop Non-Traditional Athletic Spaces (Cricket, Pickleball, Badminton)
- Increased Programs for 12 to 25-Year-Olds
- Outdoor Gathering/Social Spaces (Downtown, Dog Parks, Outdoor Fitness)
- Connectivity, Safe Ways to Bike/Walk Across Town
- Non-traditional Recreation Programming (Pop-up Activities, Traveling Art)
- Desire for an Indoor Multi-use Facility
- Need for a Cultural Arts Center
- Improved Communication, Marketing, and Advertising
- Incorporate Existing Plans and Projects
- More Multi-Generational, Arts, and Cultural Programs
- Public Art is Valued by the Community
- Better Utilization of Facilities and Spaces
- Review “Cost Recovery” Policy and Philosophy
- Connect East and West Dublin

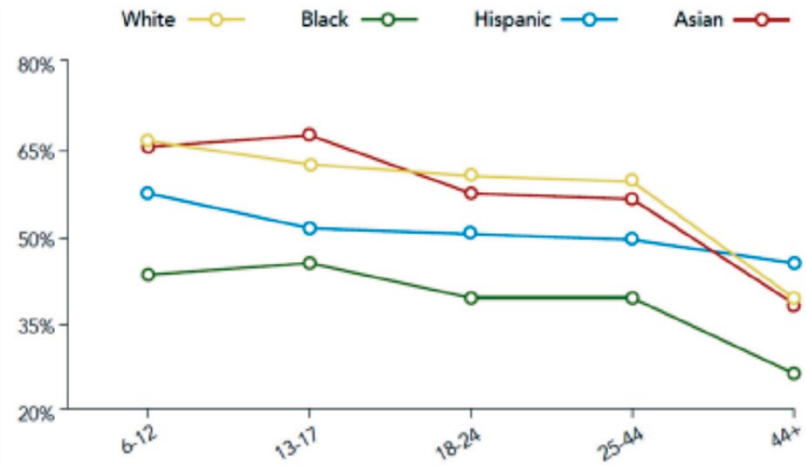
Emerald Glen Park Playground

Recreation Preferences among Ethnic/Racial Groups

Figure 18: Trends in Outdoor Recreation by Ethnicity

Ethnicity	Participation Rate 2016	5-year Average Annual Growth
White	50%	-.09%
Black	33%	.04%
Hispanic	48%	1.8%
Asian	51%	1.2%

- Participation among Asians has increased by 1.2% over the past five years while Caucasian participation has declined by 0.9%
- Black and Hispanic participants went on the most average outings per participant
- Running was the most popular outdoor activity for almost all ethnicities; however, white participants participated in fishing at a higher rate than running



Trail Recreation and Cycling Trend

In many surveys and studies on participation in recreational activities, walking, running, jogging, and cycling are nearly universally rated as the most popular activities among youths and adults. Walking, jogging, and running are often the most highly participated in recreational activity and cycling often ranks as the second or third most popular activity.

According to the National Recreation and Park Association (NRPA), the economic benefits of bicycling and walking include:

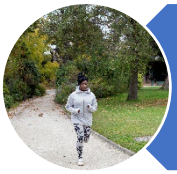
- Bicycling and walking projects create 8 to 12 jobs per $1 million spent, compared to just seven jobs created per $1 million spent on highway projects.
- Cost benefit analyses show up to $11.80 in benefits can be gained for every $1 invested in bicycling and walking.

Community Needs Assessment Survey

As part of the project, a statistically valid survey was conducted to assess the opinions, desires, and needs of residents in Dublin. The survey was conducted using three primary methods: 1) a mailed survey to 3,500 households in Dublin, 2) an online, password-protected, random sample website, and 3) an open link survey for all other residents who were not included in the random sample. Random sample respondents were given a unique password to participate through the online survey. Approximately two weeks after the mailed surveys began arriving in mailboxes, the open link survey was made available to all residents who did not receive the random sample survey. Results are kept separate to maintain the statistical validity of the random sample. The random sample contains 324 completed surveys (margin of error: 5.4%) with the open link closing with 119 completed surveys.

After reviewing all data received through the survey the consultant team summarized key findings from the survey which are below in ***Figure 19.*** These findings present a quick overview of the survey outcomes. The full survey report can be found in ***Appendix A***. The purpose of the community needs assessment study was to gather community feedback on Dublin Parks and Community Services facilities, services, programs, amenities, future planning, communication, and more.

Figure 19: Key Findings from the Community Needs Assessment Survey



Dublin respondents highlighted community/neighborhood parks, the Dublin Public Library, and trails and bikeways as most important to their household.

Satisfaction is generally high in most parks and recreation categories for random sample respondents. Open link respondents are slightly less satisfied, but more respondents are positive about all categories.

Adult recreation programs, special events, aquatic facilities and programs, and heritage and cultural arts programs are the four facilities/services identified by the matrix for improvements.

For the new Cultural Arts Center, respondents identified art classrooms, and performance and event space as the two most desired additions for the facility.

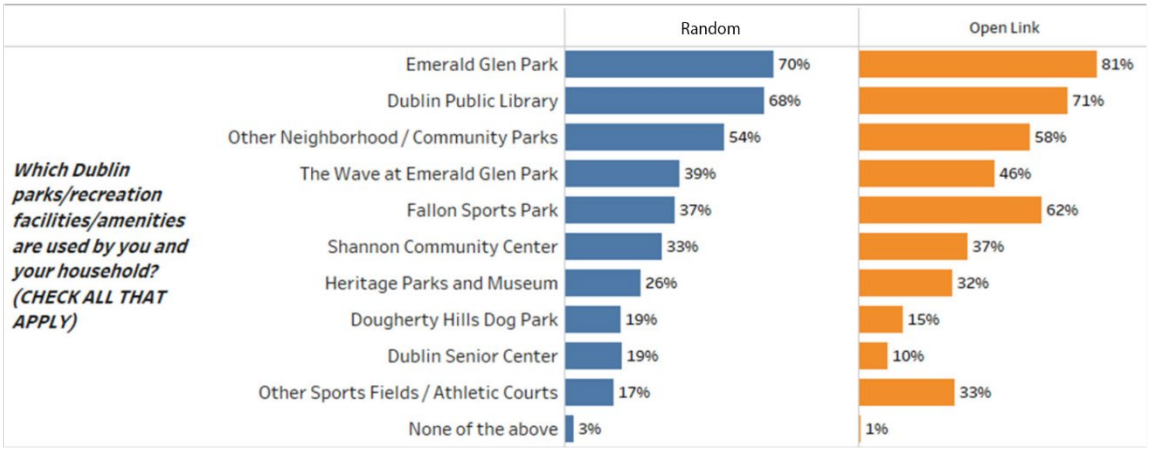
Open-ended comments praised Dublin for what it provides and offers for the community. Specific park- improvements were suggested along with additions for programs and new facilities.

Other findings from the survey are listed on the following pages. The findings were integrated to develop recommendations and actions for the 2022 Master Plan update.

Usage of current facilities and amenities

The Dublin Public Library (70%), Emerald Glen Park (68%), and a variety of "other" neighborhood/ community parks (54%) are used most frequently in Dublin by random sample respondents. The Wave at Emerald Glen Park (39%), Fallon Sports Park (37%), and Shannon Community Center (33%) follow in usage. Respondents from the open link are more likely to participate/use nearly all facilities in the community, especially Fallon Sports Park.

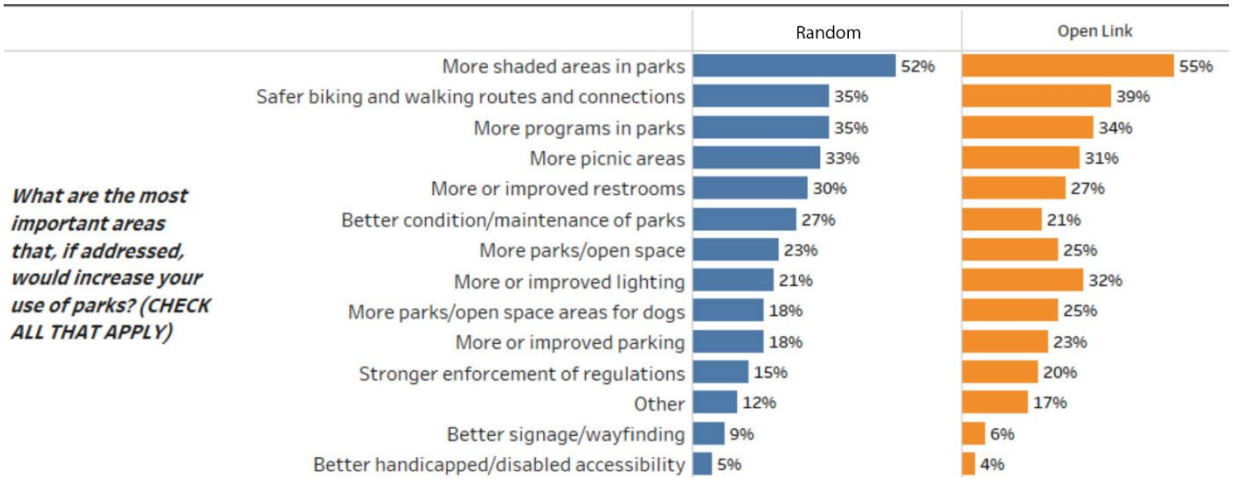
Figure 22: Usage of Current Facilities and Amenities



Increase usage of facilities

Random sample respondents would use recreation facilities more often if more programs/community events (39%) were held, more or improved restrooms (31%) were utilized, if there was better condition/ maintenance of facilities (28%), and lower pricing/user fees (27%) were addressed. Open link respondents were more apt to say they desired lower pricing/user fees (34%) and more facilities (28%) than invite respondents.

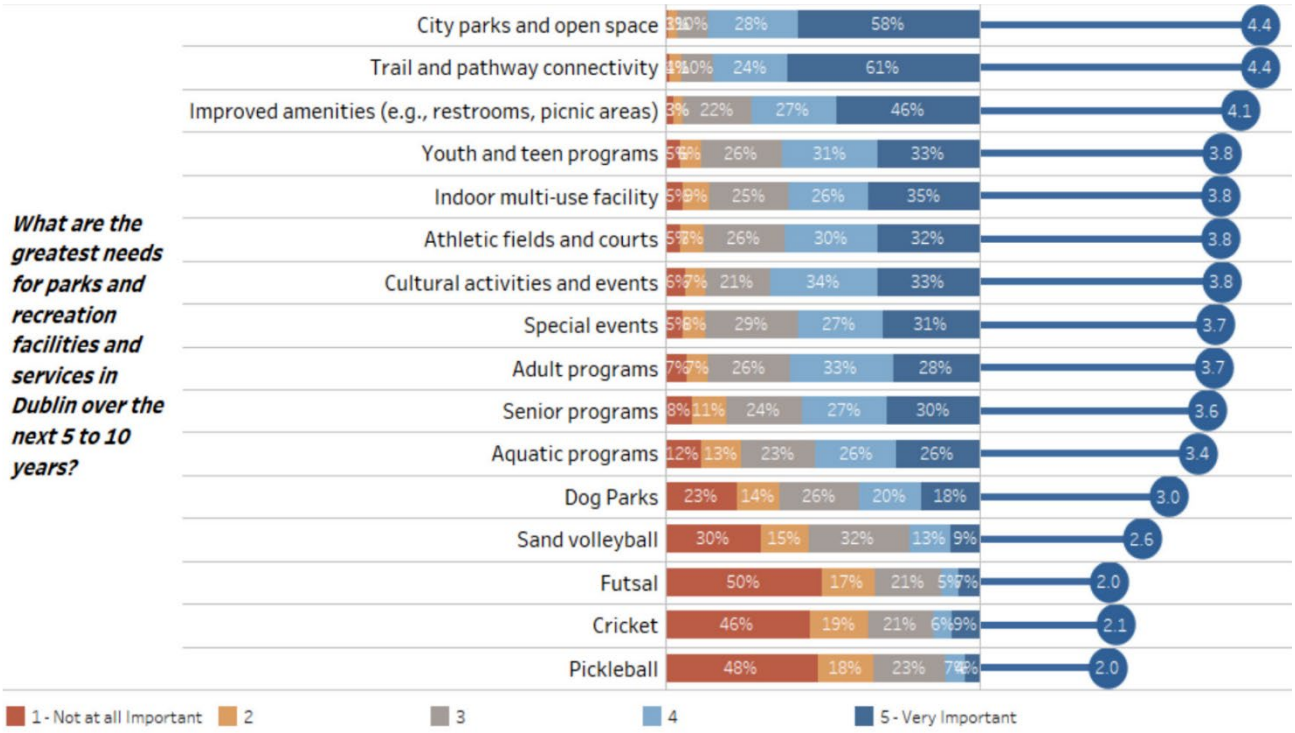
Figure 25: Increase Usage of Facilities



Greatest Needs in Dublin

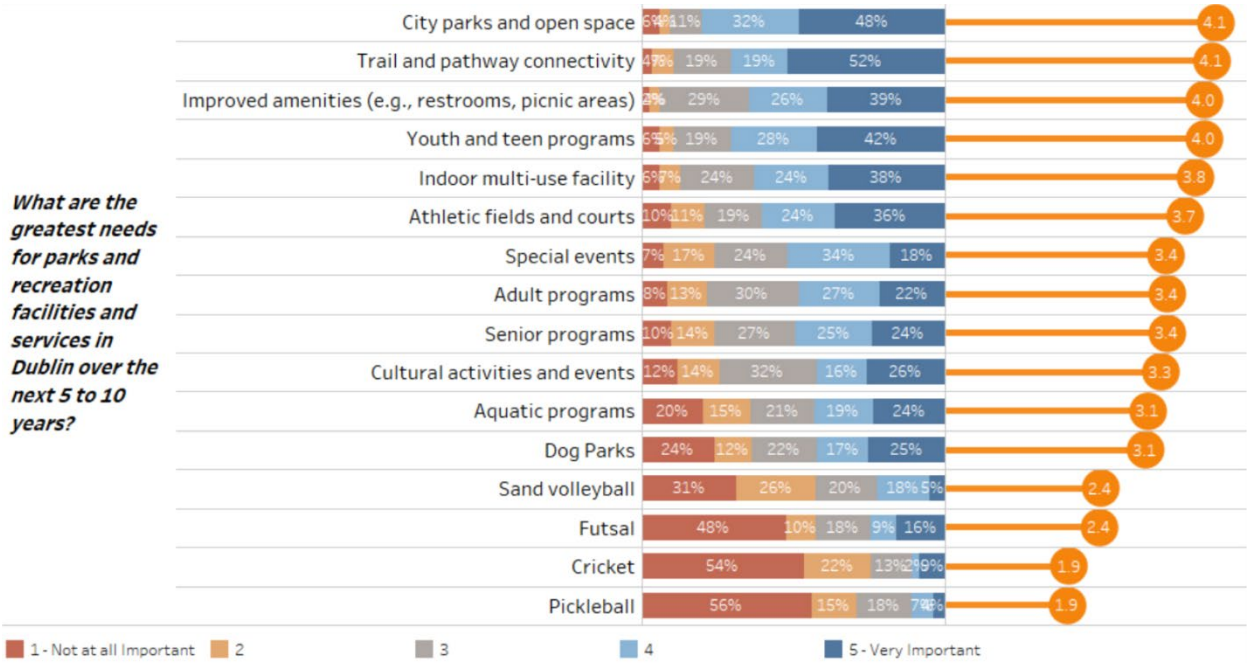
Random sample respondents indicated on a scale of 1 – 5, with 1 being not at all important and 5 being very important, the greatest needs in Dublin over the next 5 to 10 years could be: City parks and open space (4.4), trail and pathway connectivity (4.4), and improved amenities (4.1). A second tier of importance included youth and teen programs (3.8), indoor multi-use facility (3.8), athletic fields and courts (3.8), and cultural activities and events (3.8).

Figure 28: Usage of Current Facilities and Amenities - Random Sample Respondents



Open link respondents indicated the greatest needs in Dublin over the next 5 to 10 years to be: City parks and open space (4.1), trail and pathway connectivity (4.1), improved amenities (4.0), and youth and teen programs (4.0). A second tier of importance included indoor multi-use facility (3.8) and athletic fields and courts (3.7).

Figure 31: Usage of Current Facilities and Amenities - Open Link Respondents



Analyses

Recreation Programming and Services

The Department provides a variety of programs and services to the community. These include:

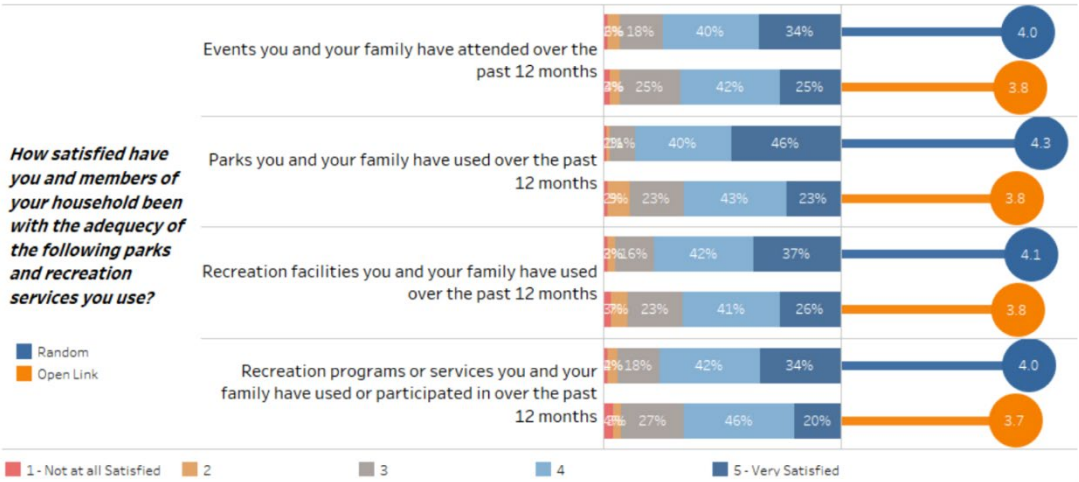
- Aquatic Programs
- Community Events and Festivals
- Cultural and Special Events
- Family Programs
- Heritage and Cultural Arts Programs
- Preschool Programs
- Recreational Activities
- Senior Programs
- Sport Programs

The Department also operates a number of facilities that provide programs and are also available for rentals. These include:

- Dublin Civic Center
- Dublin Heritage Park and Museums
- Dublin Public Library
- Dublin Senior Center
- Shannon Community Center
- Stager Gymnasium
- Emerald Glen Recreation and Aquatics Complex (The Wave)

In general, random sample respondents from the survey are quite satisfied with parks, recreation facilities, events, and programs/services. Parks received the highest average rating (4.3 out of 5.0) with facilities (4.1) following. Events and programs were reported with the lowest satisfaction (4.0), but the average is still moderately high with few respondents stating negative opinions. Open link respondents were similar in rankings, but slightly less satisfied in all categories.

Figure 34: Satisfaction of Parks and Recreation Services



Program Development

Defining and prioritizing core services in the delivery of parks and recreation programs will allow the City of Dublin Parks and Community Services Department to improve these areas while developing strategies to assist in the delivery of secondary services. The basis of determining core services should come from the vision and mission developed by the City and what brings the greatest community benefit in balance with the competencies of the department, current trends, and the market.

The Department should pursue program development around the priorities identified by customer feedback, program evaluation process, research, and should proactively seek offerings to represent the diverse cultures and ethnicities of Dublin. The following criteria should be examined when developing new programs:

- **Need:** outgrowth of a current popular program, or enough demonstrated demand to successfully support a minimal start (one class for instance)
- **Budget:** accounting for all costs and anticipated (conservative) revenues should meet cost recovery target established by the Department
- **Location:** appropriate, available, and within budget
- **Instructor:** qualified, available, and within budget
- **Materials and supplies:** available and within budget
- **Marketing effort:** adequate and timely opportunity to reach intended market, within budget (either existing marketing budget or as part of new program budget)

Research into the types of programming desired by the community needs to be conducted regularly. Successful programs utilize continuous creative assessments, research, and planning. The Department has a process to evaluate the outcomes of current program offerings and a criterion to determine if new program ideas should be implemented, or if changes should be made to current programs. Staff should ensure this process is used frequently to maintain successful programming.

Moreover, new leisure and recreation trends may drive different needs. It is very easy to focus on programs that have worked for a number of years, especially if they are still drawing enough interested

participants to justify the programs continuation. Starting new programs based on community demand and/or trends can be risky due to the inability to predict their success. If the program interest seems high, as with those identified in the citizen survey, then the programs should be expanded. Availability of space may hinder new or expanded opportunities in some cases.

Using historical participation levels to determine program popularity and participant feedback can be helpful in deciding if programs should be continued. In addition, utilizing citizen surveys and participant feedback, and researching trends in park and recreational programming are useful tools in determining future programming needs and desires. Sources for trends information include:

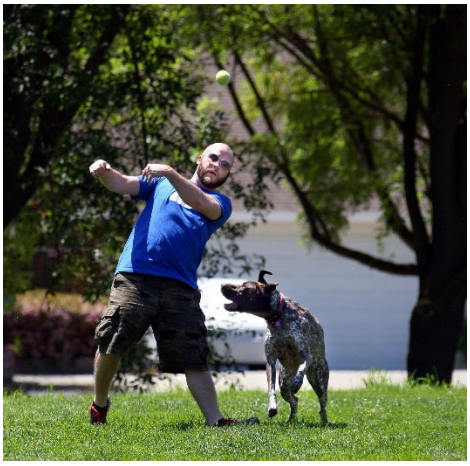
- State Parks and Recreation Associations and Conferences
- National Recreation and Parks Association
- Parks and Recreation Trade Publications

Key Level of Service (LOS) Findings

This section describes the process and findings used to provide an inventory and level of service analysis for the City of Dublin. The inventory was conducted in May 2019. It is synthesized into numerous sections that provide a breakdown for Dublin's existing parks and recreation system. The goal is to provide future recommendations for park and facility development.

The process for outlining and evaluating the strengths and weaknesses of the existing parks and recreation system includes:

1. A description of existing park classification types along with an accompanying inventory.
2. A level of service analysis which analyzes Dublin's existing inventory and compares to a national metric. This level of service analysis also measures the existing facility inventory to Dublin's standards set by the 2015 Master Plan.
3. A gap analysis showing the existing geographic areas of Dublin currently underserved by the existing parks system.
4. An existing park/facility evaluation. This evaluation is a rating with respect to safety, condition, and maintenance for the facility. An evaluation was made by LandDesign for each of the existing parks within Dublin's system.



The full Inventory and Level of Service Report can be found in ***Appendix B.***

Level of Service (LOS) Analysis

LOS analysis is a commonly used method to examine how well a community's park and recreation needs are being met through a comparison to metrics of the nation, the state, and comparable municipalities. The LOS analysis is used in conjunction with other types of information gathered in the Master Planning process, such as staff and public input, demographic analysis, trends, and observations to provide a clearer understanding of each community's needs.

Population size can be an important factor for assessing park and recreational needs. Traditionally, park and recreation analyses have been based on the ratio of parkland provided to population (i.e. 5 acres/1,000 people). Dublin's 2015 Master Plan establishes a goal of five acres of parkland per 1,000 residents for the purposes of assessing its public facility fee for parkland acquisition and improvement. Based on the Dublin parks and recreation system analysis, Dublin's population is expected to grow to 79,726 residents by 2028. For comparison, Dublin is in a category of other cities with populations between 50,000 to 99,000 residents.

Referencing the National Park and Recreation Association (NRPA) data benchmarking, on average, similarly sized jurisdictions often have 8.5 acres of parkland per 1,000 residents. Currently, Dublin ranks below the lower quartile in comparable cities according to available NRPA resources. If all proposed parks are built by the year 2028, Dublin will still rank significantly lower than the lower quartile for a population of 79,726 residents. The City currently has 24 improved parks that total 237.04 acres, representing approximately 3.27 acres of parkland per 1,000 residents. Capacity analysis benchmarking indicates there is a need for more parkland now and for the future as the City's population continues to grow. It is important to note these numbers do not include all the open space residents have access to, such as school parks and regional parks, which are provided by others.

LOS for Park Facilities - National and Dublin

Another level of service assessment compares the availability of facilities (i.e. playgrounds and fields) to national (NRPA) and other cities with similar populations. In the LOS Facility Chart below **(*Table 5)***, it is apparent Dublin exceeds the standards for baseball and softball fields. Facilities that fall below the metrics include soccer fields, tennis courts, basketball courts and other sports fields. As future parks within development areas come online, the facility type and composition for each park should be reviewed to ensure the needs of the community are being and will be met **(see *Table 6*)**.

Table 5: Current Dublin Facility Supply as Compared to NRPA and City Metrics

CURRENT

DUBLIN FACILITY SUPPLY AS COMPARED TO NRPA AND CITY METRICS

CITY OF DUBLIN GUIDELINES *Based on the 2015 Master Plan Standards/Current Population			
FACILITY TYPE	**CURRENT SUPPLY** (Number of Facilities)	**RECOMMENDED # FACILITIES/ RESIDENTS PER CITY OF DUBLIN METRICS**	**CURRENT SURPLUS /DEFICIT** (Number of Facilities)
Soccer Field	16	1 per 3,500	**-4.74**
Baseball/Softball Field	18	1 per 9,350	**10.24**
Tennis Court	20	1 per 2,700	**-6.88**
Basketball Court	13	1 per 4,300	**-3.88**
Cricket Field	2	1 per 40,000	**0.19**
Volleyball Court	9	1 per 17,000	**4.73**
NRPA GUIDELINES *Based on the current population			
FACILITY TYPE	**CURRENT SUPPLY** (Number of Facilities)	**RECOMMENDED # FACILITIES/ RESIDENTS PER NRPA METRICS**	**CURRENT SURPLUS /DEFICIT** (Number of Facilities)
Soccer Field	16	1 per 19,000	**12.18**
Baseball/Softball Field	18	1 per 7,500	**8.32**
Tennis Court	20	1 per 5,500	**6.80**
Basketball Court	13	1 per 8,570	**4.53**
Volleyball Court	9	1 per 19,800	**5.33**
Trails – All Classes	*26.26 miles	*11 miles/jurisdiction	***15.26 miles**
Playgrounds	25	1 per 4,000	**6.85**
Swimming Pools	2	1 per 50,800	**0.57**
Community Centers	4	1 per 50,600	**2.57**
Senior Centers	1	1 per 69,100	**-0.05**
Recreation Centers	2	1 per 44,300	**0.36**
Amphitheater	3	1 per 62,600	**1.84**
Skate/BMX Park	2	1 per 62,300	**0.83**
Dog Parks	2	1 per 24,500	**-0.96**
Historic Cemetery	1	N/A	N/A

The chart above compares the number of facilities currently within the Dublin parks and recreation system. These tables also compare the number of facilities currently within the Dublin parks and recreation system to national averages determined by the NRPA for a jurisdiction with a population between 50,000 and 99,999.

Table 6: Future 2028 Dublin Facility Supply as Compared to NRPA and City Metrics

2028

DUBLIN FACILITY SUPPLY AS COMPARED TO NRPA AND CITY METRICS

CITY OF DUBLIN GUIDELINES *Based on the 2015 Master Plan Based on Build Out Population (79,726)					
FACILITY TYPE	CURRENT SUPPLY (# of Facilities)	FACILITIES CURRENTLY PLANNED	FUTURE TOTAL	RECOMMENDED # FACILITIES/ RESIDENTS PER CITY OF DUBLIN METRICS	2028 SURPLUS /DEFICIT (# of Facilities)
Soccer Field	16	3	19	1 per 3,500	-3.78
Baseball/Softball Field	18	0	18	1 per 9,350	9.47
Tennis Court	20	8	28	1 per 2,700	-1.53
Basketball Court	13	5	18	1 per 4,300	-0.54
Cricket Field	2	0	2	1 per 40,000	0.01
Volleyball Court	9	0	9	1 per 17,000	4.31
NRPA GUIDELINES *Based on Build Out Population (79,726)					
FACILITY TYPE	CURRENT SUPPLY (# of Facilities)	FACILITIES CURRENTLY PLANNED	FUTURE TOTAL	RECOMMENDED # FACILITIES/ RESIDENTS PER NRPA METRICS	2028 SURPLUS /DEFICIT (# of Facilities)
Soccer Field	16	3	19	1 per 19,000	14.80
Baseball/Softball Field	18	0	18	1 per 7,500	7.37
Tennis Court	20	8	28	1 per 5,500	13.50
Basketball Court	13	5	18	1 per 8,570	8.70
Volleyball Court	9	0	9	1 per 19,800	4.97
Trails – All Classes	*26.26 miles			*11 miles/jurisdiction	*15.26 miles
Playgrounds	25	7	32	1 per 4,000	12.07
Swimming Pools	2	0	2	1 per 50,800	0.43
Community Centers	4	1	5	1 per 50,600	3.42
Senior Centers	1	0	1	1 per 69,100	-0.15
Recreation Centers	2	1	3	1 per 44,300	1.20
Amphitheater	3	1	4	1 per 62,600	2.73
Skate/BMX Park	2	0	2	1 per 62,300	0.72
Dog Parks	2	2	4	1 per 24,500	0.75
Historic Cemetery	1	0	1	N/A	N/A

The chart above compares the number of facilities currently within the Dublin parks and recreation system. Additionally, this table compares the number of facilities currently within the Dublin parks and recreation system to national averages determined by the NRPA for a jurisdiction with a population between 50,000 and 99,999. Dublin's population is expected to grow to 79,726 people by 2028.

Table 7: City of Dublin Acreage Guidelines

DUBLIN FACILITY SUPPLY AS COMPARED TO CITY METRICS

CITY OF DUBLIN GUIDELINES *Based on the 2015 Master Plan Guideline of 5 Acres/1,000 Persons					
	CURRENT PARK SUPPLY*	FUTURE PARKS**	SCHOOL PARKS*	OPEN SPACE*	TOTAL***
Acres	237.04	116.84	113.24	121.00	**588.12**
Acres/1,000 Residents	3.27	1.47	1.56	1.67	**7.38**

*Current park supply was calculated through GIS inventory and is a summation of Table 1. Park supply table was populated using the 2020 population of 72,589.

**Future park and total supply were calculated by the 79,726-population projection for Dublin's build-out.

***Total acreage/1,000 residents calculated using Dublin's full-buildout population of 79,726.

GAP/ LOS ANALYSIS:

The Existing and Future Facility Map illustrates the gaps in service and park access. Parks are considered accessible if they lie within the level of service area, an area overlaying a quarter-mile buffer around each of the existing parks and trails within Dublin's system (***Figure 25***). In this way, populations not served by the existing system could be illuminated. Through this analysis, GreenPlay found the current underserved communities are predominantly in the peripheral areas of Dublin. Many of these gaps are made smaller because of the joint use facilities and trails, and new park development and opportunities should be sought in areas of high population growth and/with service gaps areas.

Figure 37: Existing and Future Facility Map

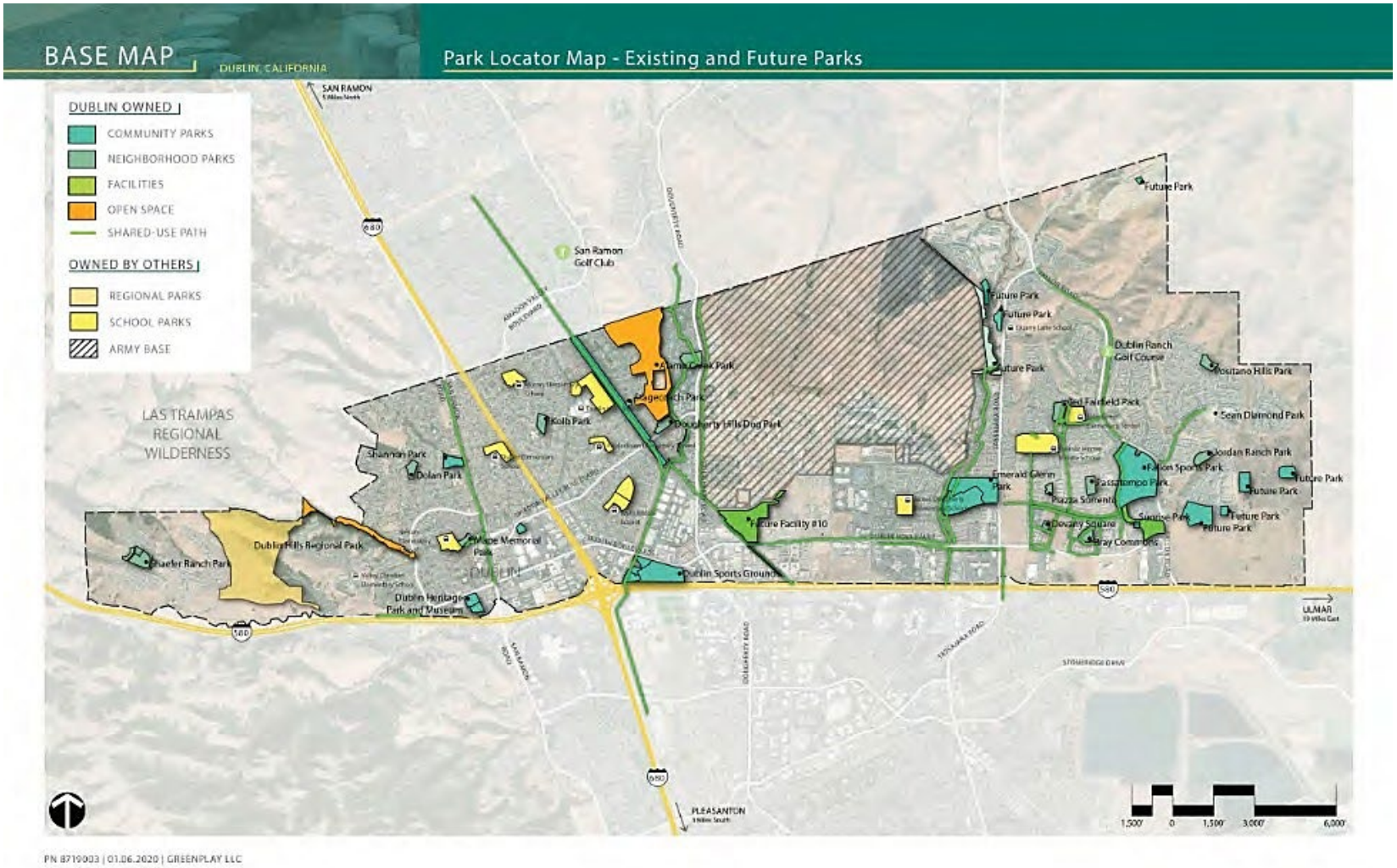


Figure 40: Existing and Future Facilities - GAP Analysis

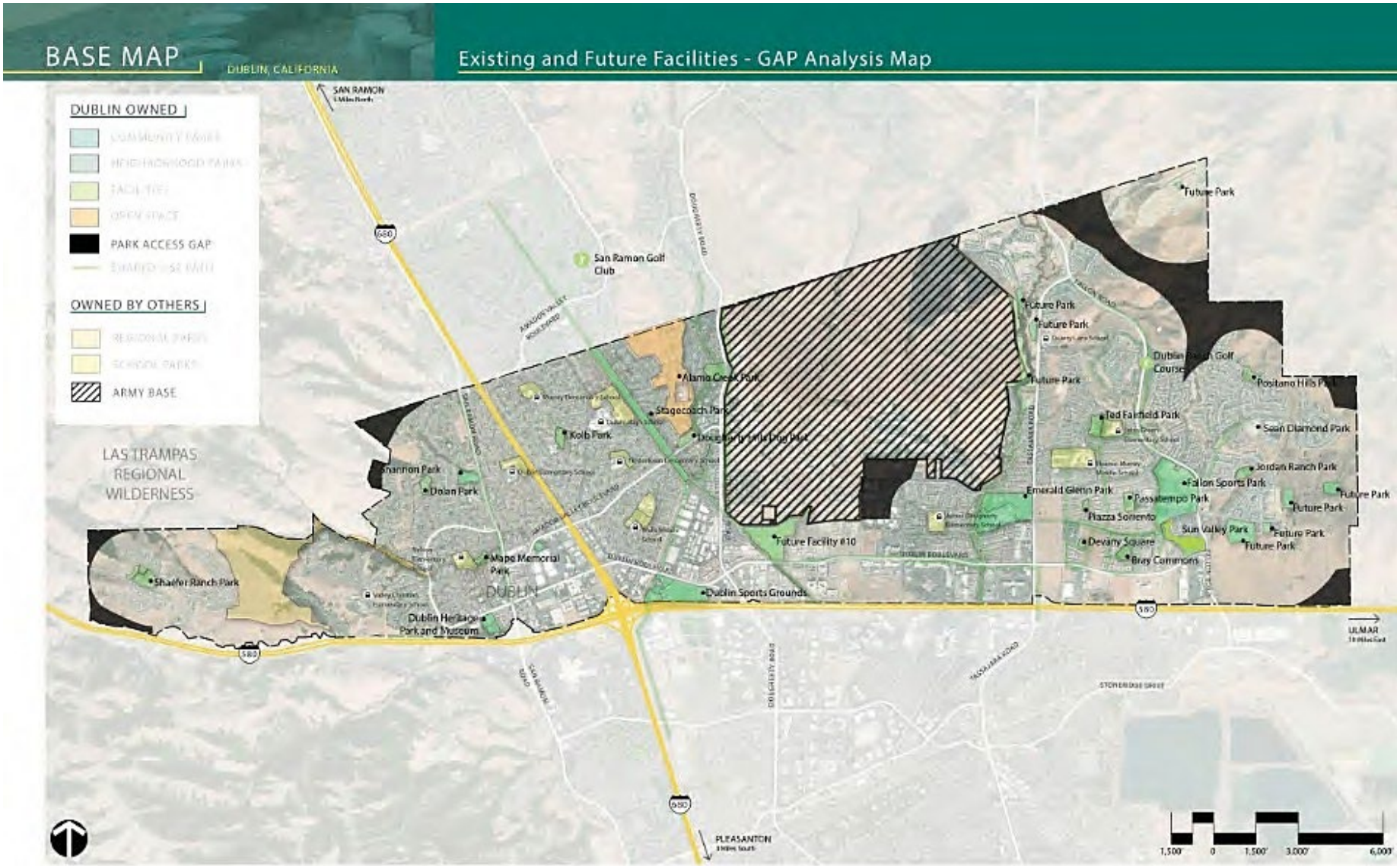


Figure 43: Park Classifications per ½ Mile and ¼ Mile Buffer

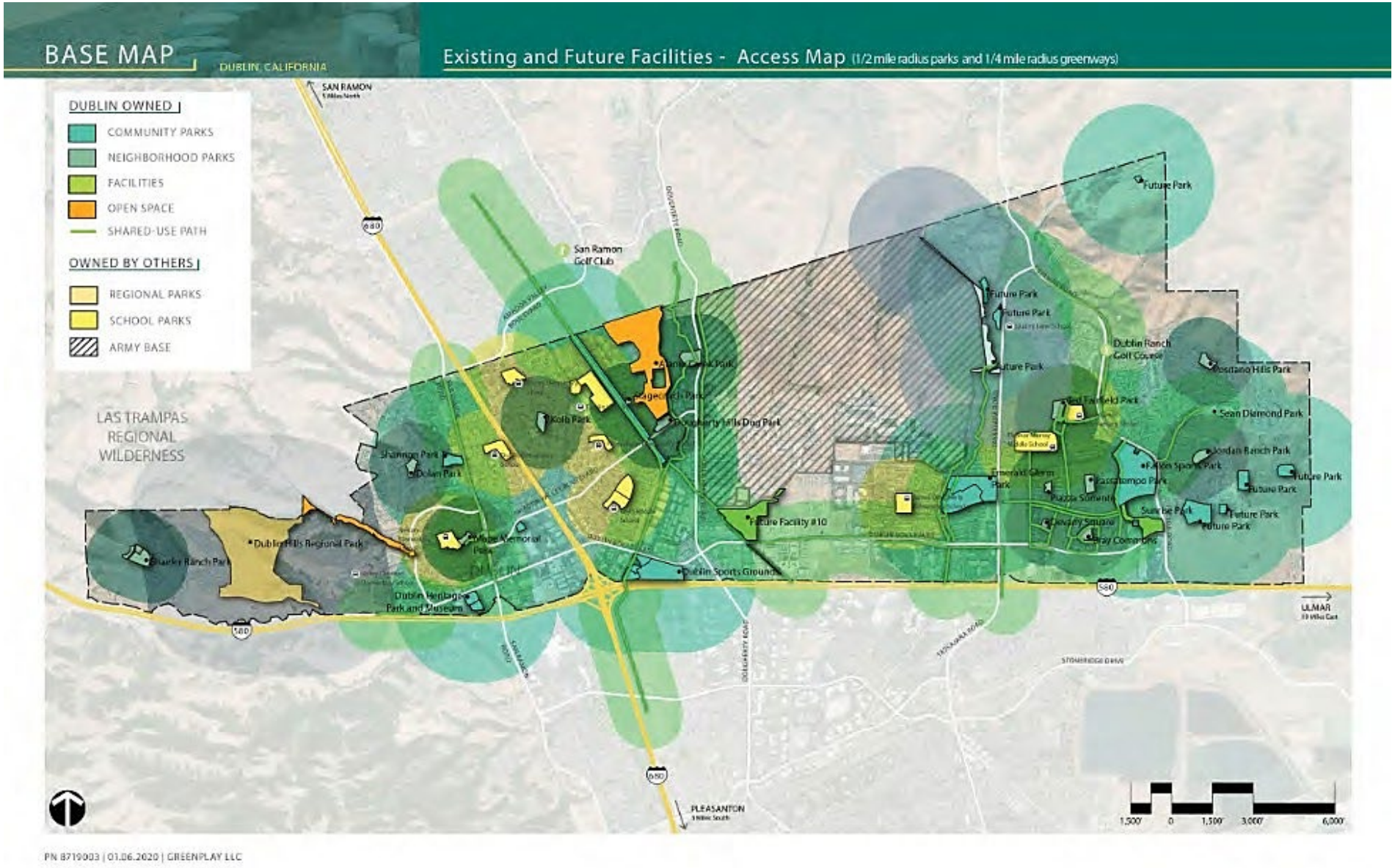
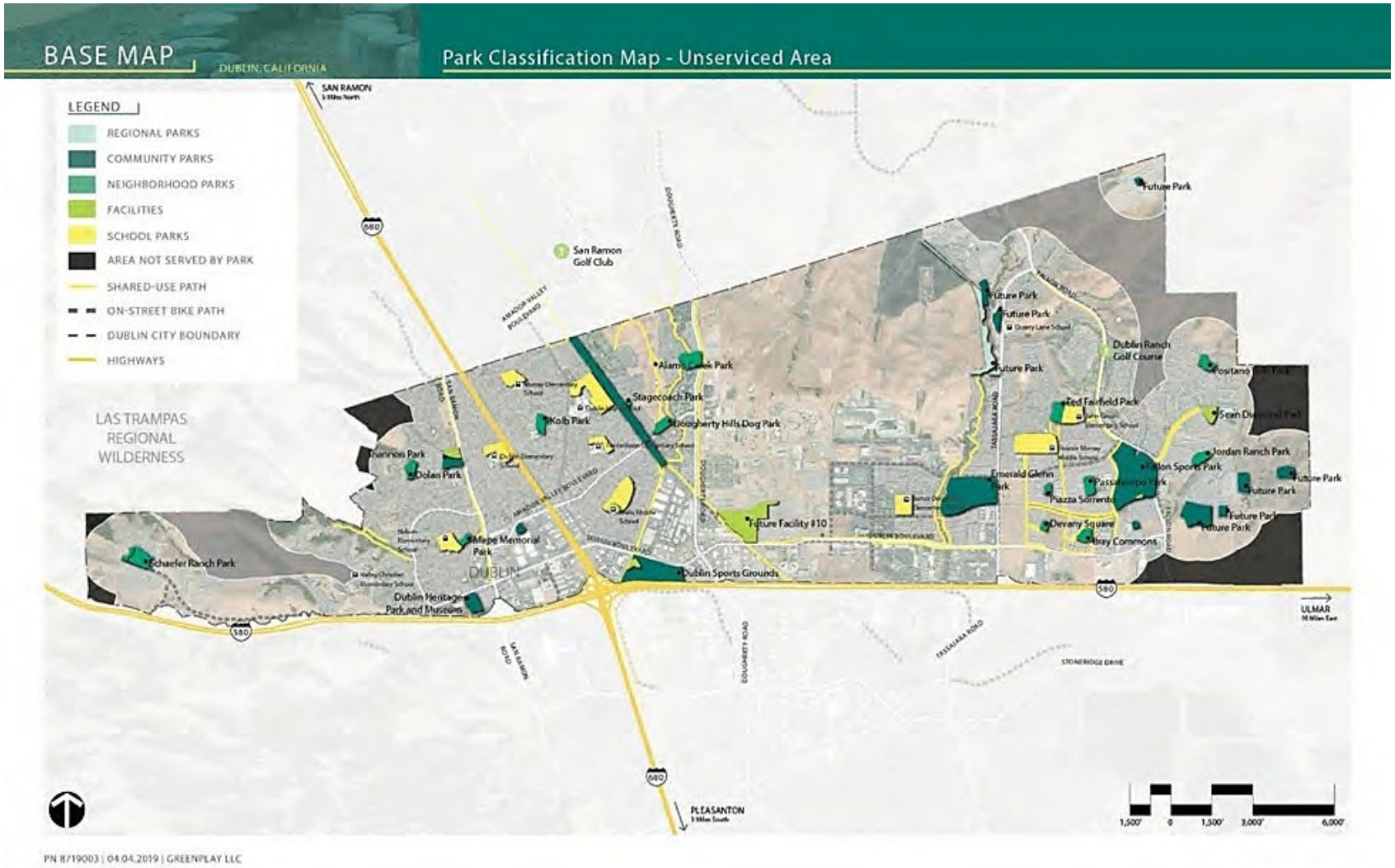
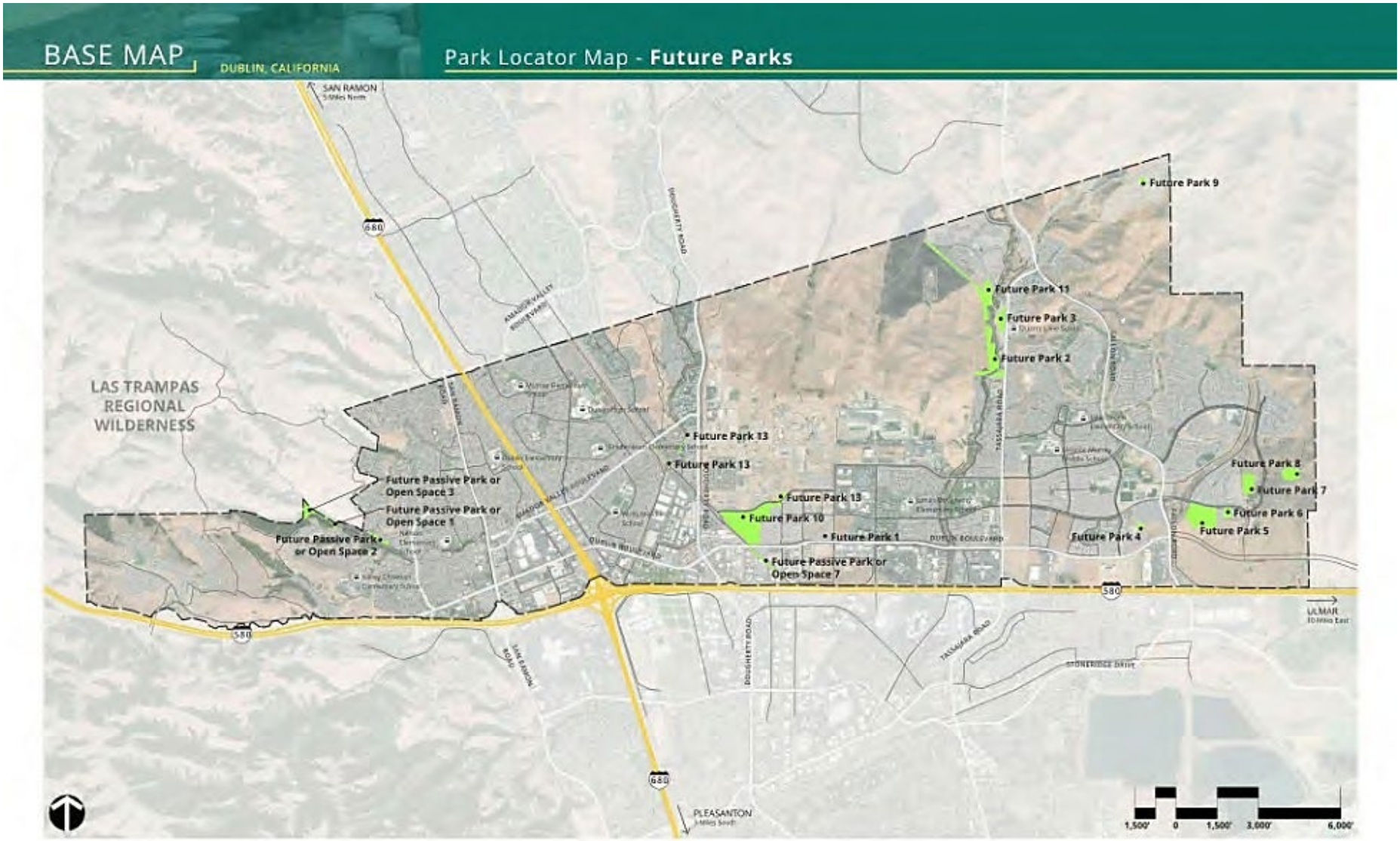


Figure 46: Park Classifications Map Displaying Unserved Areas



Future Planned Parks Analysis Map (***Figure 29***) illustrates that many planned parks will begin to resolve some of the gaps in the currently underserved areas of Dublin.

Figure 49: Future Planned Parks for Dublin



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Comparative Analysis

Comparative analysis (benchmarking) is an important tool that allows for comparison of certain attributes of the Department's assets and facilities. This process creates a deeper understanding of facilities provided to the community, Dublin's place in the market, and varying amenities and facilities, which may be used to enhance and improve the service delivery of parks and recreation. It is very difficult to find exact comparable communities because each has its own unique identity, ways of conducting business, and differences in the populations that it serves. The political, social, economic, and physical characteristics of each community make the policies and practices of each park and community services agency unique.

Additionally, agencies do not typically define the expenditures of parks, trails, facilities, and maintenance the same way. Agencies also vary in terms of how they organize their budget information, and it may be difficult to assess whether the past year's expenses are typical for the community. Therefore, it is important to take all data in a benchmarking comparison within context, realizing while benchmarking can be a great comparative tool; it doesn't lend itself into being a decision-making tool.

For the purposes of this study, a regional approach was taken to benchmark neighboring agencies with similar populations. ***Figure 30*** shows the locations of these agencies:

Figure 52: Neighboring agencies with similar populations

1. Dublin
2. Danville
3. Pleasanton
4. San Ramon

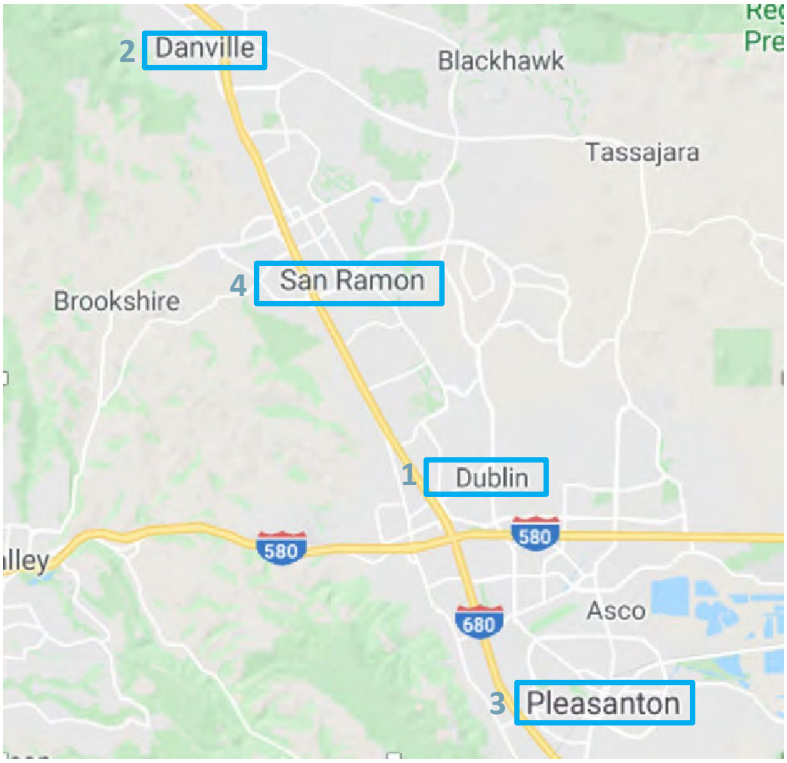


Table 8: 2021 Jurisdiction Comparisons by General Recreation and Park Components

Benchmarking Areas	Dublin	Danville	Pleasanton	San Ramon
Population	72,589	43,582	81,717	84,605
Total Number of Parks	24	13	49	57
Number of Swimming Pools	2	2	1	2
Total Mileage of Trails	26.26	27.2	23.86**	18.0
Number of Community Centers	3	3	2	4
Total Parkland Acreage	237.04	278	1,437	377

** Population data for other agencies was provided by Dublin from the 2020 Census.*
***For purposes of this comparison, we have deleted the golf course.*

The agencies ranged in population from approximately 43,582 to 84,605 residents. Dublin, at 72,589 people, had the second lowest population out of those compared. San Ramon was the most populous at 84,605.

Table 9: Park Acreage Comparison

Benchmarking Areas	Dublin	Danville	Pleasanton	San Ramon
Total Number of Parks	24	13	49	57
Total Parkland Acreage	237.04	278	1,437	377
Total Park Acres/1,000 Residents	3.27	6.38	17.59	4.46

Summary of Benchmarking

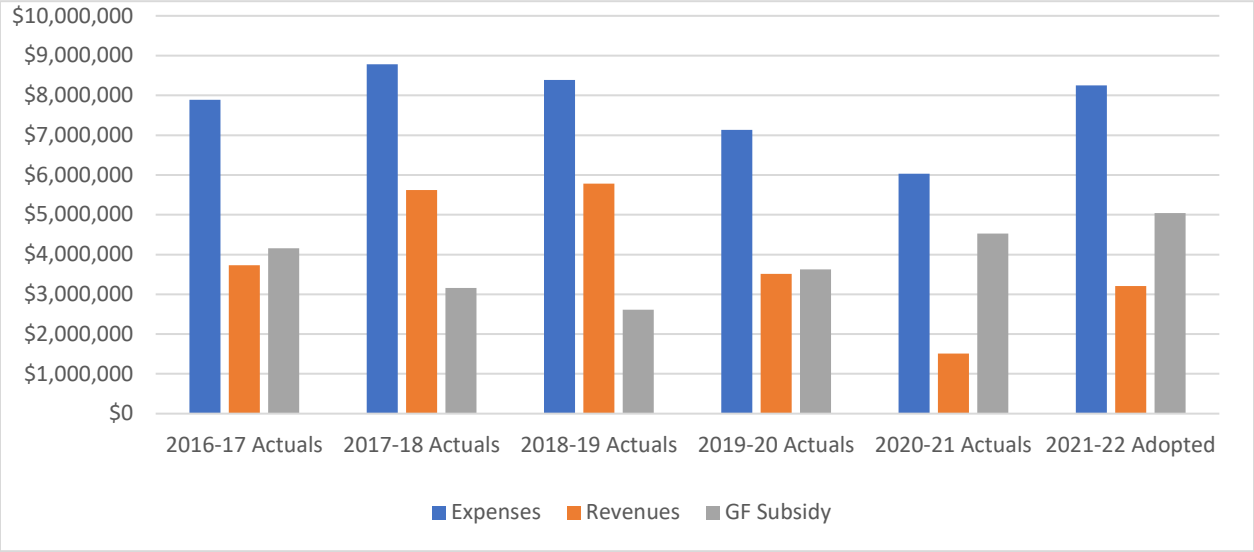
- Dublin, at 72,589 people, had the second lowest population.
- Dublin has the second lowest number of parks.
- Dublin has the lowest acreage for parks.
- Dublin has the second highest total miles of trails.

Funding

Current Circumstances

Review of the Parks and Community Services Departments budgets over the last five years reveal significant fluctuation in revenues and expenses. These fluctuations are due to the opening of The Wave in May 2017, and then subsequent impacts of the Covid-19 Pandemic. As the Parks and Community Services Department continues to adapt and adjust due to prolonged budgetary impacts related to Covid-19, an emphasis should be placed on minimizing the ongoing general fund subsidy and meeting or exceeding budgeted revenues and expense goals.

Figure 55: Five-Year Operating Expense-Revenue Analysis



Cost Recovery

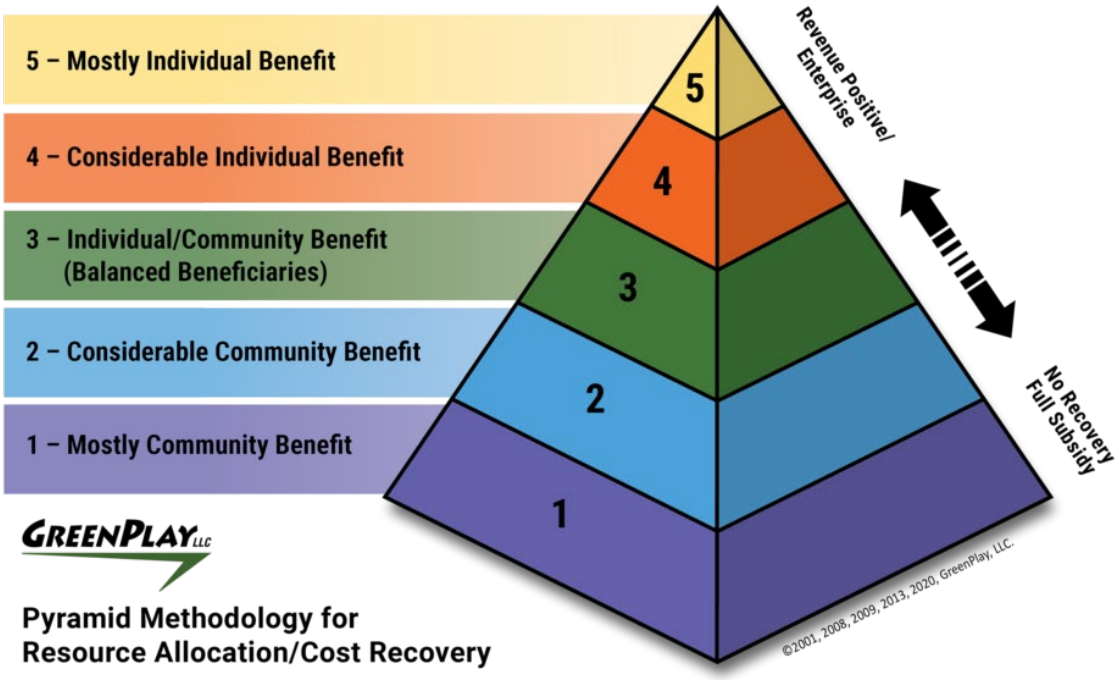
The Department currently has an approved pricing policy of 65% cost recovery (expenses to revenue) as adopted by the City Council. A more detailed cost recovery strategy would allow the Department to address long-term fiscal sustainability. Implementing a more robust cost recovery philosophy and policy also allows agencies to demonstrate they are accountable for, and are responsible with, resources. Sustainable financial positions can be developed using cost recovery methods. Information can be used to make data-based decisions and allow for an organization to keep tax dollars in place to support mission-based services and programs. Additionally, during the master planning process, GreenPlay conducted a cost recovery workshop using the Pyramid Methodology. This is a state-of-the-industry process for establishing the benefit of programs and services provided by the department. The methodology then allows the department to establish cost recovery goals based on benefit provided and not revenue generated. A sample of the Pyramid is shown in Figure 32.

Table 10: Parks and Community Services Five-Year Cost Recovery Analysis*

Fiscal Year	2016-17 Actual	2017-18 Actual	2018-19 Actual	2019-20 Actual	2020-21 Actual	2021-22 Adopted
Cost Recovery	47%	64%	69%	49%	25%	39%

The City calculates cost recovery based on Parks and Community Services costs including programs, classes, events, and administration. The chart above does not include budgets for Human Services, Library Services, or Public Art. Over the five-year review, these budgets have changed between inclusion in the Parks and Community Services Department and non-departmental. Since City Council February 2018 adoption of the Fiscal Sustainability Task Force recommendation of a 65% cost recovery goal, the Parks and Community Services Department came close, achieved, or was on track to meet the stated cost recovery goal. This goal, along with a more robust cost recovery policy and long-term fiscal sustainability, should be at the forefront of the Department's budget planning. This is especially important related to the Covid-19 pandemic and budget impacts that began in Fiscal Year 2019-20 and are carrying through Fiscal Year 2021-22 and possibly beyond.

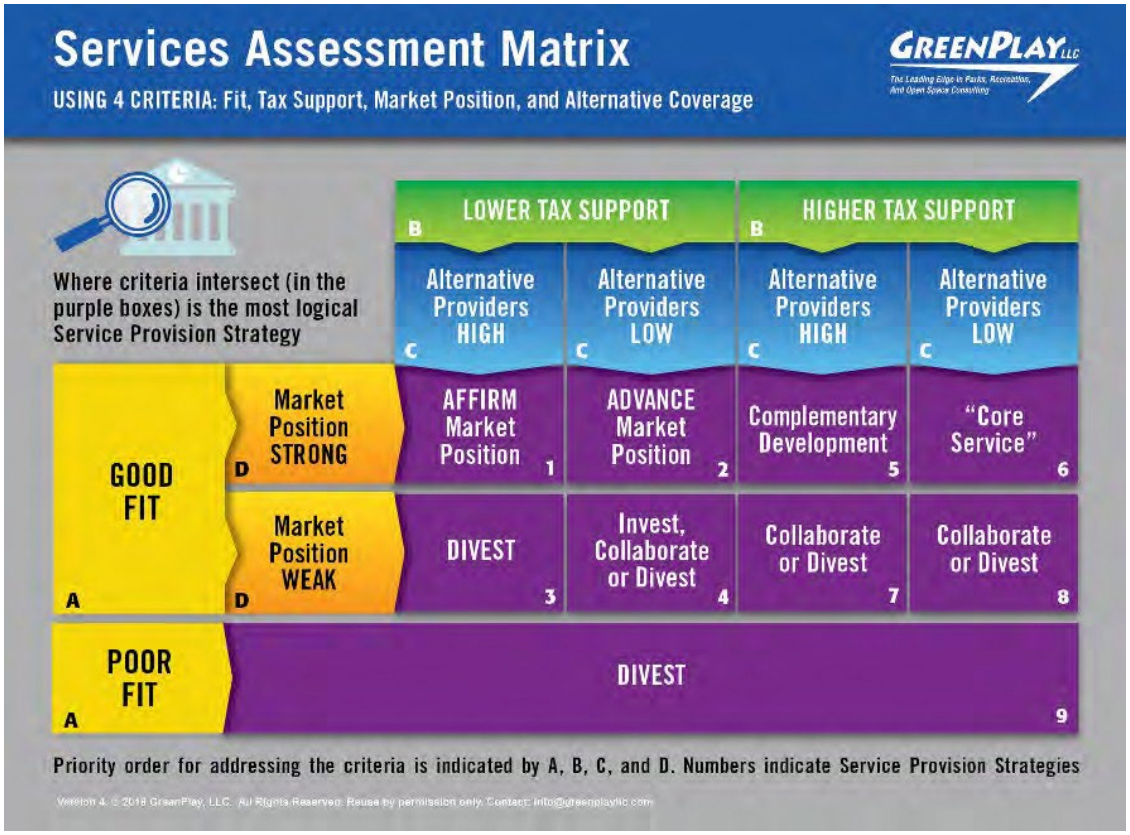
Figure 32: The Pyramid Methodology



Services Assessment

Currently, the department uses an informal process for evaluating the delivery of programs and services to the public. By formalizing the process by which the department regularly evaluates those services it provides during a given year, more effective use of resources can be achieved. ***Figure 33*** below illustrates how four criteria – Fit, Tax Support, Market Position, and Alternative Coverage – can help determine whether a program or service should be continued, modified, or divested from by the Department.

Figure 33: GreenPlay LLC's Service Assessment Matrix



Summary of Key Findings

Generally, findings from the public input process consistently identified an appreciation of existing facilities, programs, and services being offered by the City of Dublin.

Key issues were identified using several tools including review of existing plans and documents, focus groups, stakeholder meetings, a community survey, inventory, and level of service analysis. The information gathered from these sources was evaluated and recommendations were developed that address these key issues and recurring themes:

- Develop Non-Traditional Athletic Spaces (Cricket, Pickleball, Badminton)
- Increased Programs for 12- to 25-Year-Olds
- Physically connect East and West Dublin
- Enhanced Utilization of Facilities and Spaces
- Develop Non-traditional Recreation Programming (Pop-up Activities, Traveling Art)
- Increase Indoor Multi-Use Facility
- Need for Cultural Arts Center
- Improved Communication, Marketing, and Advertising
- Incorporate Existing Plans and Projects
- More Multi-Generational, Arts, and Cultural Programs
- Connectivity, Safe Ways to Bike/Walk Across Town
- Benchmark Facility Rental Process and Rates
- Public Art is Valued by the Community
- Review Cost Recovery Policy and Philosophy
- Need for more Outdoor Gathering / Social Spaces (Dog Parks, Outdoor Fitness)

A Summary Key Issues Matrix was provided as a staff resource document and is shown in ***Figure 34*** on page 51.

Figure 34: Summary of Key Issues Matrix

2019 Data Source	Qualitative Data				Quantitative Data			Consultant's Analysis and Professional Expertise
DUBLIN CALIFORNIA **Key Issue - Rating Scale** a - priority b - opportunity to improve c - minor or future issue **blank** means the issue didn't come up or wasn't addressed	Pervious Planning Docs	Consultant Team	Staff Input	Public Input	Community Survey	2019 Citizen Survey	Facility Assessment/LOS	GREENPLAY LLC The Leading Edge In Parks, Recreation, And Open Space Consulting **Preliminary Recommendations**
Organizational								
Marketing and communication need improvement		b	b	a	a			Continue to evaluate existing Marketing Plan and use a mixed method approach
Incorporate existing plans and projects into current planning efforts		a	a	a				As Master Plan is developed review and consider other planning efforts
Facility rental process not customer friendly		a	a	a				Review the current policy and procedure to streamline for more efficiencies
Programs and Service Delivery								
Need for programs for 12 to 25 year olds		a	b	a	a	a		As part of a program plan,include increased programming for identified user group
Desire for multi-generational, arts and cultural program		a	a	a	a			As part of a program plan,include increased programming for identified user group
Request for non-traditional recreation programming (pop-ups, mobile)		a	b	a	b			As part of a program plan,include increased programming for identified user group
Need for additional senior programming		b	b	a	a	a		As part of a program plan,include increased programming for identified user group
Request for additional cultural activities and events		b	b	a	a	a		Working with the community provide opportunities for cultural activities and events
Desire for additional youth and teen programming		a	a	a	a	a		As part of a program plan,include increased programming for identified user group
Request for environmental education / sustainability programming		b	b	a			a	As part of a program plan,include increased programming for identified user group
Facilities and Amenities								
Need for an Arts and Cultural Performance Center		a	a	a	a	a		Implement existing plan to renovate the existing Public Safety Building once vacated
Desire for non-traditional athletic fields (Cricket, Pickleball, Badminton)		a	a	a	b			Implement existing plan to develop non-traditional athletic facilities
Shortage of facility space to expand programming		a	a	a	b			Consider renovation and repourposing spaces to accomidate new programming
Many programming spaces are too general in design		a	a	a			b	Consider renovation and repourposing spaces to accomidate new programming
Lack of connectivity - walking and biking	a	a	b	a	a	a	a	As development continues find opportunities to add walking and biking
Need covered spaces for camp and programs	a	a	a	a	a		a	Install shade structures at facilities or take advantage of exist structures for shade
Desire for gathering spaces - downtown, dog parks and outdoor exercise	a	a	a	a	a		a	As development continues find opportunities to add community gathering spaces
Infrastructure to display public art	a	a	a	a	a		b	As development occurs find opportunities to add public art
Level of Service								
Address older infrastructure in existing parks	a	a	b	a	a	a	a	As part of a maintenance plan, repair or replace aging infrastructure at parks
Update older landscapes		a	b	a	a	a	a	As part of a maintenance plan, update landscape materials and plantings
Older playground structure need updates		a	b	a	a	a	a	As part of a maintenance plan, repair or replace aging playground equipment
Additional parks space needed to keep up with growth	a	a	a	a	a	a	a	Implement and development new park plans to maintain existing 5 acres/1,000 population standard
Connectivity between east and west Dublin	b	a	b	a	b		a	If opportunity arises look for east/west connection in northern Dublin
Public Art								
Expand public art program	a	a	a	a	a		a	Continue to implement the Public Art Master Plan
Citizens are not familiar with the public art program	a	a	a	b	a			As part of the Department's Marketing Plan, continue to promote public art
Citizens agree public art benefits residents and visitors	a	a	a	a	a			Continue to implement the Public Art Master Plan, find spaces for public art
Finance								
Fees are a barrier to participation		a	a	a	a			Develop an industry standard cost recovery philosophy and policy
City Council mandate for 65% cost recovery		a	a	a	a			Addrress current city council policy
Need dedicated revenue for maintenance and improvements	a	a	a	a	a	a	a	Consider alternative funding for maintenance
Developments fees support new park development	a	a	a				a	Continue to use developer fees for new park construction
Funding needed for capital development	a	a	a	a	a	a	a	Consider alternative funding for new park development and maintenance

Recommendations and Action Plan

Residents and community leaders are increasingly recognizing parks and recreation facilities, programs, and services are essential to creating and maintaining communities where people want to live, work, play, socialize, recreate, learn, and visit. These amenities should be investments in the long- term vitality and economic sustainability of any active and desirable community. The City of Dublin Parks and Community Services Department is committed to providing comprehensive, high-quality parks, programs, facilities, and services to the community.

Recommendations

The following recommendations are made based on the entirety of the Master Plan study, which was inclusive of members of the community. The public was given many opportunities to participate through focus groups, stakeholder meetings, public meetings, an invitation needs assessment survey, and an open link needs assessment survey. A Level of Service (LOS) analysis and funding analysis were also conducted.

This section describes ways to enhance the level of service and the quality of life with implementable actions through improved parks, services, facilities, programs, amenities, a dedication to customer service, improved programming and service delivery, organizational efficiencies, and increased financial opportunities.

Recommendations, including specific goals and objectives, have been categorized into the four focus areas:

- Focus Area #1 - Facilities and Amenities
- Focus Area #2 - Program and Service Delivery
- Focus Area #3 - Organizational Efficiency
- Focus Area #4 - Finance

The primary focus is maintaining, sustaining, and improving the City of Dublin's parks, facilities, programs, and services. Funding availability and political and community support will play significant roles in future planning efforts.

Timeframe to complete is designated as:

- Short-term (up to 3 years)
- Mid-term (4-6 years)
- Long-term (7-10 years)
- Ongoing (occurs on a continuous basis)

➢ GOAL 1: Add New and Improve Existing Infrastructure and Amenities

Objective 1.1:	*Continue to maintain and improve existing facilities, parks, trails, and open spaces.*

Maintenance of facilities and amenities should be a priority. The Department should continue to work with Public Works to monitor the condition of existing parks, trails and pathways, and facilities, as these facilities have been identified by residents as being of high importance. Maintenance projects and annual maintenance needs should be funded on a regular schedule to address the aging infrastructure. Priorities for future maintenance projects for these areas should be developed and reviewed regularly.

Actions		Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.1.a	Develop capital improvement plans, costs, and phasing recommendations and implementation plans based on annual inspection reports.	Staff time	Staff Time	Short-Term
1.1.b	Develop a Deferred Maintenance plan using the inventory from the 2022 Parks and Recreation Master Plan, and evaluation of amenities, to fix items needing immediate attention in parks. (FY 2023-24).	Varies based on existing budget and new projects	Staff time – working with Public Works	Short-Term
1.1.c	As parks are renovated and new parks are built, utilize drought tolerant plants and ground cover to limit the need for irrigation.	Varies based on budget allocation	Staff time – working with Public Works	Mid-Term
1.1.d	Implement monthly inspections of all facilities, parks, trails, and open spaces.	N/A	Staff time	Ongoing

Objective 1.2:	*Explore improving/adding bike paths and walking trails.*

Walking and biking connectivity were identified as a high priority during the engagement process. Based on trends and demand, the City should look for opportunities to improve/add bike paths and walking trails. The City should invest in continuing to acquire lands in and around Camp Parks that could provide a northern connection between east and west Dublin. Utilize the Bicycle and Pedestrian Master Plan for additional recommendations.

Actions		Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.2.a	Work with the Planning and Public Works Departments to implement Bicycle and Pedestrian paths, based on the Bike/Ped Plan, as road improvements occur. (FY2022-2027)	Costs are outlined in the Bicycle and Pedestrian Master Plan	Staff Time	Long-term
1.2.b	Ensure all capital construction roadway and corridor projects use a Complete Streets methodology to guarantee bicycle and pedestrian mobility.	TBD	Staff Time	Long-Term

1.2.c	Continue to work with partners to improve existing trails and increase parkland (Iron Horse Nature Park and Open Space).	Costs are established in the CIP	Staff Time	Short-Term

Objective 1.3:	***Explore adding parks, open spaces, and natural areas.***			
The Department should continue to look for opportunities to add open spaces and work to preserve natural areas. Access and use should focus on environmental protection and education, as well as passive recreation.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
1.3.a	Continue to look for opportunities to add open space and work to preserve natural areas. Include "preserved (natural) open space" in the park inventory and GIS database.	TBD	Additional Staff Time	Ongoing
1.3.b	Continue to develop park space as new development occurs to maintain the City's minimum 5 acres/1,000 residents standard.	TBD	Additional Staff Time	Ongoing

Objective 1.4:	***Develop additional or repurpose existing indoor recreational facilities and amenities.***			
An existing priority for Dublin residents, expressed during this study, is the need for additional indoor facilities and amenities. Both the focus group participants and stakeholder interviews indicated a lack of space to expand programming, that existing spaces were too general to conduct diverse programs, and there was a perceived lack of rental space for private functions.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
1.4.a	Explore opportunities to add indoor programming space by reviewing current program schedules and determining if additional time is available based on usage and availability.	TBD	Staff Time	Ongoing
1.4.b	Explore opportunities to renovate existing indoor spaces to accommodate more specialized programs and activities.	TBD	Staff Time	Ongoing
1.4.c	Once the Cultural Arts Center is complete, utilize classroom space in the new center for programming.	Staff Time	Staff Time	Mid-Term

Objective 1.5:	*Develop additional outdoor recreational facilities and amenities.*			
Continue to explore renovation and repurposing of existing facility spaces to meet demand and increase outdoor programming opportunities. A desire for creating gathering spaces in the community was expressed by the public. Focus group participants and survey respondents indicated the installation of shade structures would increase their usage of outdoor facilities.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
1.5.a	Continue to look for opportunities to renovate or repurpose existing outdoor space to meet the demand for non-traditional athletics (cricket, pickleball, futsal, and badminton).	Estimates: Futsal - $25K Cricket - $10K	Staff Time	Ongoing
1.5.b	Create outdoor gathering spaces to bring the community together. Examples include Downtown Square, dog parks, and outdoor fitness/exercise areas.	Costs will vary based on project and location	Staff Time	Mid-Term
1.5.c	Look for opportunities to add shade structures at existing and future playgrounds and gathering spaces.	Costs will vary based on project and location	Staff Time	Ongoing
1.5.d	Develop non-traditional sports facilities such as cricket, pickleball and futsal.	Costs are established in the CIP	Staff time	Short-Term
1.5.e	Add outdoor fitness equipment in one or more locations.	Estimate $5K per piece – 8 piece station $40K	Staff Time	Mid-Term

Objective 1.6:	*Develop the planned, new Cultural Arts Center.*			
The City has begun the process of converting the existing Police Services Building into a Cultural Arts Center. Utilizing existing needs assessment and feasibility studies, A Cultural Arts Center has been designed to meet the needs of survey respondents. Survey respondents indicated their priorities for use of the space would be a performance and event space, art classrooms, music classrooms, and an art gallery space. The new Cultural Arts Center is scheduled to open in 2023.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
1.6.a	Renovate the Police Services Building into a Cultural Arts Center. Funding currently exists in the FY 2020-25 CIP.	$11,797,035 based on current CIP	Staff Time	Short-Term

Objective 1.7:	*Continue adding Public Art in parks and recreational facilities.*
The Department currently has a Public Art Program. Along with the update of the Parks and Recreation Master Plan, the Public Art Master Plan was also updated as part of this process and approved in June 2020. Most survey respondents (87%) supported continuing the Public Art Program.	

Actions		Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.7.a	Continue to look for opportunities to add Public Art in parks and public spaces. Consider parks on the west side of Dublin where public art is currently lacking. The Public Art Master Plan provides guidance for selection and implementation.	Costs will vary based on specific project and location.	Staff Time	Short-Term

- **GOAL 2: Continue to Improve Programs, Service Delivery, and Affordability**

Objective 2.1:	***Continue to monitor the participation and usage of programs, facilities, and services and make appropriate adjustments based on collected data.***			
The Department should continue to conduct regular facility and participation counts for programs, facilities, and services to determine usage by residents and non-residents. Evaluate the feasibility of continuing current programs or changing program offerings to better utilize available resources.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
2.1.a	Track attendance and participation numbers to determine the impact of the facilities and programs.	N/A	Staff Time	Ongoing
2.1.b	Conduct program evaluations at the end of each session to determine participants' level of satisfaction and direct appropriate programming changes or adjustments.	N/A	Staff Time	Ongoing
2.2.c	Proactively recruit instructors and intentionally seek class offerings that represent the diverse cultures and ethnicities in Dublin.	N/A	Staff Time	Ongoing

Objective 2.2:	***Enhance special event programming.***			
As identified by focus groups and survey respondents, expanding opportunities, and enhancing special event programming was identified as a priority. The Department should continue to look for opportunities to expand community events and cultural activities based on community demand and trends.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
2.2.a	The Department should work with other service providers to explore new special events, possibly themed by the community or season of the year.	N/A	Staff Time	Ongoing

Objective 2.3:	*Explore opportunities to increase programming and service delivery based on community demand and trends.*			
Focus group participants and survey respondents expressed a desire to increase recreational programming and services. They identified youth, teens, seniors, and specifically participants between the ages of 12 and 25.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
2.3.a	Use the Parks and Community Services Commission, and the Youth and Senior Advisory Committees, to continue to evaluate the current level of programming.	N/A	Staff Time	Ongoing
2.3.b	Expand program opportunities for multi-generational, arts and culture, fitness/wellness, outdoor recreation, and environmental programs.	N/A	Staff Time	Short-Term
2.3.c	Consider alternative ways to bring programming to the community such as pop-up and mobile recreation.	N/A	Staff Time	Ongoing
2.3.d	As new programs and services are developed and implemented, continue to create a balance between passive and active recreation.	N/A	Staff Time	Ongoing

Objective 2.4:	*Continue to monitor affordability of programs and services.*			
As the popularity of program offerings and activities increase, the Department should look for opportunities to expand and enhance programs and services that are affordable to the community.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
2.4.a	Monitor resource allocation, spending, and cost recovery associated with program and services. Annually perform a detailed study of the costs associated with each program and service.	N/A	Staff Time	Ongoing

➢ GOAL 3: Continue to Improve Organizational Efficiencies

Objective 3.1:	*Improve departmental marketing and communication and grow the identity of Department programs and events.*			
The City has adopted a brand as the **New American Backyard**. The Department should continue to promote and grow the **New American Backyard** brand. Increase the avenues used to promote the **New American Backyard** brand through expanded social media postings, additional giveaways, and increased signage.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
3.1.a	Continue to evaluate the Department's Marketing Plan to improve awareness and communication with the community by using a mixed methods approach to reach diverse users.	N/A	Staff Time	Short-Term

Objective 3.2:	*Enhance and improve external communication regarding Department activities, programs, and services to increase community awareness.*			
The Department utilizes several effective marketing tools and strategies actively promoting parks and recreation services in the community. These tools include, but are not limited to, Activity Guide, Newsletters, posters/flyers, City website, Facebook, Twitter, Instagram, and email. Focus group attendees expressed concerns about the facility rental process.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
3.2.a	Continue to evaluate and refine marketing strategies to reach diverse users based on target markets and consider investment in technology and social media.	N/A	Staff Time	Short-Term
3.2.b	Continue to monitor new facility reservation module. Seek further input from users to improve the process and make easier to utilize.	N/A	Staff Time	Short-Term
3.2.c	Enhance efforts to inform Dublin residents how to submit requests for additional classes that are reflective of the City's diversity.	N/A	Staff Time	Short- Term

➢ GOAL 4: Increase Financial Opportunities

Objective 4.1:	*Explore additional funding options.*			
As the City considers funding responsibilities for parkland acquisition, development and maintenance, several funding opportunities are available to the City of Dublin, such as State and Federal grants.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
4.1.a	Review annual grant opportunities from Land and Water Conservation Funds, the Urban Parks and Recreation Recovery Program, Safe Routes to Schools, and other County, State, and Federal Grant programs and apply accordingly.	N/A	Staff Time	Ongoing
4.1.b	Continue to seek alternative funding from donations. Set annual donation goals and bring awareness of goals to the community.	N/A	Staff Time	Ongoing

Objective 4.2:	*Review current program and rental fees.*			
The Department should review current program and rental fees to ensure they are equitable, and the fees are resulting in the appropriate cost recovery. A further refined cost recovery philosophy and policy would provide a model to set fees and appropriately allocate resources.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
4.2.a	Develop and utilize a tiered cost recovery model that creates financial sustainability and the framework for developing program budgets.	N/A	Staff Time	Short-Term
4.2.b	Continue to monitor revenues and expenses for programs and rental fees to ensure the department is meeting goals set by the City Council adopted Master Fee Schedule.	N/A	Staff Time	Ongoing
4.2.c	Develop and set rental fees based on amenities, facility size, and user group definition.	N/A	Staff Time	Short-Term

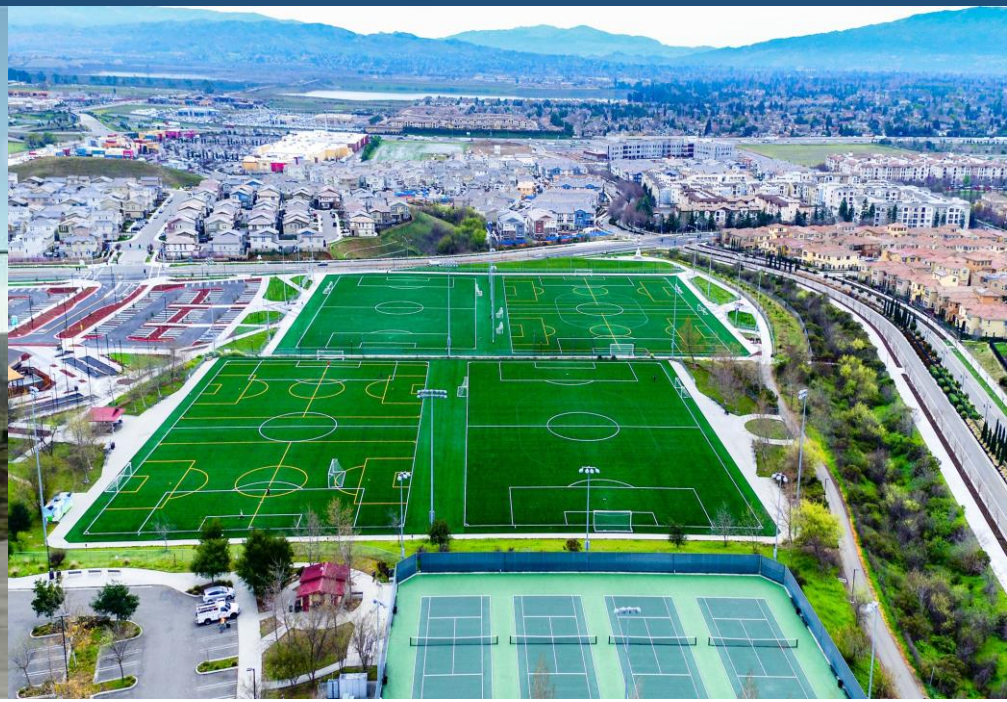
Objective 4.3:	*Explore capital funding opportunities and implement existing plans.*			
Funds have been allocated for capital improvements for various park and recreation facility upgrades, renovations, and developments through the 2020 – 2025 Capital Improvement Program.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
4.3.a	Pursue funding opportunities that were identified by the consultant for long range implementation.	N/A	Staff Time	Ongoing
4.3.b	Capital funds for FY2020-2025 have been identified and appropriated for current needs identified in this Master Plan. These identified projects should be accomplished in their scheduled time frame.	N/A	Staff Time	Ongoing

Objective 4.4:	*Explore opportunities to increase sponsorships.*			
The Department should continue to explore additional sponsorship arrangements for special events and activities.				
Actions		**Capital Cost Estimate**	**Operational Budget Impact**	**Timeframe to Complete**
4.4.a	Develop an annual sponsorship campaign that targets large corporations with like values.	N/A	Staff Time	Ongoing
4.4.b	Communicate regularly with existing sponsors and donors to partnerships and accurately portray all benefits with signed sponsorship agreements.	N/A	Staff Time	Ongoing

APPENDIX A:
Survey Report

City of Dublin 2019 Parks and Recreation Survey

Final Report



DUBLIN CALIFORNIA

RRC ASSOCIATES SM

GREENPLAY LLC
The Leading Edge In Parks, Recreation And Open Space Consulting

Table of Contents

- Intro, Methodology & Key Findings
- Current Participation
- Current Facilities and Programs
- Future facilities, Amenities, and Programs
- Communication and vision
- Values and Vision
- Suggestions

INTRODUCTION

The purpose of this study was to gather community feedback on the City of Dublin's facilities, programs, trails, future planning, public art, communication, and more.

This survey research effort and subsequent analysis were designed to assist the City of Dublin in developing a plan to reflect the community's needs and desires.

METHODOLOGY

The survey was conducted using three primary methods: 1) a mailed survey to 3,500 households in Dublin, 2) an online, password protected invitation website, 3) an open link survey for all other residents who were not included in invitation sample. Invitation respondents were given a unique password to participate through the online survey. Approximately two weeks after arriving at mailboxes, the open link survey was made available to all residents who did not receive an invitation survey. Results are kept separate to maintain the statistical validity of the invitation sample. The invitation sample contains 324 completed surveys (margin of error: 5.4%) with the open link closing with 119 completed surveys.

For the analysis herein, the results will primarily focus on the invitation sample. The results for the open link sample are provided and compared throughout the report; however, the results for the invitation survey are only results considered statistically-valid.

Weighting the Data

The underlying data from the invitation data were weighted by age to ensure appropriate representation of Dublin residents across different demographic cohorts in the sample.

Using U.S. Census Data, the age distributions in the sample were adjusted to more closely match the population profile of Dublin.

Due to variable response rates by some segments of the population, the underlying results, while weighted to best match the overall demographics of residents, may not be completely representative of some sub-groups of the Dublin population.

KEY FINDINGS

Dublin respondents highlighted community/neighborhood parks, the Dublin Public Library, and trails and bikeways as most important to their household.

- Respondents keyed in on these three facilities as most important in both the invite and open link samples; solidifying their importance across the larger spectrum of the overall community.

Satisfaction is generally high in most parks and recreation categories for invitation respondents. Open link respondents are slightly less satisfied, but more respondents are positive about all categories.

- Satisfaction for parks, facilities, programs, and events for invite respondents is quite high with all categories receiving an average rating of at least 4.0. Open link respondents are slightly less satisfied, but that finding is common in parks and recreation research.

Adult recreation programs, special events, aquatics facilities and programs, and heritage and cultural arts programs are the four facilities/services that are identified by the matrix for improvements.

- The above four facilities/programs are perceived as being higher than average importance, but lower than average needs met. These could be areas of opportunities for Dublin to expand and/or improve on in the future.

KEY FINDINGS

More programs/community events for recreation facilities and more shaded areas for parks were identified to increase participation rates.

- Respondents identified these two top improvements that could be made for increasing their participation rates of facilities and parks, respectively. Also highlighted were more/improved restrooms for facilities and safer biking/walking connections for parks.

For the new Cultural Arts Center, respondents identified art classrooms, and performance and event space as the two most desired additions for the facility.

- Respondents also identified music classrooms and dance studios as top needs for the new facility.

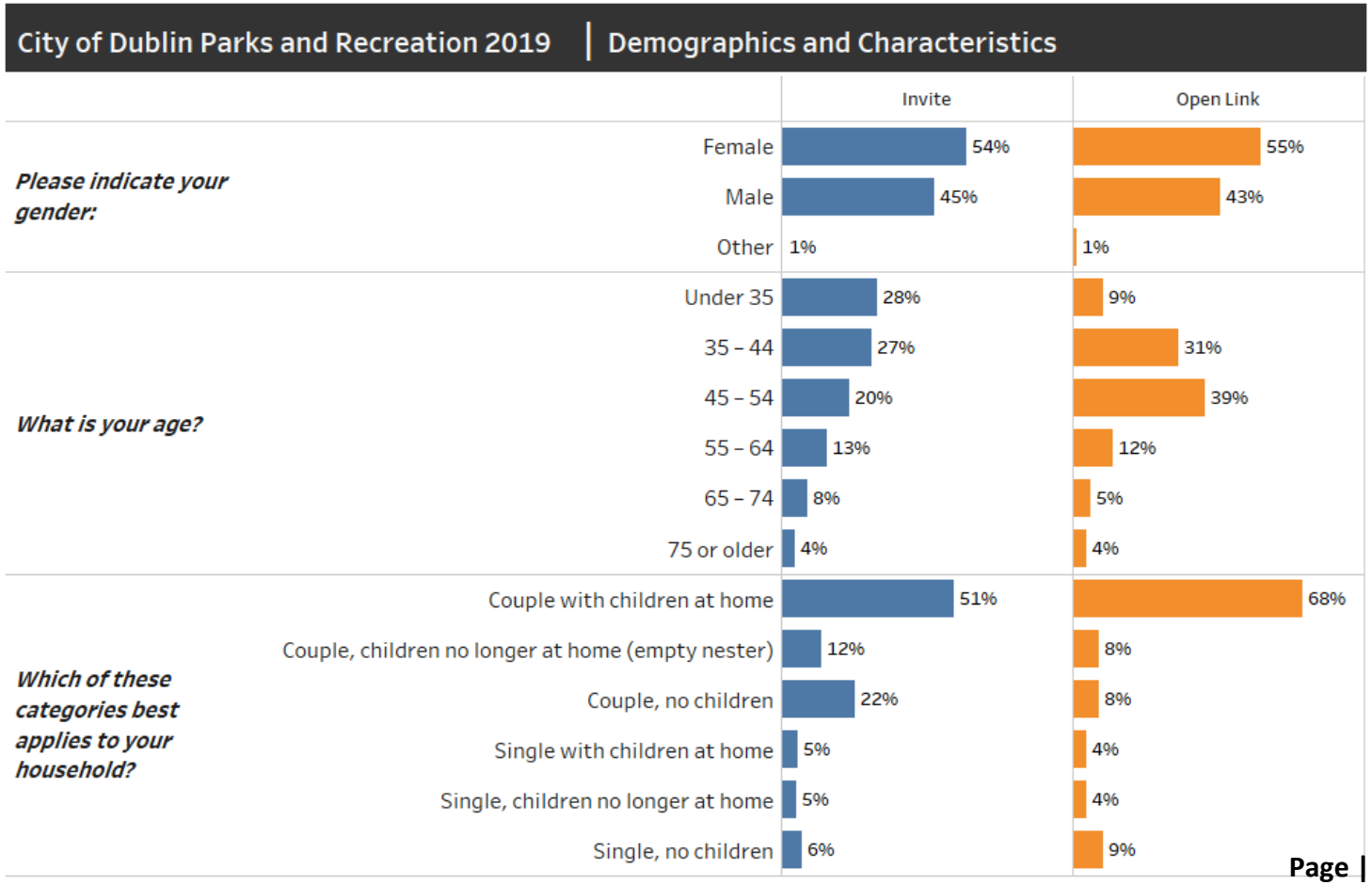
Open-ended comments praised Dublin for what it provides and offers for the community. Specific park-improvements were suggested along with additions for programs and new facilities.

- Overall, respondents commented on how impressed they were with Dublin's ability to provide high quality services and facilities. However, there are some areas of improvement indicated by the open-ended comments.

DEMOGRAPHICS

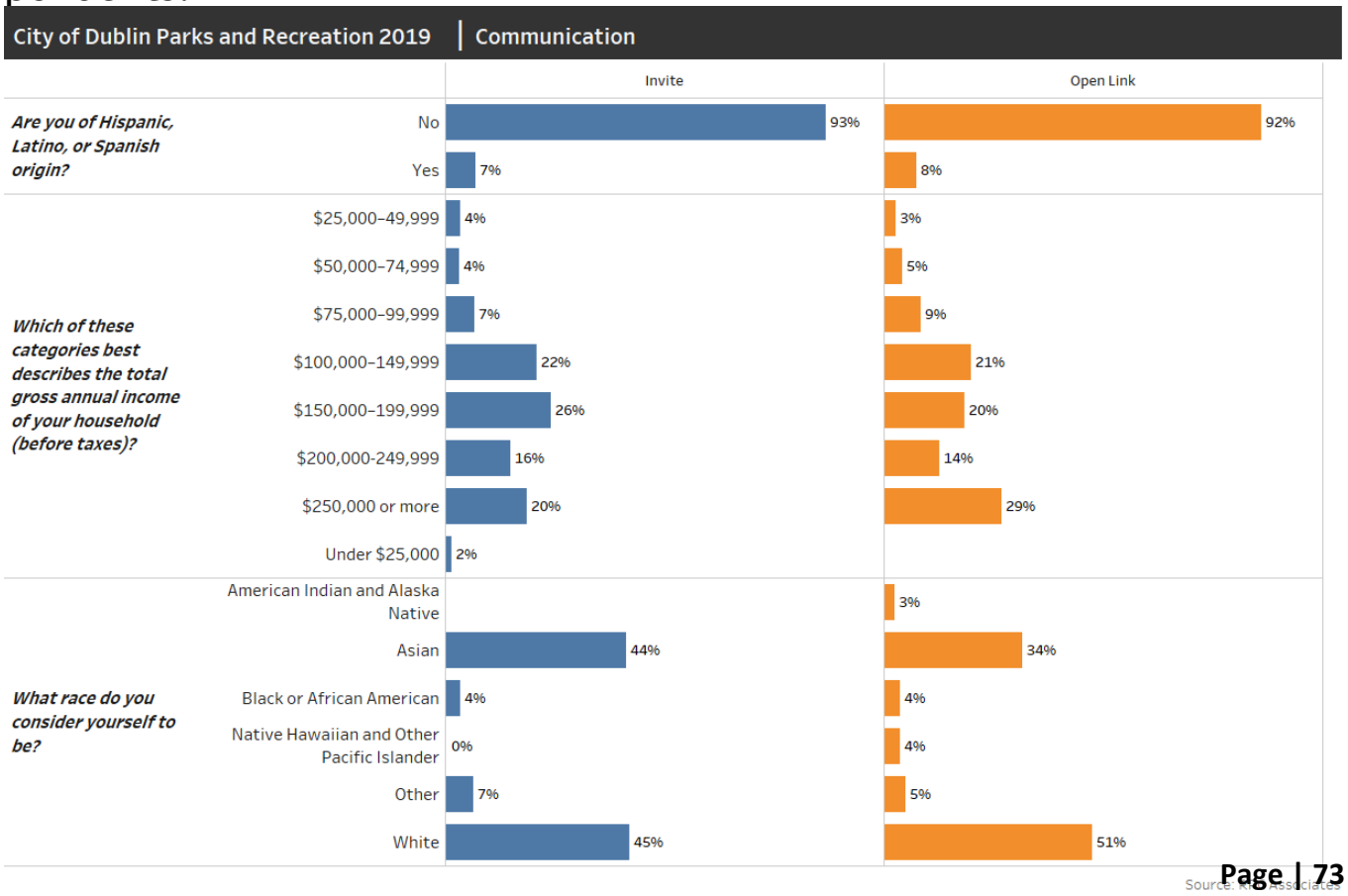
DEMOGRAPHIC PROFILE

Respondents are nearly split in identifying as male (46%) and female (54%). Of invitation respondent nearly 55% of households state they have kids in the home. Age, a weighted variable, displays a representation equal to that of the U.S. Census estimates for Dublin. Results indicate the sample consists of a wide cross-section of respondents from Dublin.



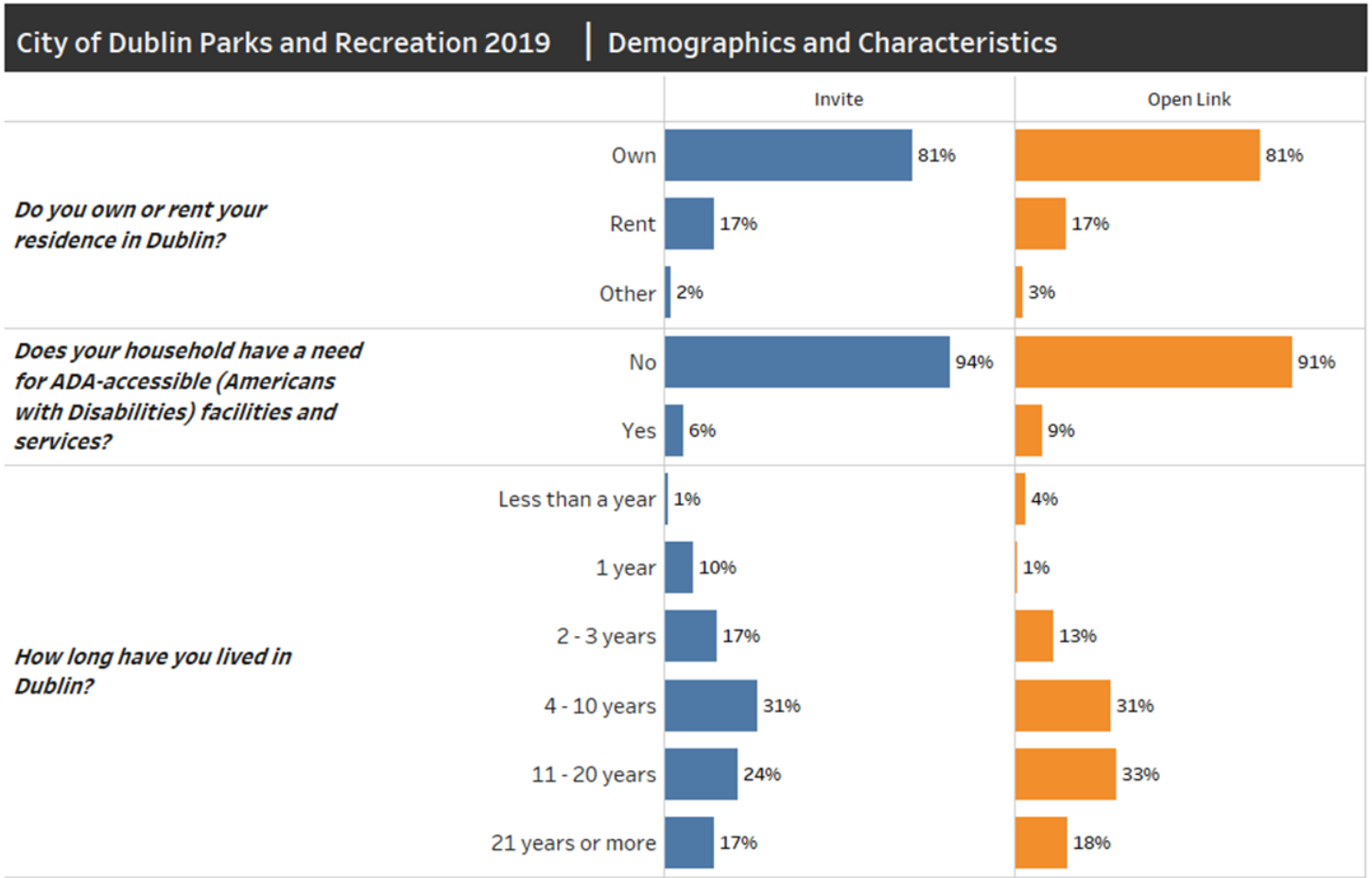
DEMOGRAPHIC PROFILE

A portion of random sample and open link respondents identify as Hispanic / Latino / Spanish origin (7% and 8%, respectively). The majority of random sample respondents identify as White (45%) with Asian (44%), Black or African American (4%), and another race (7%) following in selection (small sample size for open link respondents). Annual income skews high for random and open link respondents.



DEMOGRAPHIC PROFILE

Most invite respondents own their own home (81%) and 6% have a need for ADA-accessible facilities and services. Approximately 41% of invite respondents have lived in Dublin for more than 10 years, with 31% living in town between 4 – 10 years. Open link results trend similar.

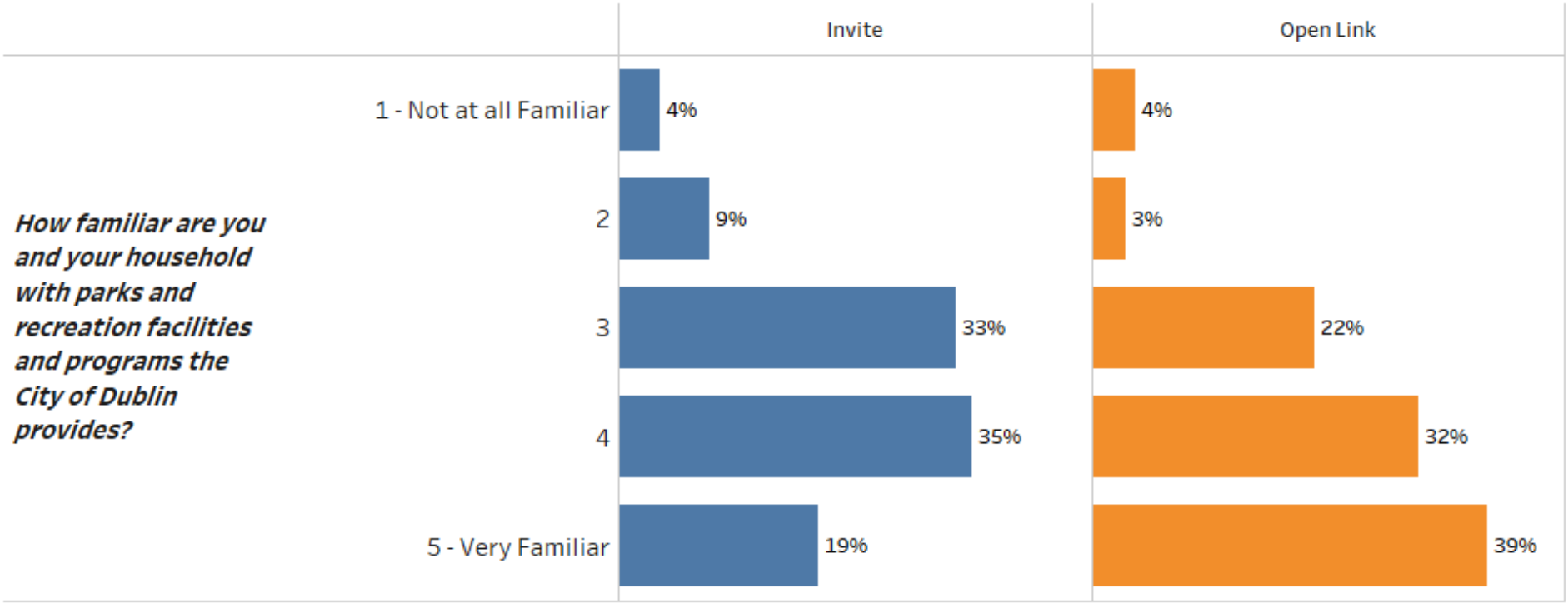


Current Participation

Familiarity with Parks and Recreation

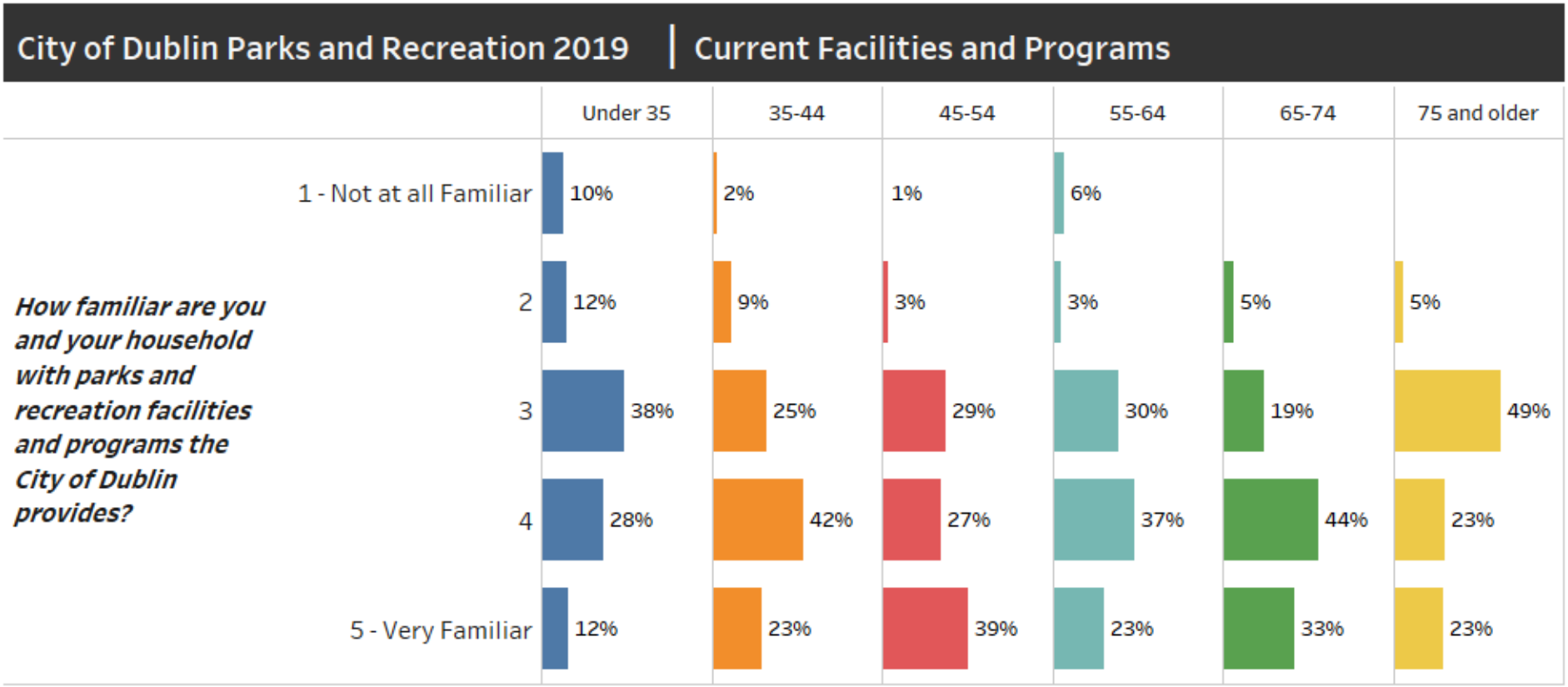
Dublin invite respondents are moderately-to-mostly familiar (rating 3 or 4) with parks and recreation facilities and services. About 54% of respondents rated their familiarity either a 4 or 5 ("very familiar), while 33% rated their familiarity 3 out of 5. Only 13% rated either a 1 or 2 out of 5. Open link respondents are more familiar than invite respondents overall.

City of Dublin Parks and Recreation 2019 | Current Facilities and Services



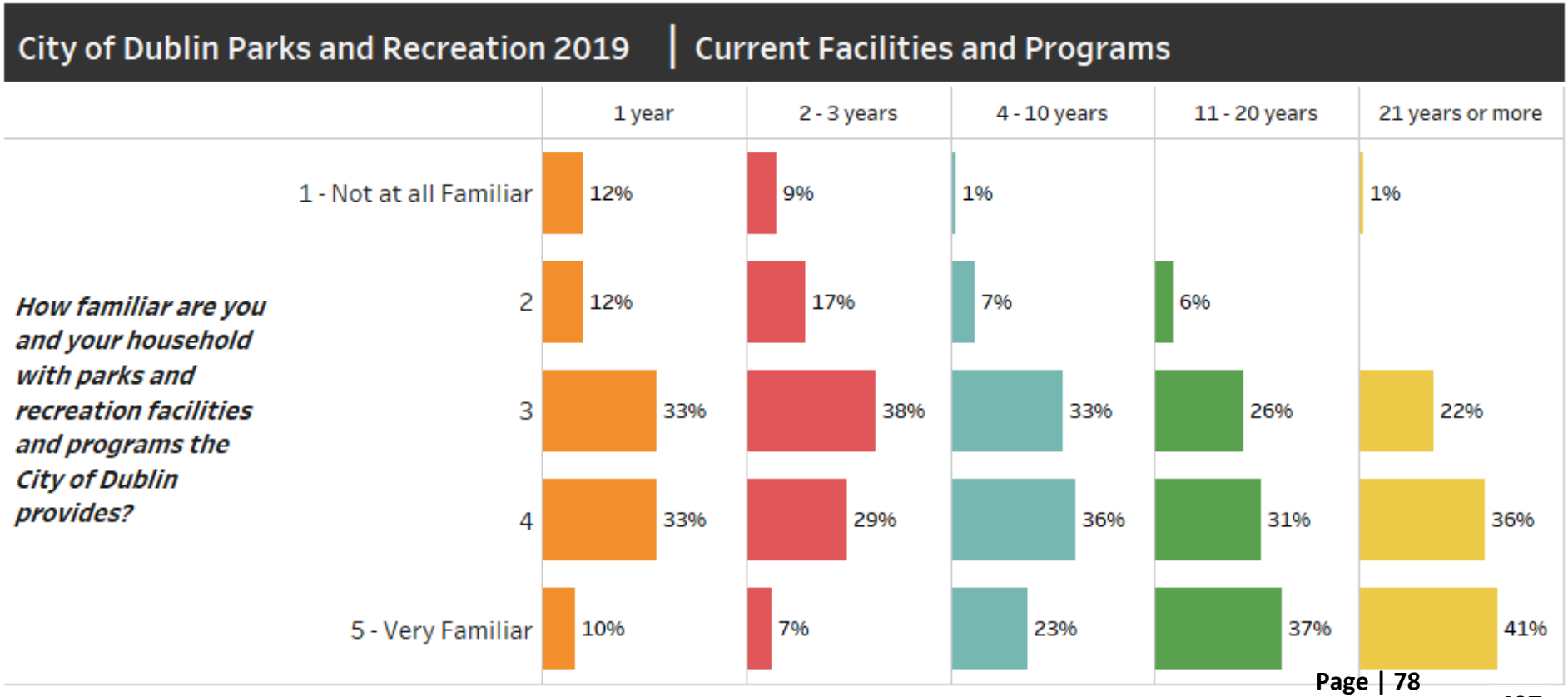
Familiarity by Age

By age, familiarity is strongest for those aged 45-54 with 39% rating their familiarity a 5 out of 5 (using both invite and open link samples). Those under 35 are least familiar with Dublin's parks and recreation services, with those 75 and older less familiar too. Households most likely to be aged in the range to have children are more familiar than most other age ranges.



Familiarity by length of time in Dublin

When cross-tabbed by length of time in Dublin, respondents who have lived longer in the community are more familiar with the parks and recreation services offered, a likely trend. However, there may be room to further promote and on-board new residents to what is offered in Dublin for parks and recreation activities and services. Those who have lived in Dublin less than three years are much less likely to know what is offered.

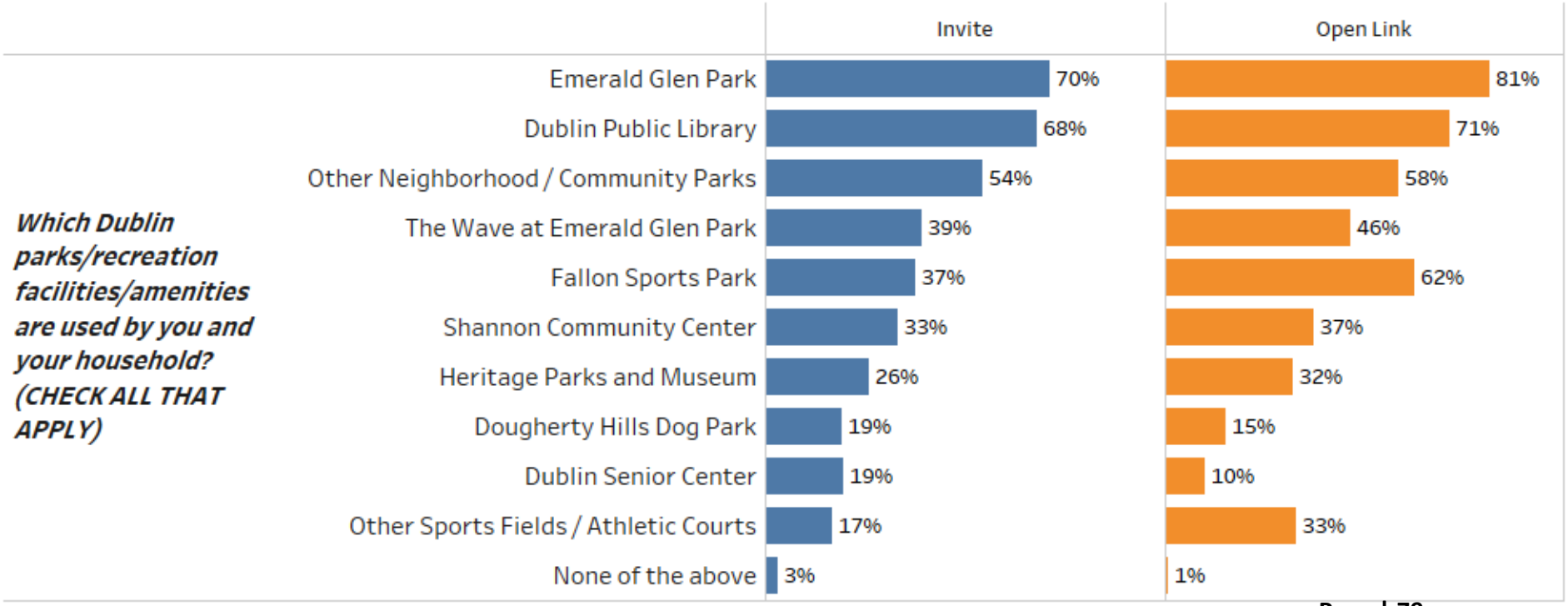


USAGE OF FACILITIES/AMENITIES

Attachment 1

The Dublin Public Library (70%), Emerald Glen Park (68%), and a variety of "other" neighborhood / community parks (54%) are used most frequently in Dublin by invite respondents. The Wave at Emerald Glen Park (39%), Fallon Sports Park (37%), and Shannon Community Center (33%) follow in usage. Respondents from the open link are more likely to participate/use nearly all facilities in the community, especially Fallon Sports Park.

City of Dublin Parks and Recreation 2019 | Current Facilities and Services

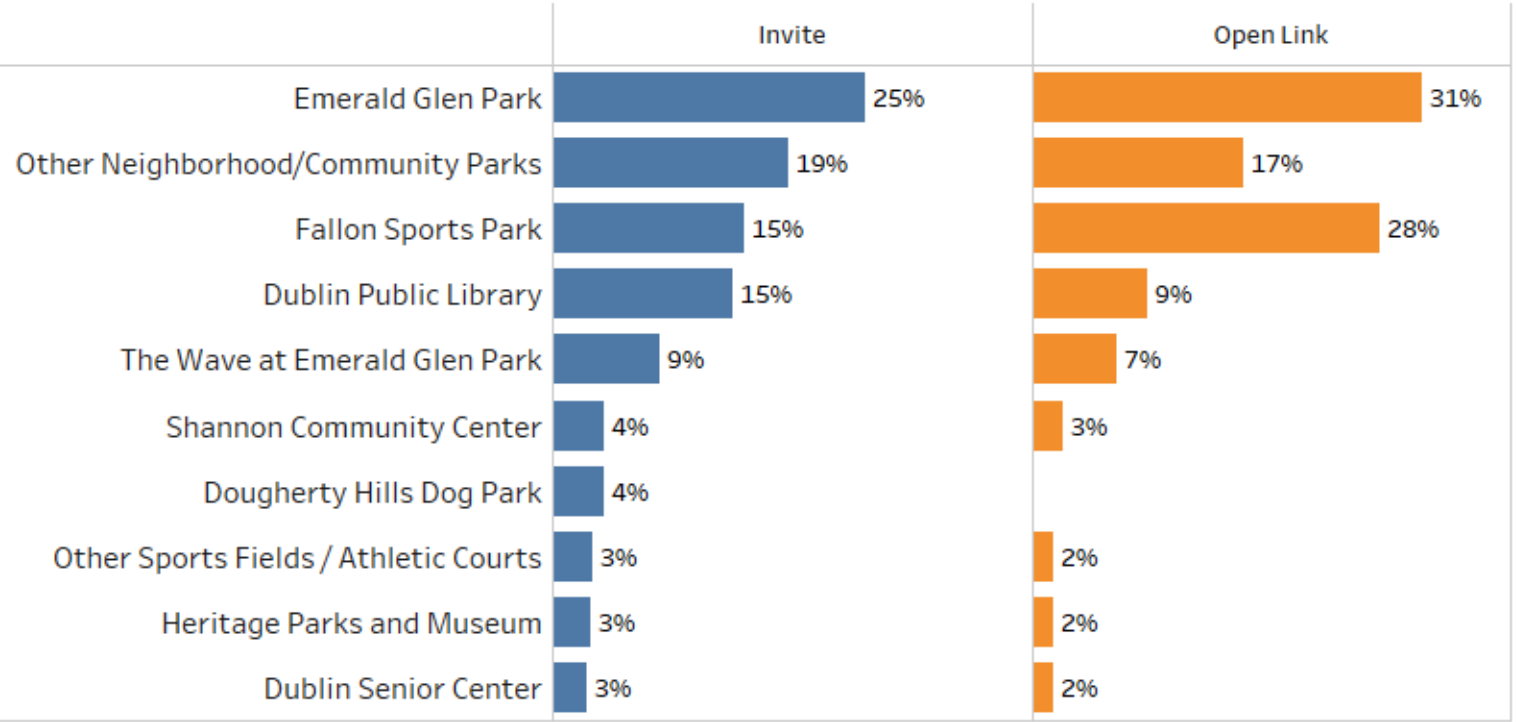


MOST FREQUENT USAGE

When asked to choose the facility respondents use the most, Emerald Glen Park (25%) and "Other" neighborhood / community parks (19%) rise to the top for invite respondents. Dublin Public Library (15%) and Fallon Sports Park (15%) are close behind as the next two most used facility/amenity for invite respondents. Open link respondents are much more likely to cite the Fallon Sports Park (28%) as one their most commonly used facility.

City of Dublin Parks and Recreation 2019 | Current Facilities and Services

From the list in the previous question, which Dublin parks/recreation facility/amenity does your household use most frequently?



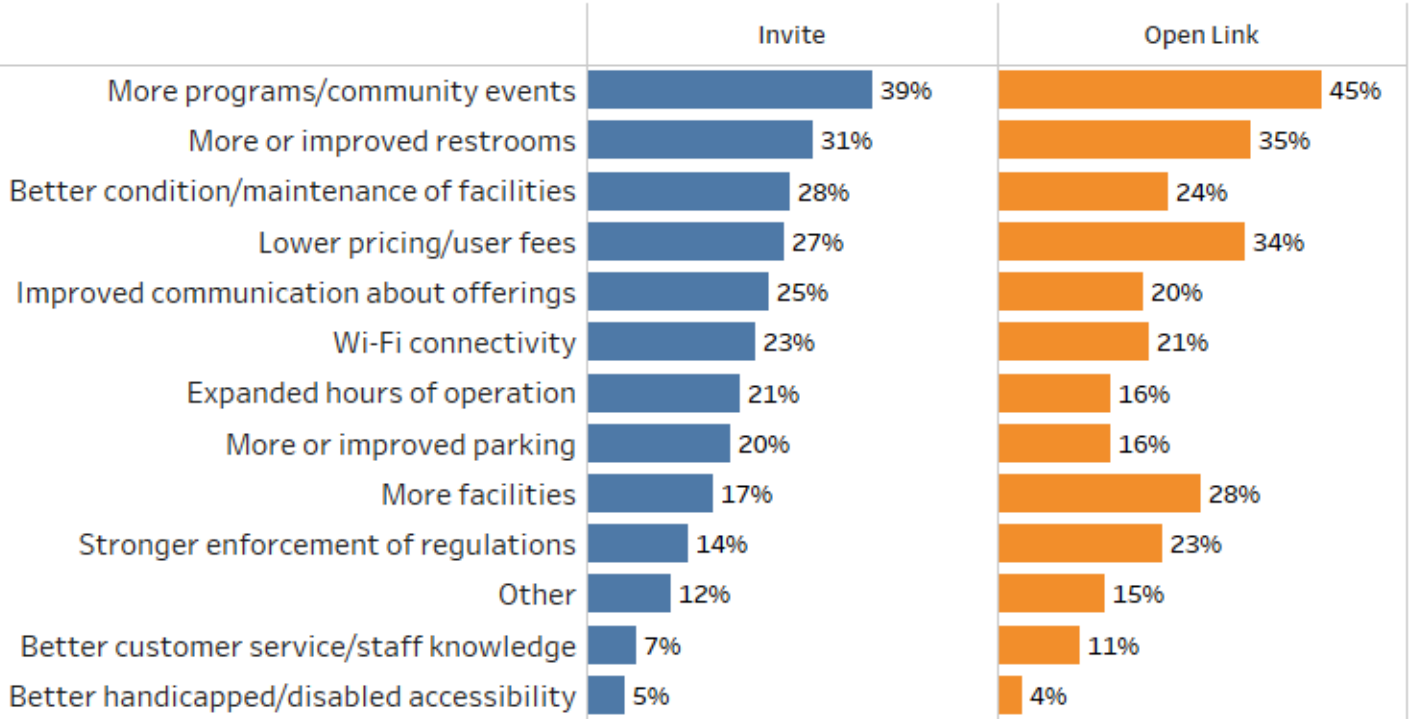
INCREASING USAGE OF FACILITIES

Attachment 1

Invite respondents would use recreation facilities more often if more programs/community events (39%) were held, more or improved restrooms (31%) were utilized, better condition/maintenance of facilities (28%), and lower pricing/user fees (27%) was addressed. Open link respondents were more apt to say they desired lower pricing/user fees (34%) and more facilities (28%) than invite respondents.

City of Dublin Parks and Recreation 2019 | Current Facilities and Services

What are the most important areas that, if addressed, would increase your USE of recreation facilities? (CHECK ALL THAT APPLY)

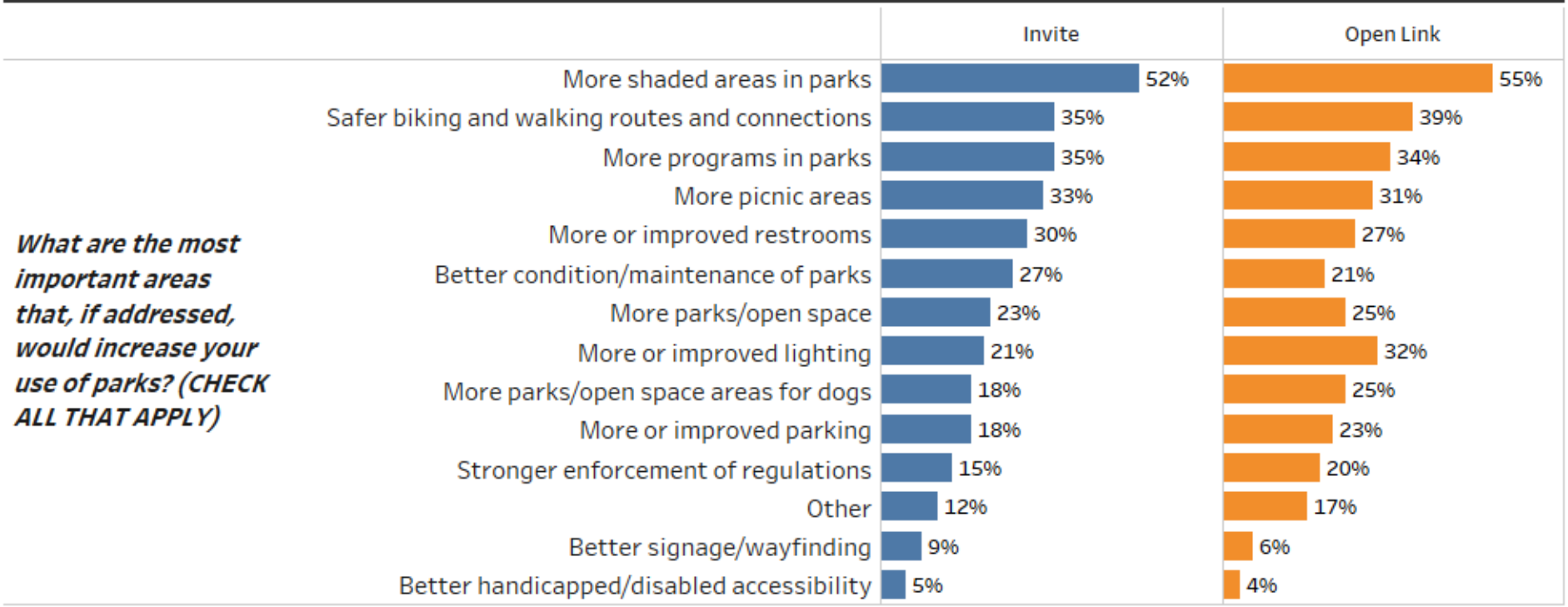


Increasing usage of Parks

Attachment 1

Invite respondents would use parks more frequently if there were more shaded areas (52%), safer biking and walking routes/connections (35%), and more programs in parks (35%). Open link respondents were similar, but had a higher response for increased/improved lighting (32%) to encourage higher participation rates in parks.

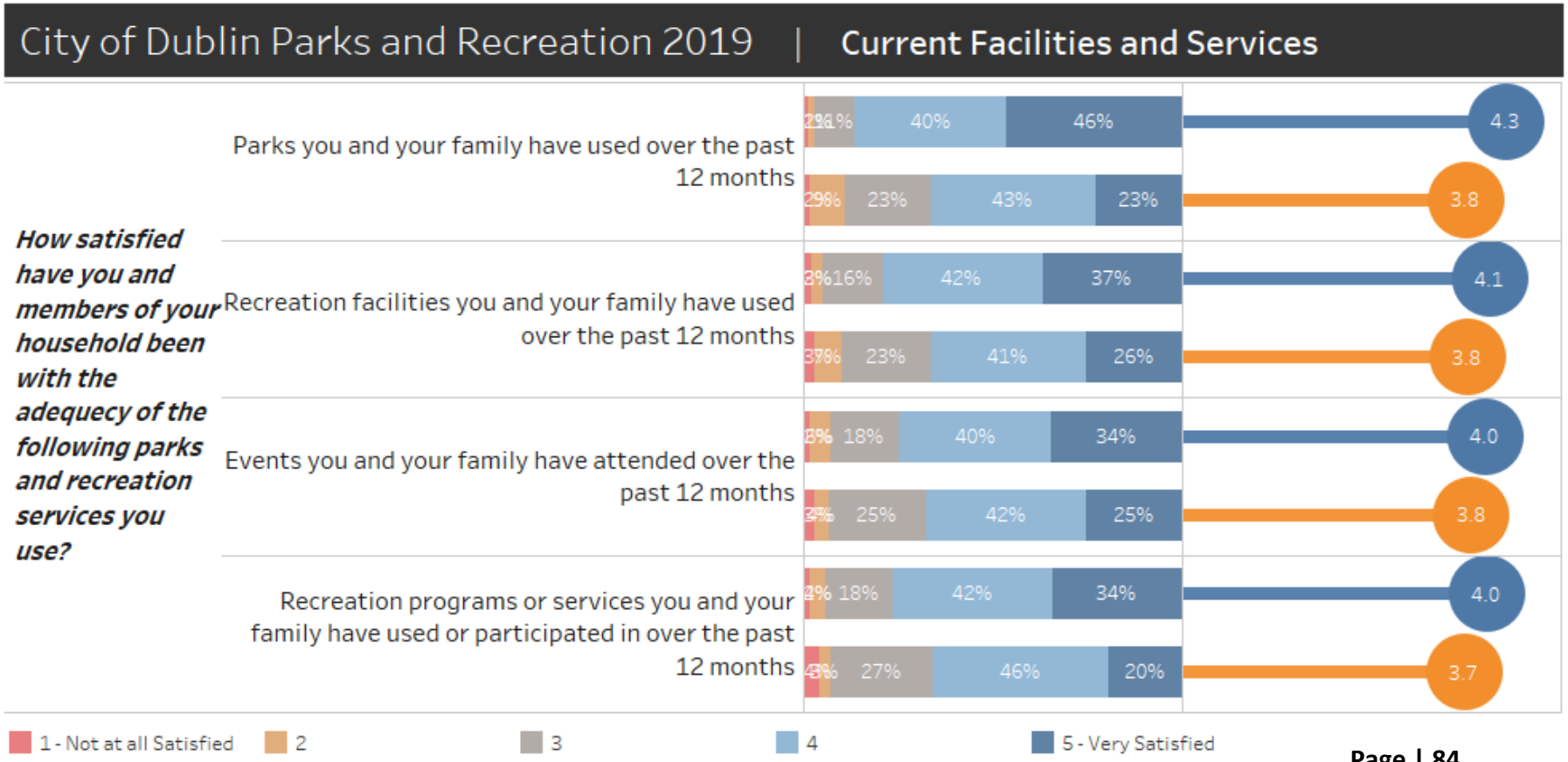
City of Dublin Parks and Recreation 2019 | Current Facilities and Services



Current Activities and Facilities

SATISFACTION

In general, invite respondents are quite satisfied with parks, recreation facilities, events, and programs/services. Parks received the highest average rating (4.3 out of 5.0) with facilities (4.1) following. Events and programs were reported with the lowest satisfaction (4.0), but the average is still moderately high with few respondents stating negative opinions. Open link respondents were similar in rankings, but slightly less satisfied in all categories.



SATISFACTION BY AGE

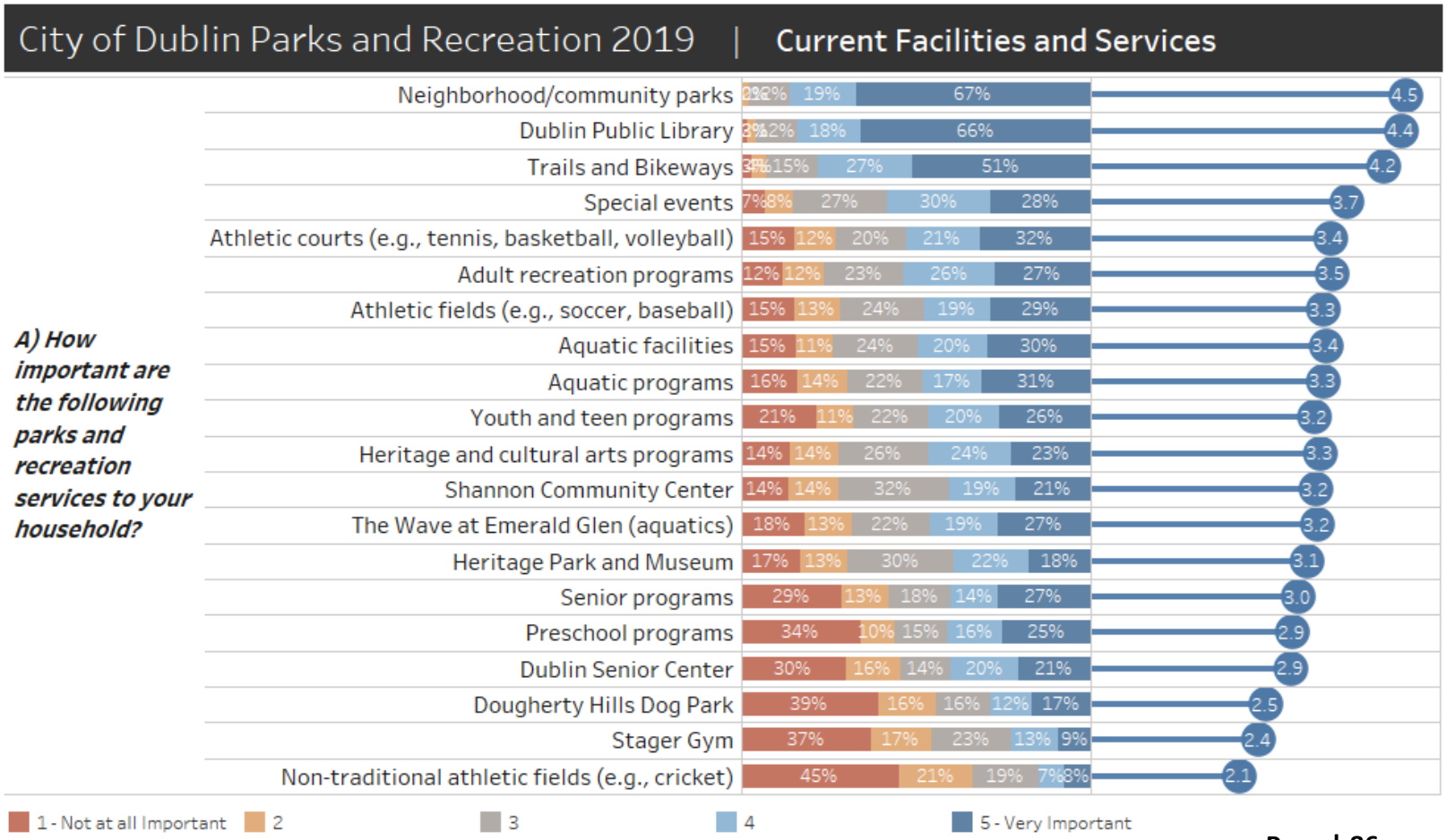
By age, satisfaction tends to increase in older age ranges. The least satisfied age grouping are those aged 35-44 who reported lower ratings in nearly every category compared to other age groups. Those 65-74 had the highest average satisfaction ratings compared to other groups. It appears that those who are most likely to have young children may be the most critical in their satisfaction, which is commonly seen in other parks and recreation studies too.

City of Dublin Parks and Recreation 2019 | **Current Facilities and Services**

		Under 35	35-44	45-54	55-64	65-74	75 and older
How satisfied have you and members of your household been with the adequecy of the following parks and recreation services you use?	Parks you and your family have used over the past 12 months	4.2	4.1	4.2	4.4	4.5	4.3
	Recreation facilities you and your family have used over the past 12 months	3.9	3.9	4.1	4.3	4.4	4.5
	Events you and your family have attended over the past 12 months	3.8	3.8	4.1	4.2	4.4	4.3
	Recreation programs or services you and your family have used or participated in over the past 12 months	4.0	3.8	4.0	4.2	4.5	3.9

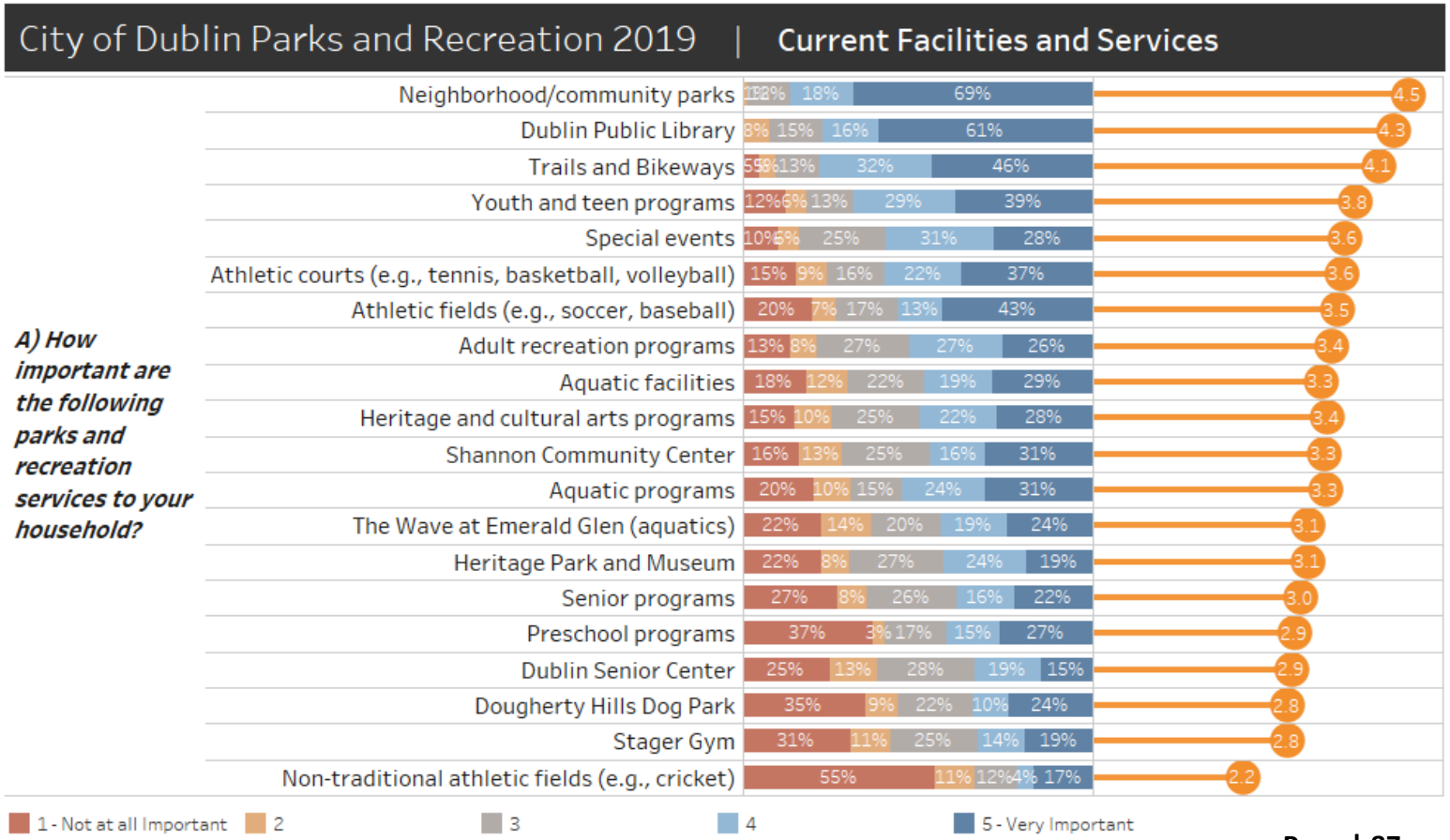
Most important current offerings - Invite

The most important facilities/services to invite respondents are neighborhood/community parks (4.5) and the Dublin Public Library (4.4). Trails and bikeways (4.2) are a close third in terms of importance. These three options are of much higher in importance for invite respondents.



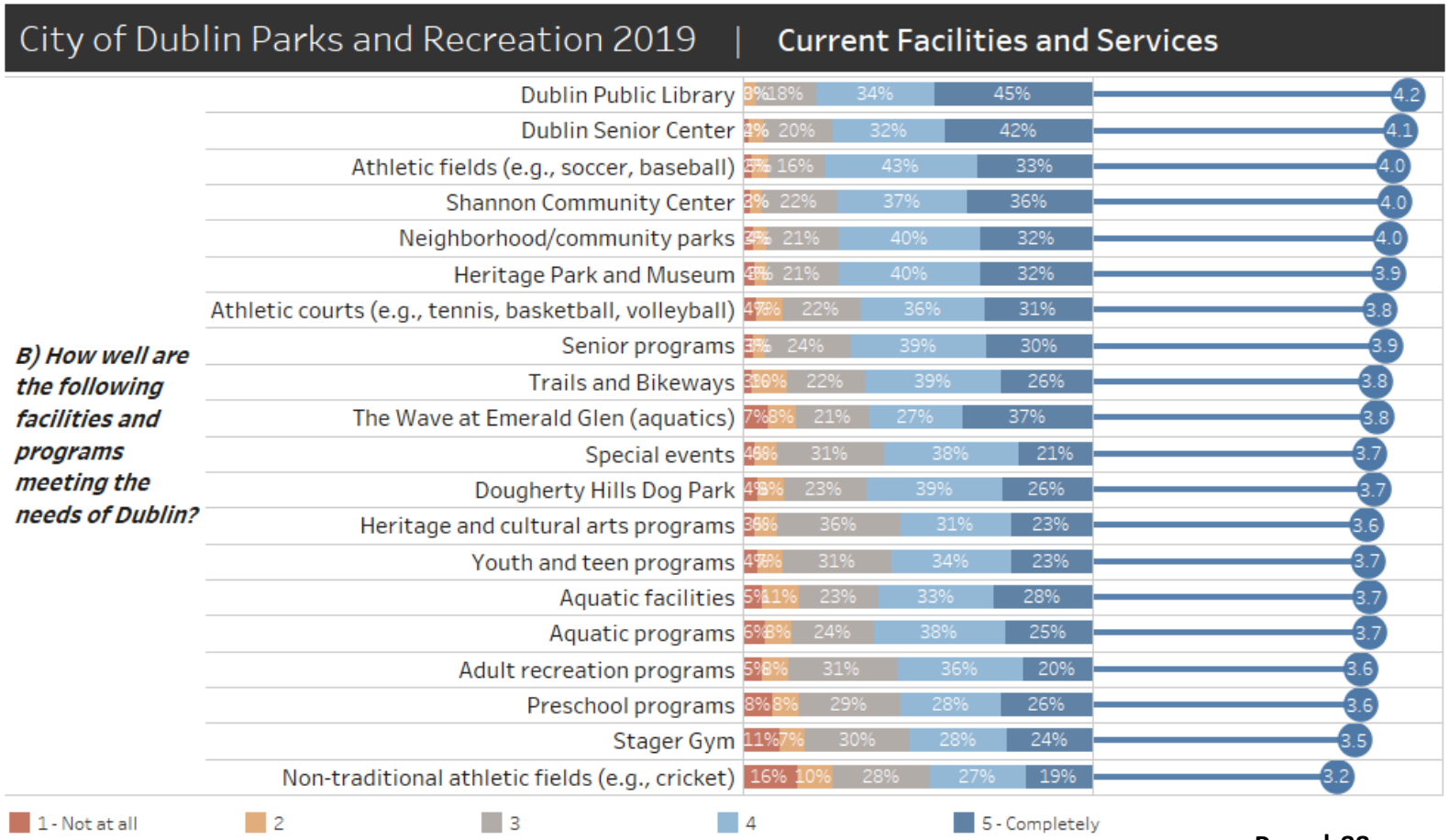
Most important current offerings – Open link

The most important facilities/services to open link respondents are neighborhood/community parks (4.5) and the Dublin Public Library (4.3). Trails and bikeways (4.1) are a close third in terms of importance for this group as well. Youth and teen programs are considerably more important for open link respondents when compared to invite. The overall trend is similar though.



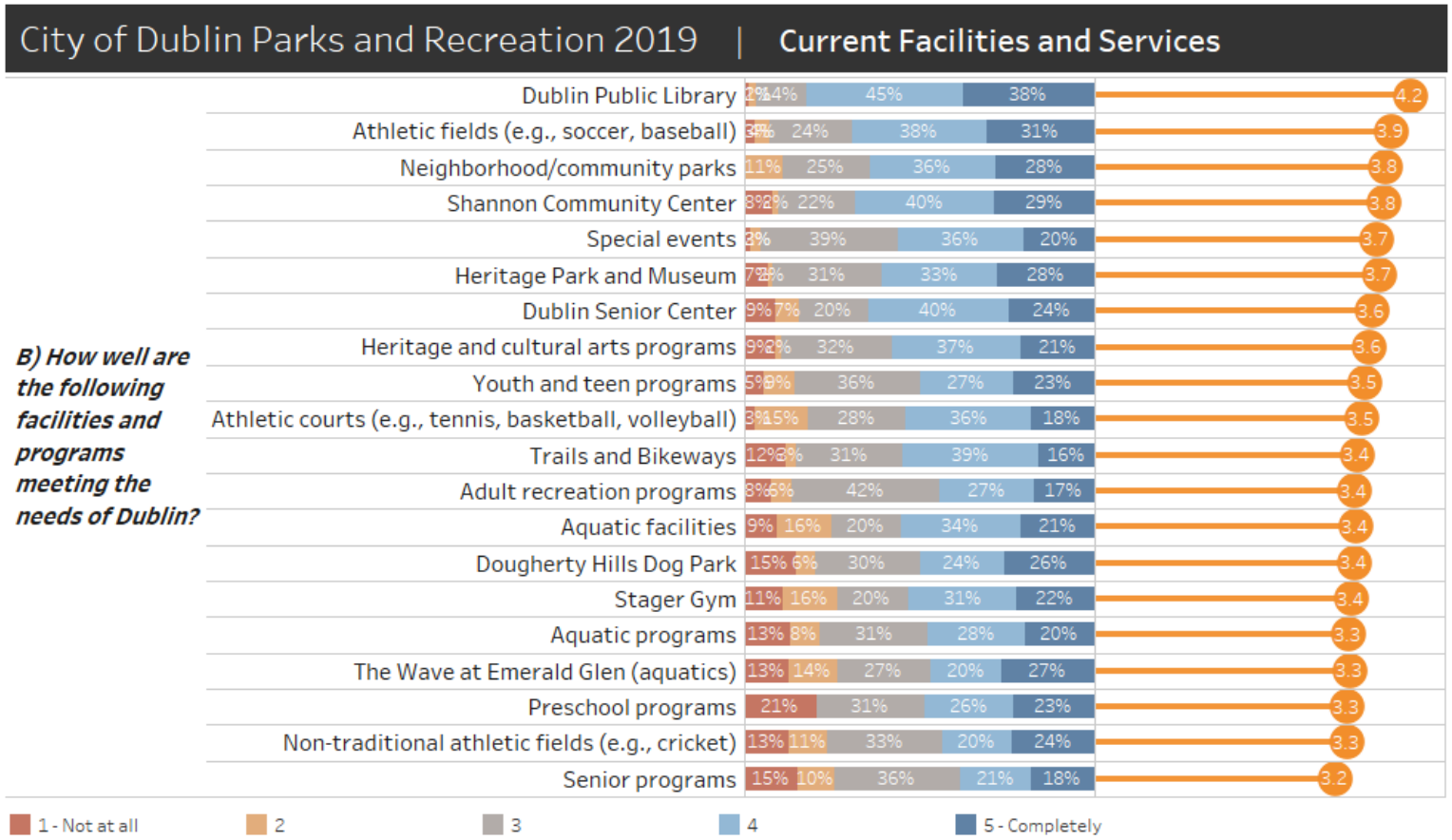
NEEDS MET OF CURRENT OFFERINGS - INVITE

When asked how well these facilities are meeting the needs of Dublin, the Dublin Public Library (4.2), Dublin Senior Center (4.1), and three tied at 4.0 (athletic fields, Shannon Community Center, and Neighborhood/community parks) are best meeting the needs of Dublin for invite respondents. The facilities that are least meeting the needs of invite respondents are non-traditional athletic fields and Stager Gym.



Needs met of current offerings – Open link

For open link respondents, the Dublin Public Library (4.2), athletic fields (3.9), neighborhood/community parks (3.8), and Shannon Community Center (3.8) are most meeting their needs. Senior programs (3.2) are least meeting the needs of this group, but they are also not that important overall to open link respondents.



Importance-Performance Matrix

Survey results from the previous questions are combined in a graphic illustration that shows the "importance" of facilities on the Y-axis and the "needs met" ratings on the X-axis. As described below, these matrices provide a means to evaluate potential priorities based on survey data.

High importance/ Low needs met

These are key areas for potential improvements. Improving these facilities/programs would likely positively affect the degree to which community needs are met overall.

High importance/ High needs met

These amenities are important to most respondents and should be maintained in the future, but are less of a priority for improvements as needs are currently being adequately met.

These "niche" facilities/programs have a small but passionate following, so measuring participation when planning for future improvements may prove to be valuable.

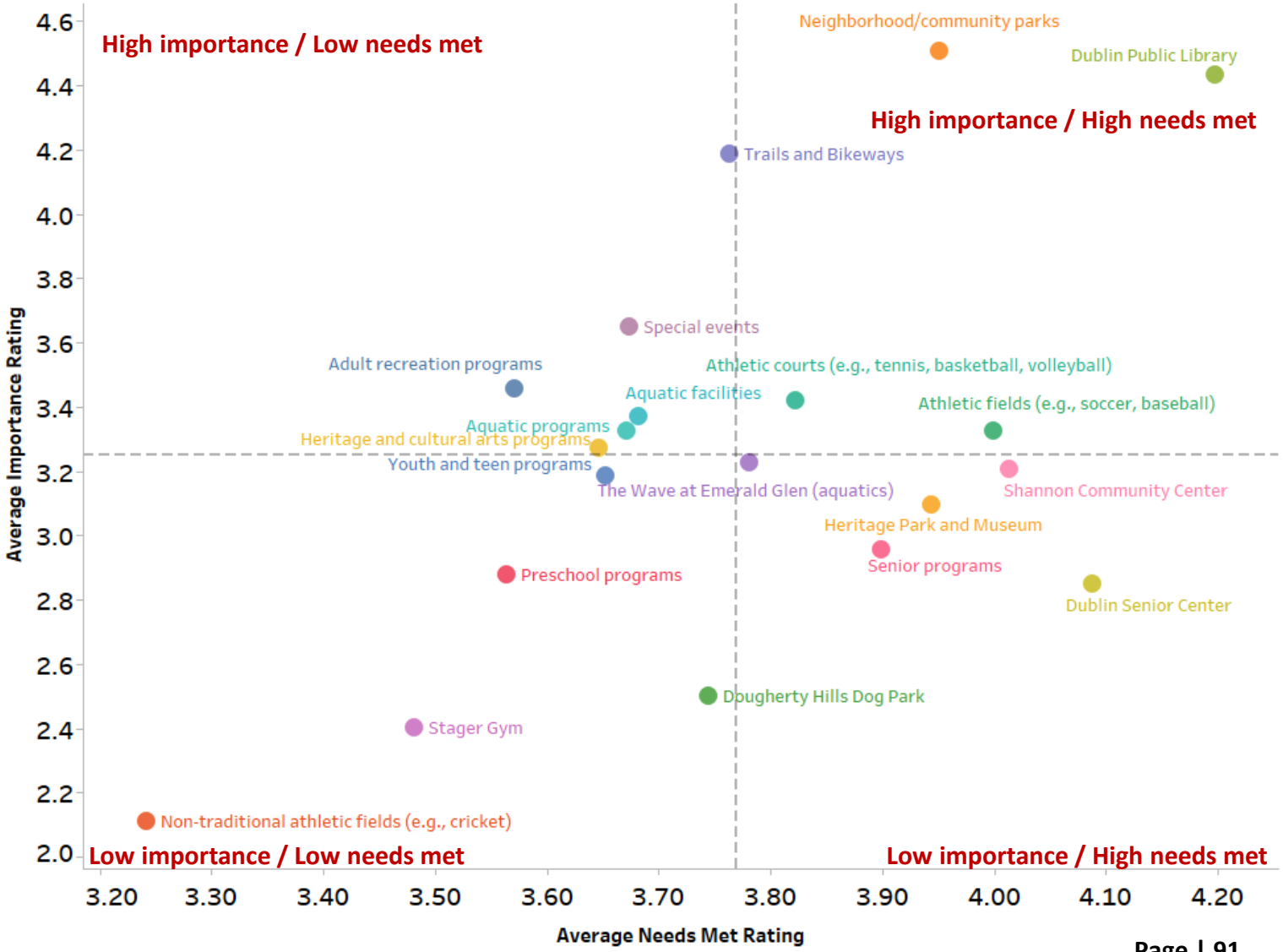
Low importance/ Low needs met

Current levels of support appear to be adequate. Future discussions evaluating whether the resources supporting these facilities/programs outweigh the benefits may be constructive.

Low importance/ High needs met

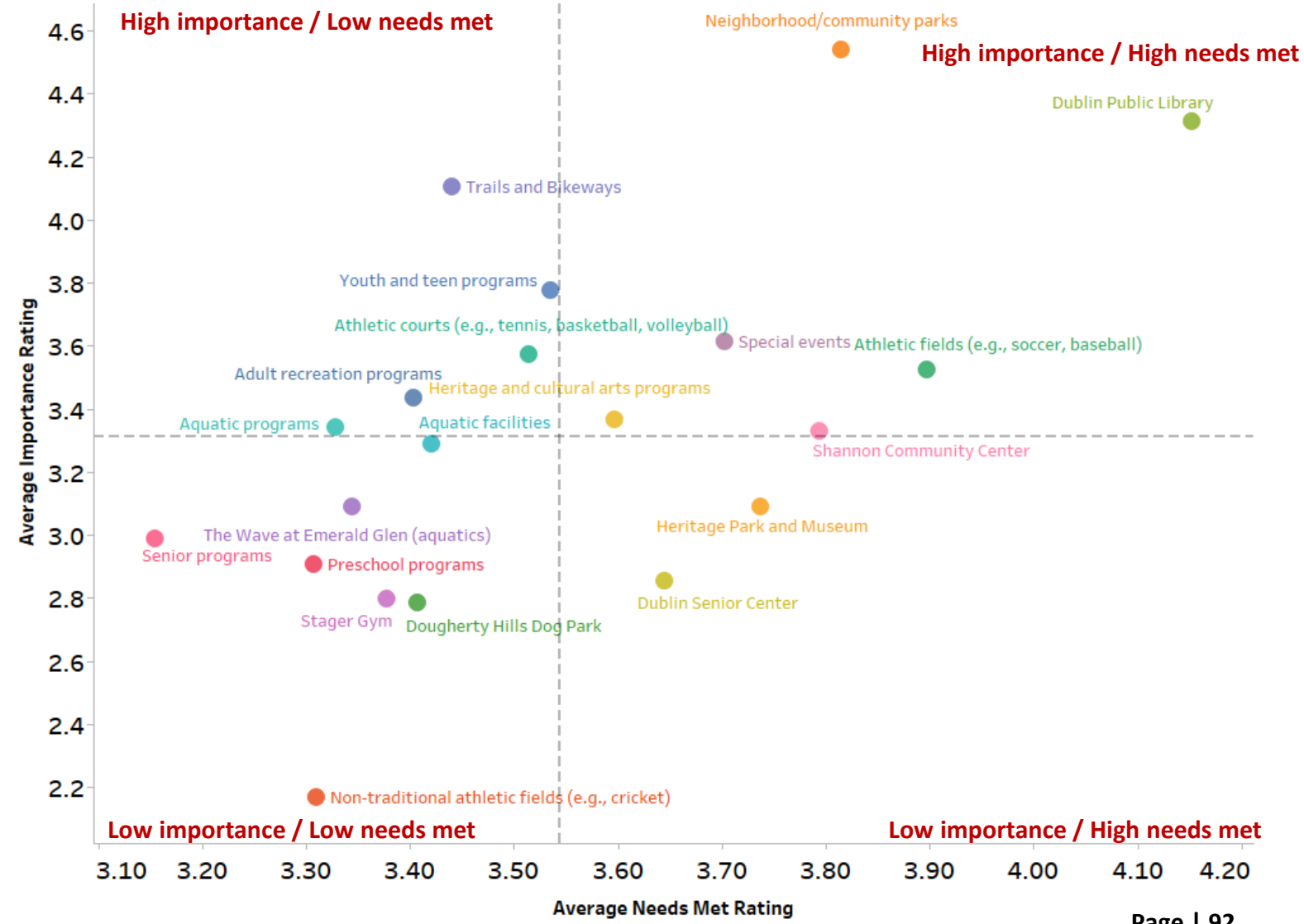
Importance-Performance Matrix (Invite)

City of Dublin Parks and Recreation 2019 | Invite Sample



Importance-Performance Matrix (Open Link)

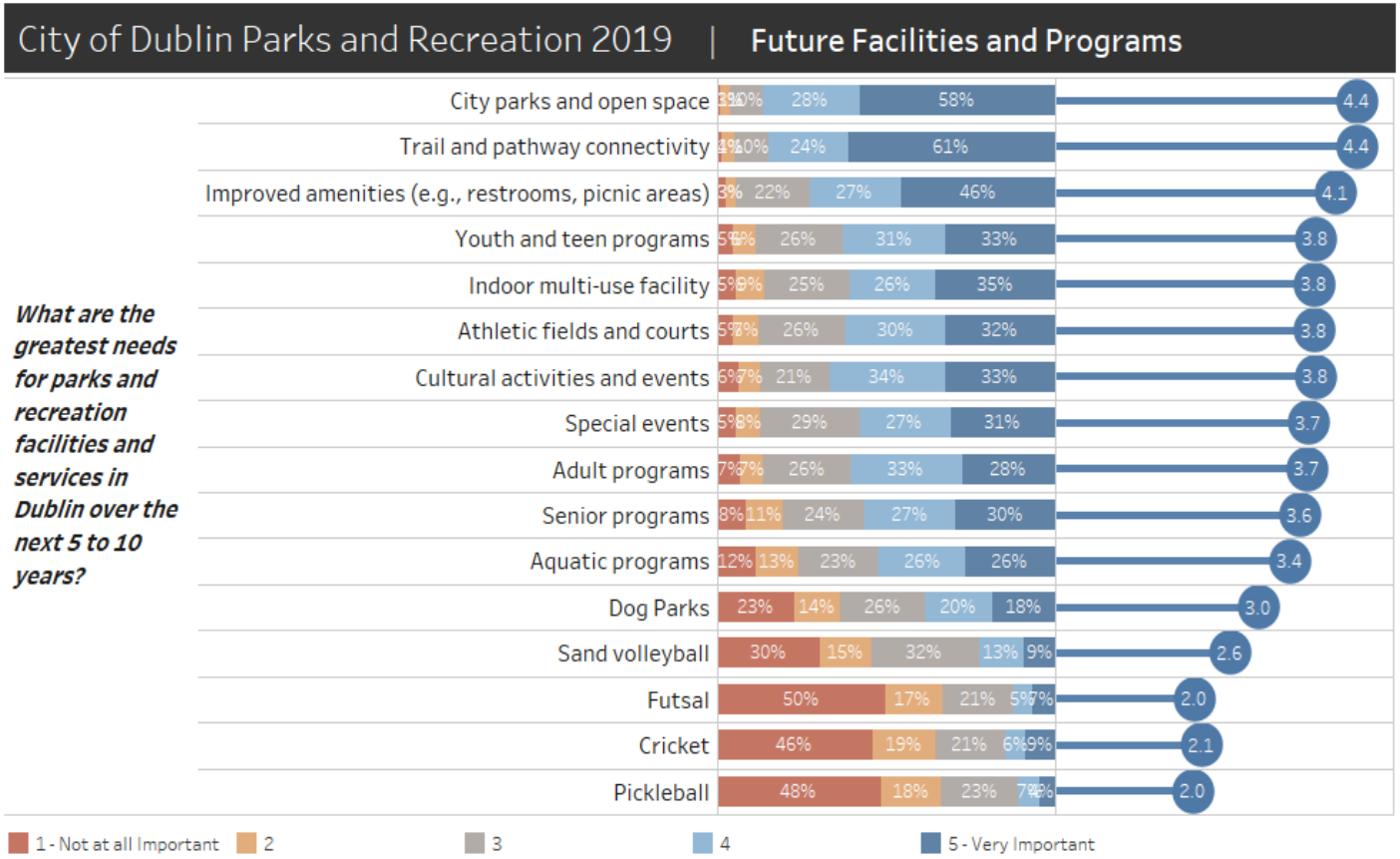
City of Dublin Parks and Recreation 2019 | Open Link Sample



Future Facilities, Amenities, & Programs

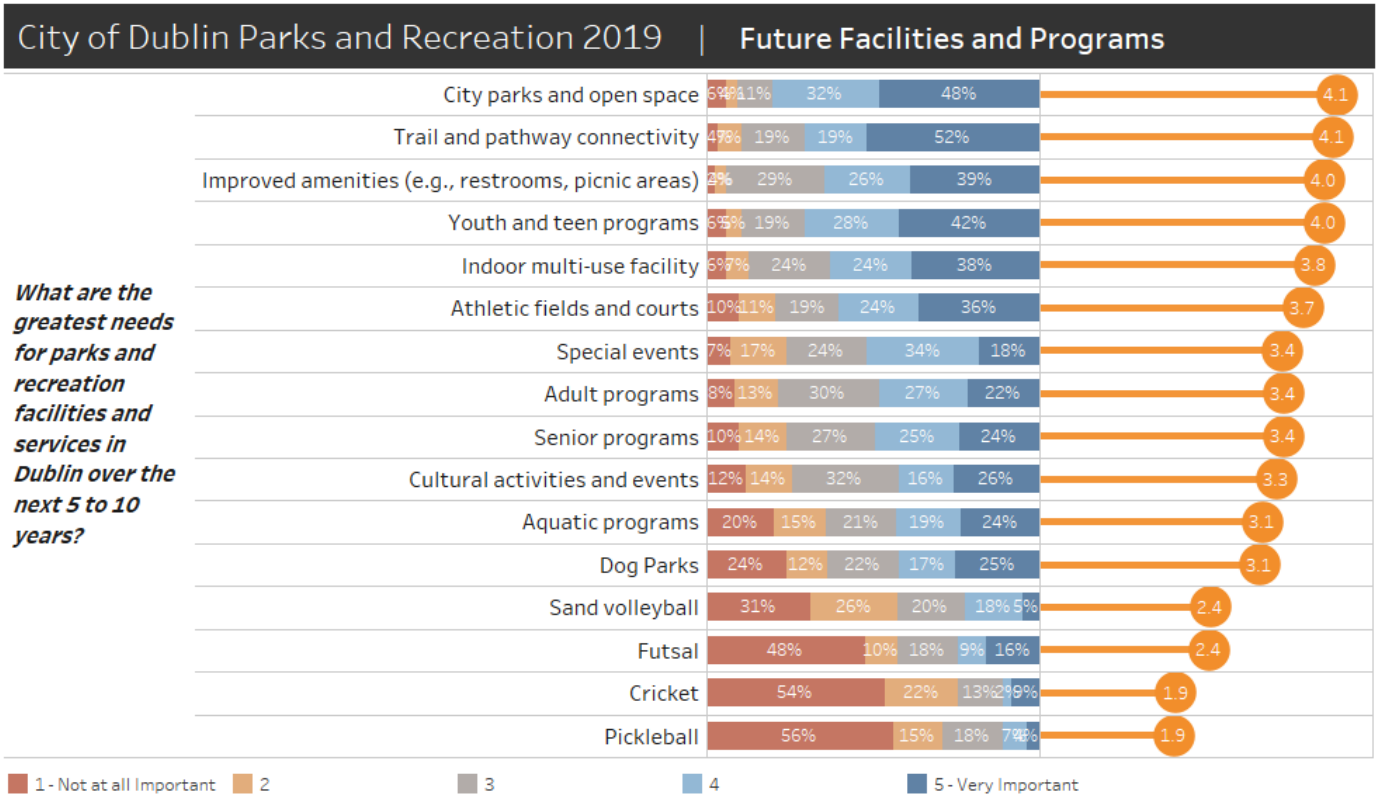
GREATEST NEEDS IN DUBLIN - INVITE

Invite respondents indicated the greatest needs in Dublin over the next 5 to 10 years to be; City parks and open space (4.4), trail and pathway connectivity (4.4) and improved amenities (4.1). A second tier of importance included youth and teen programs (3.8), indoor multi-use facility (3.8), athletic fields and courts (3.8), and cultural activities and events (3.8).



Greatest needs in Dublin – Open Link

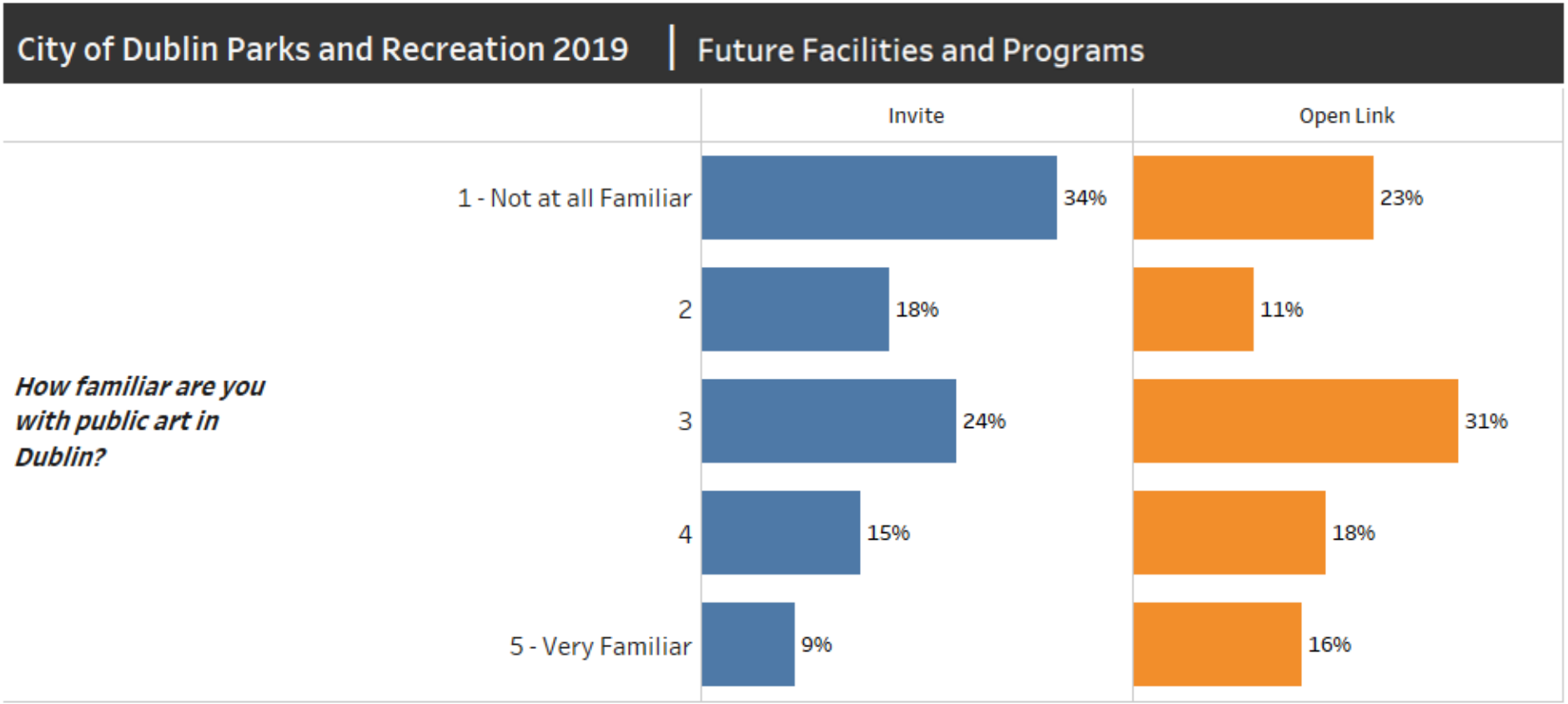
Open link respondents indicated the greatest needs in Dublin over the next 5 to 10 years to be; City parks and open space (4.1), trail and pathway connectivity (4.1) and improved amenities (4.0), and youth and teen programs (4.0). A second tier of importance included indoor multi-use facility (3.8) and athletic fields and courts (3.7).



FAMILIARITY WITH PUBLIC ART

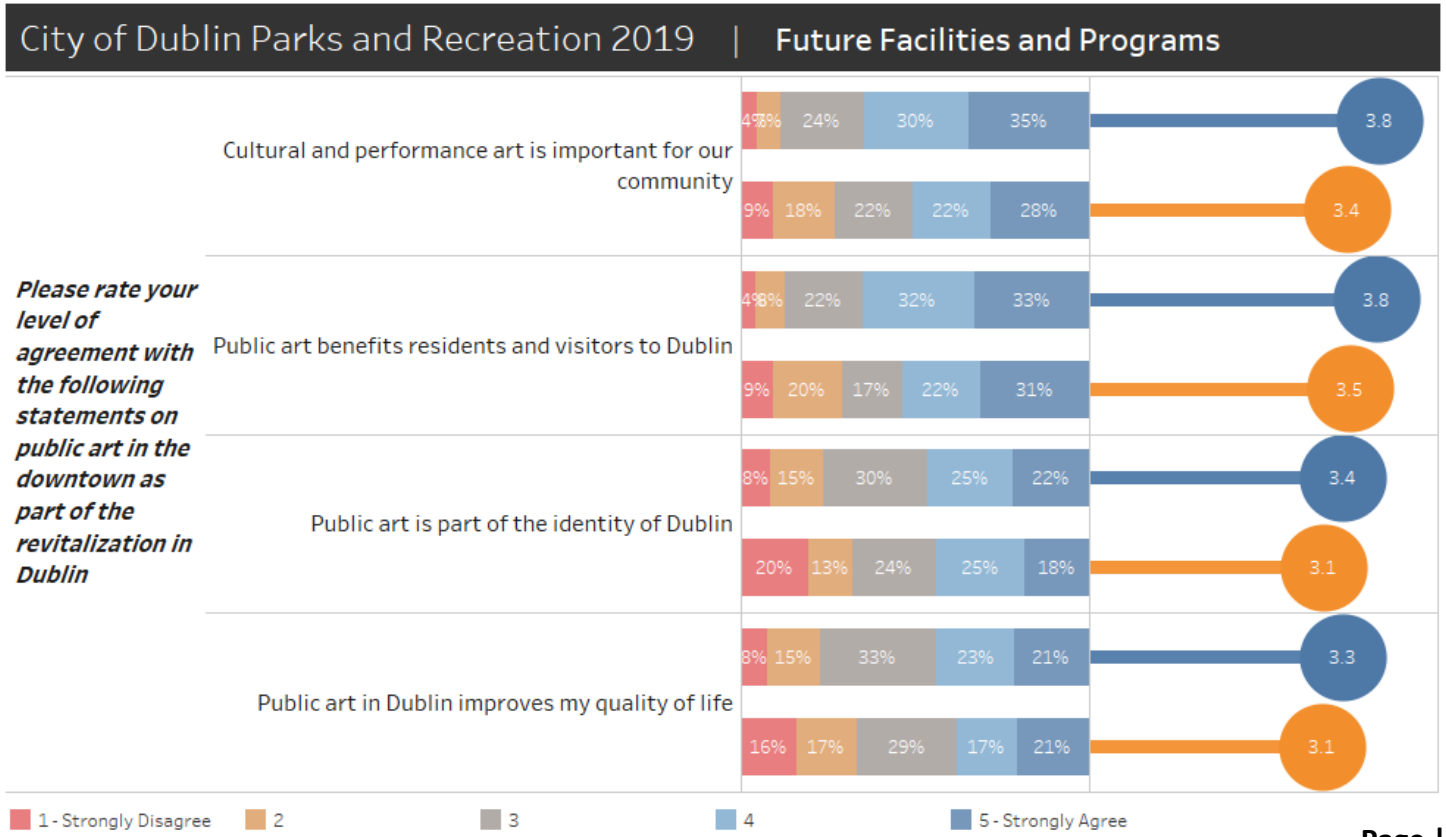
Attachment 1

Familiarity with public art in Dublin is split for both invite and open link respondents. About 49% of invite respondents and 34% of open link respondents are “not at all familiar” or unfamiliar (rated 1 or 2), 24% of invite and 31% of open link are somewhat familiar (rated 3 out of 5) and 24% of invite and 34% of open link are familiar to very familiar (rated 4 or 5). Overall, familiarity is not as strong for public art as it is for general parks and recreation facilities and services.



AGREEMENT WITH PUBLIC/CULTURAL ART

Respondents were asked to state their agreement with four statements about public art in Dublin. In general, invite respondents were positive for cultural and performance art. In all categories, many more respondents were positive than negative on public art's influence and place within Dublin. Open link respondents had less overall support, but still had more respondents agreeing than disagreeing with the statements on public art.



Support for Public Art

Attachment 1

Despite individuals not being completely aware of public art, a majority of invite respondents would support additional areas to display it in Dublin. About 57% of invite rated their support either a 4 or 5, while 42% of open link said the same. Overall, open link respondents are slightly more likely to not support public art, but they still represent a smaller share than those that would support more areas.

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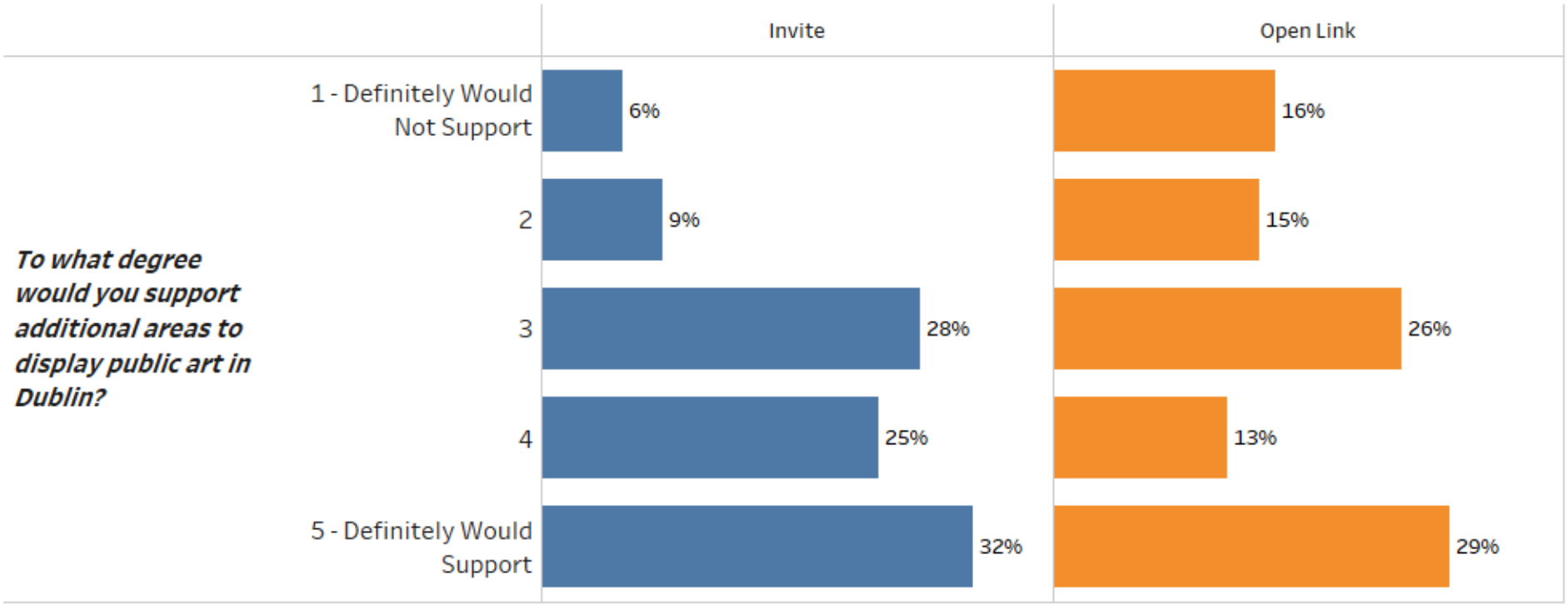
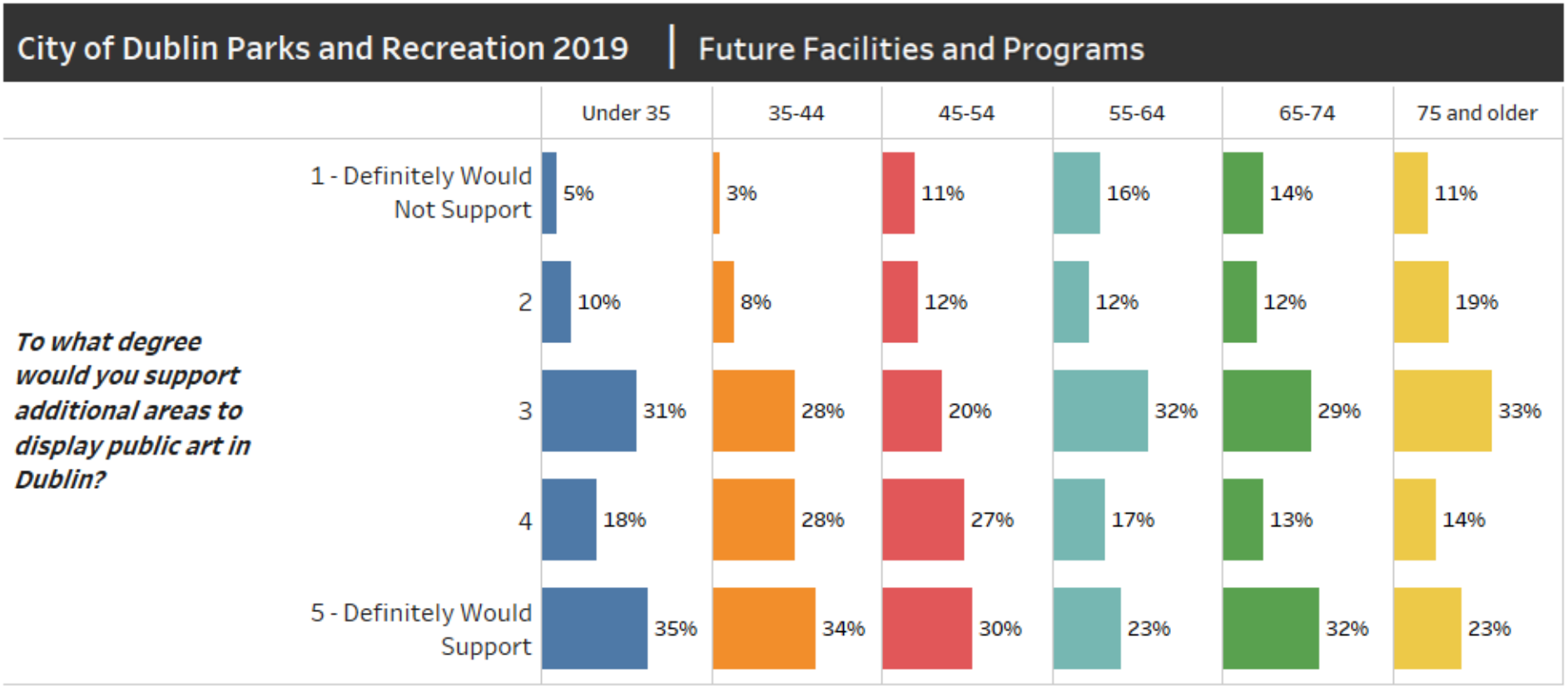


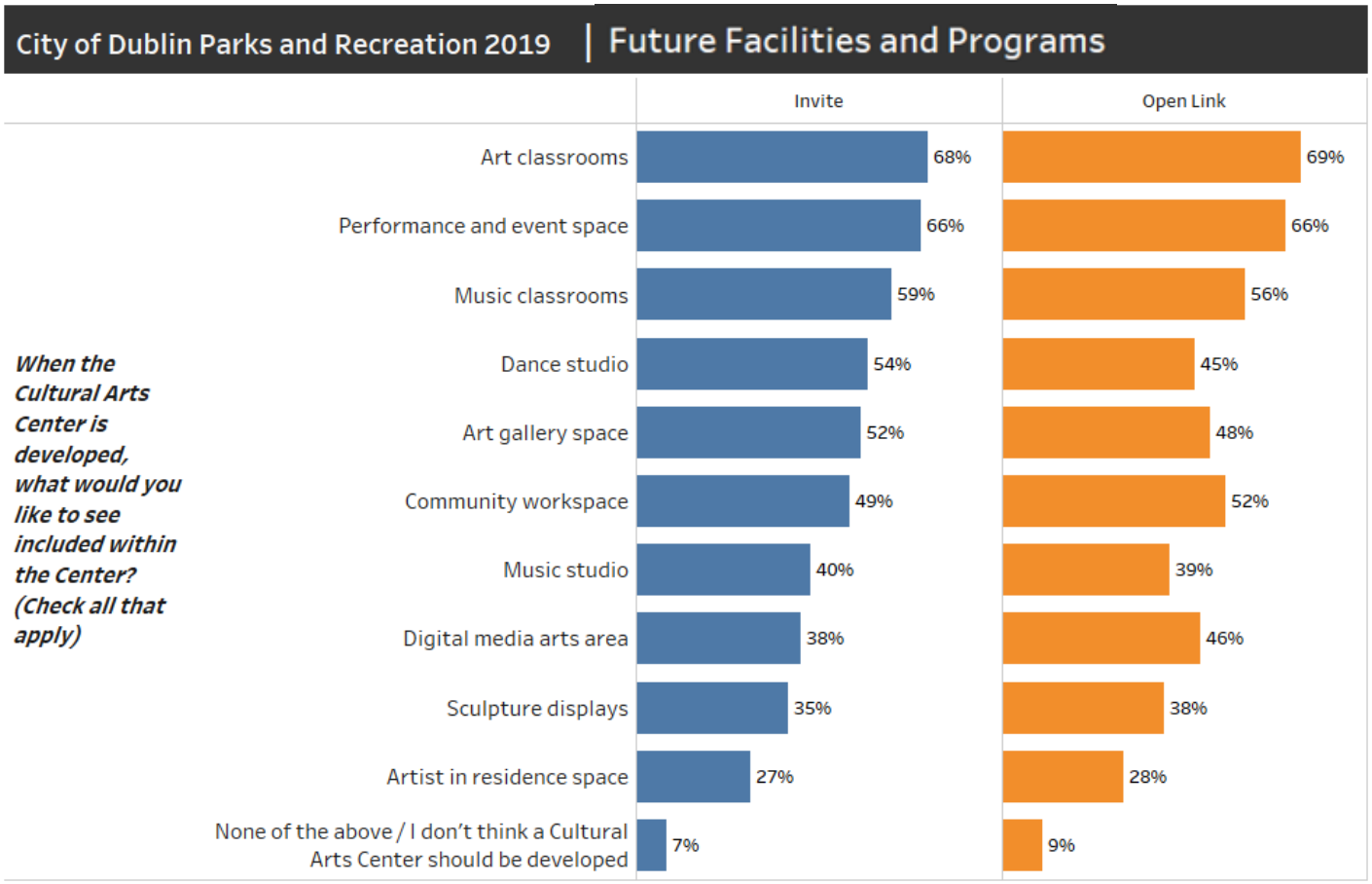
Support for Public Art by Age

Support for public art varies slightly by age. In particular, younger age groups reported stronger support than those older. Those under 45 years old had the strongest levels of support while those 75 and older had the least support. Overall, more respondents in each age group supported the idea than did not support it.



Cultural Arts Center Activities

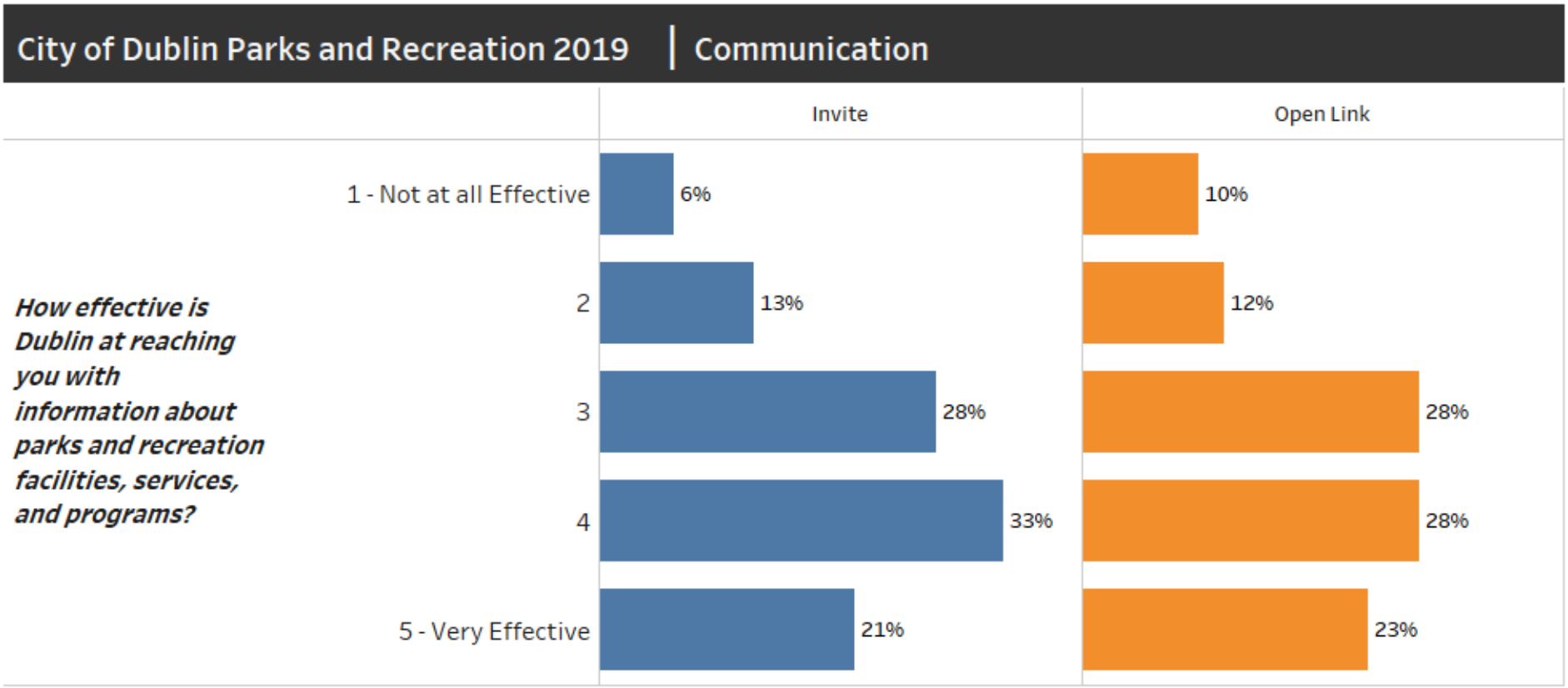
When asked what respondents would like to see in the new Cultural Arts Center, invite and open link respondents trended similar. Art classrooms (68% invite), performance and event space (66% invite), and music classrooms (59% invite) were the top three choices for both groups.



COMMUNICATION

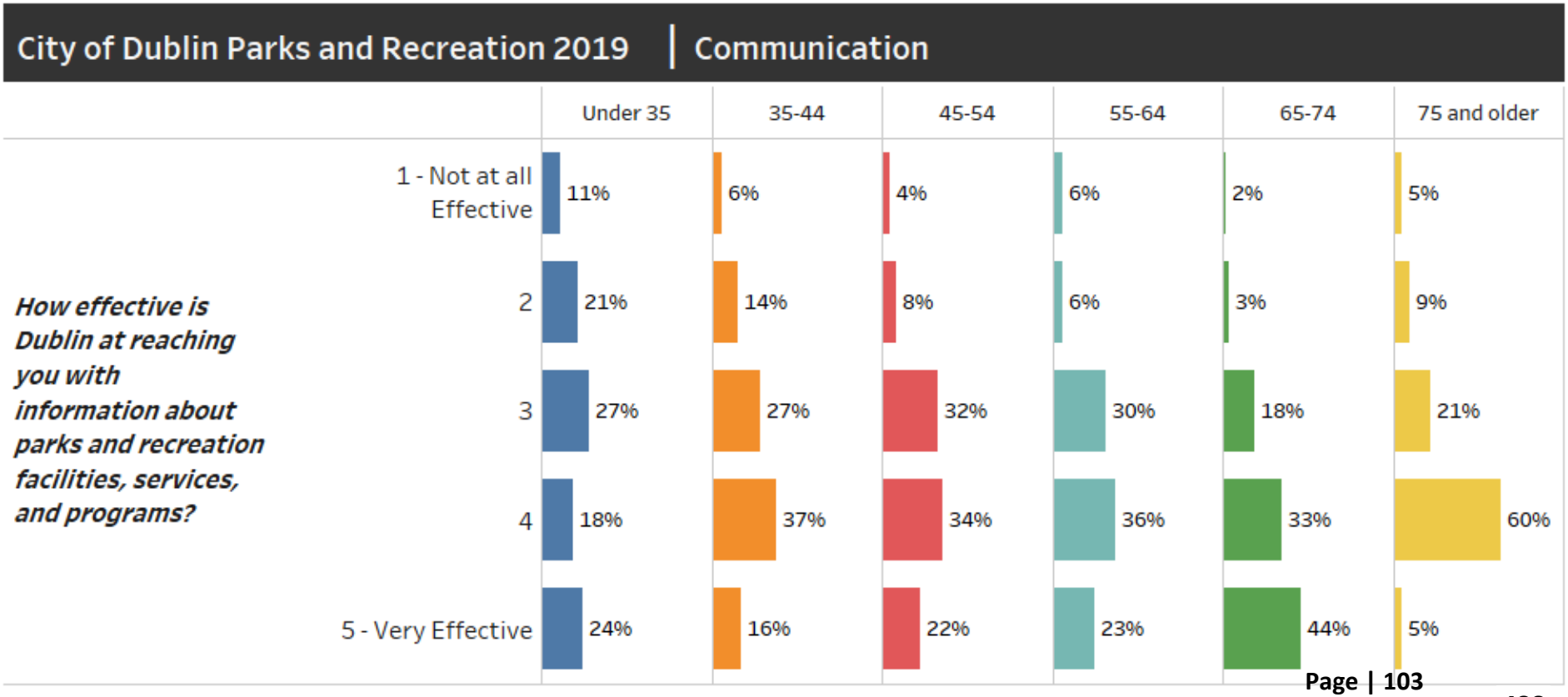
COMMUNICATION EFFECTIVENESS

Communication effectiveness was rated moderately high by both invite and open link respondents. About 54% of invite and 51% of open link rated Dublin's communication effectiveness either a 4 or 5 out of 5. Only 19% of invite and 22% of open link rated the communication as "ineffective" (1 or 2 out of 5).



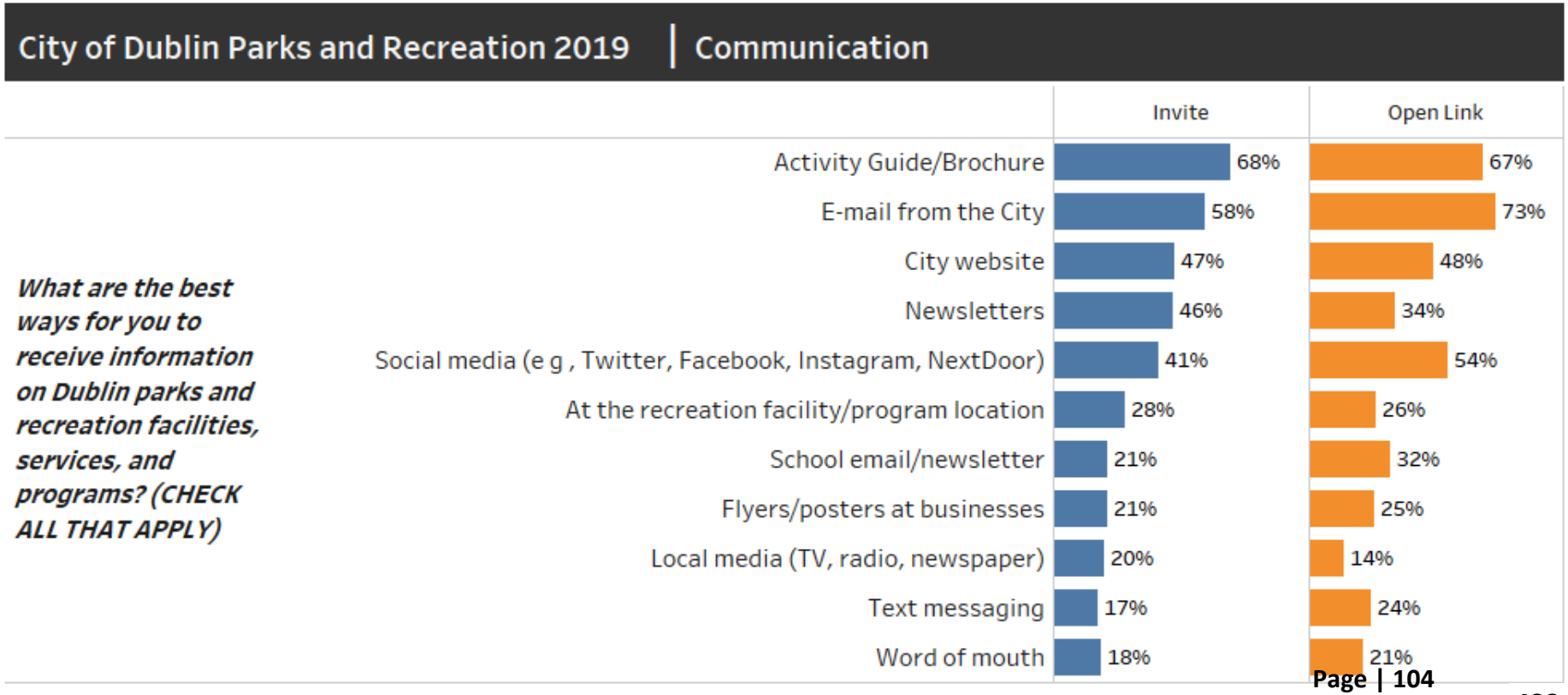
Communication Effectiveness by Age

When examined by age, those under 35 had the lowest rating of effectiveness overall with 33% rating either 1 or 2 out of 5. Those 65-74 had the highest rating with 77% rating the effectiveness either a 4 or 5. There may be opportunities to improve communication of parks and recreation offerings with new/younger generations within the community.



COMMUNICATION EFFECTIVENESS

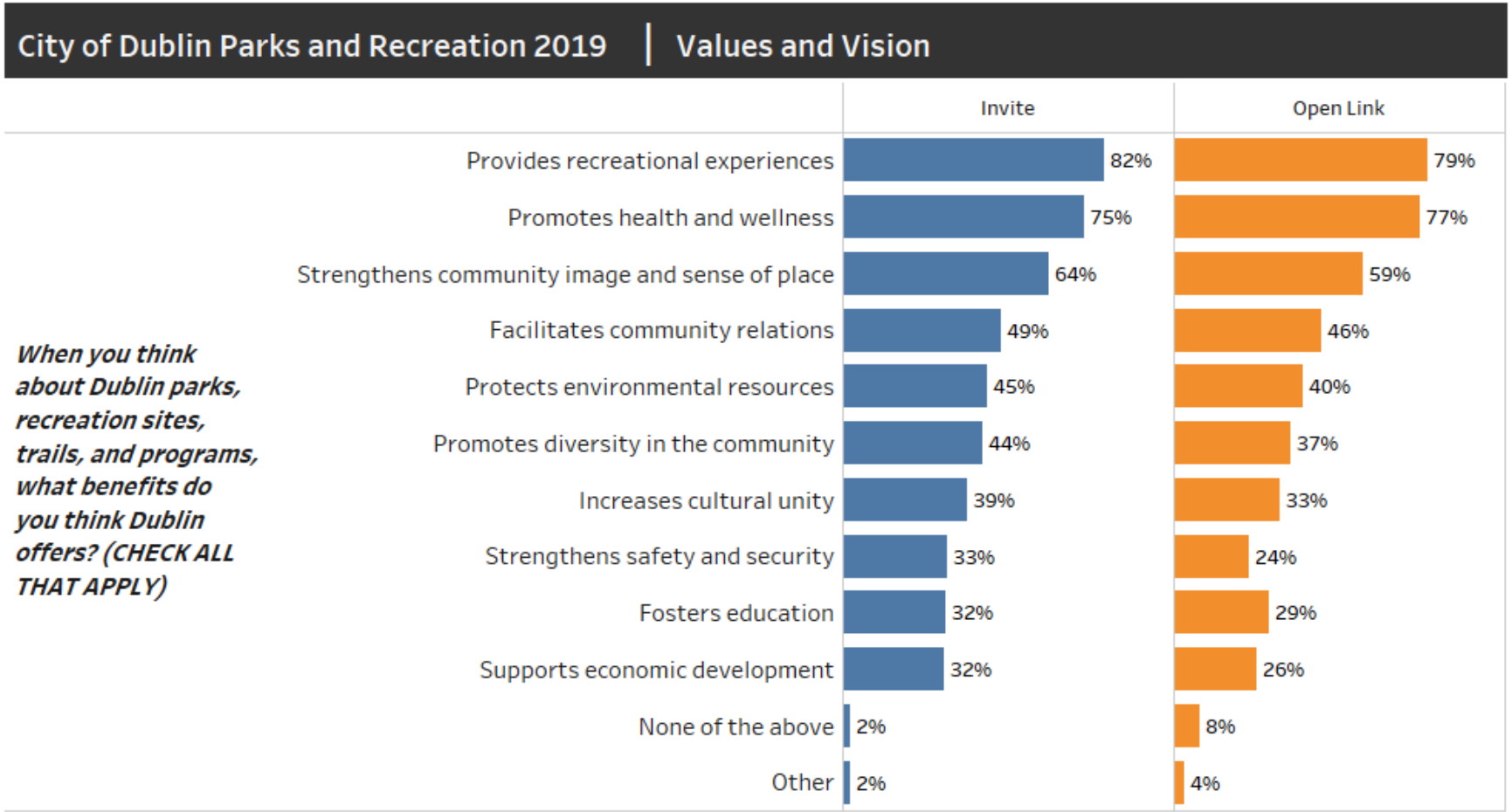
When asked which method of communication is best for the respondent, both the invite and open link cited the activity guide/brochure (68% invite, 67% open link) and E-mail from the City (58% invite, 73% open link) as the top two options. Open link respondents were more apt to desire parks and recreation information via social media (54%) while newsletters were more common for invite respondents (46%).



Values and Vision

VALUES AND VISION

Invite respondents see Dublin's parks and recreation providing the following top benefits for the community: recreational experiences (82%), promoting health and wellness (75%), and strengthening community image/sense of place (64%). Open link results were similar for most benefits/purposes of parks and recreation.



SUGGESTIONS

Additional Comments/Suggestions

At the end of the survey, respondents were given the opportunity to provide any additional comments about parks and recreation facilities and programs, needs, and opportunities in Dublin. Prominent themes include praise for what Dublin offers, a need to continue maintenance, specific individual park improvements, and a need for more facilities/parks. Random selections of verbatim responses from all open-ended questions related to each theme are shown in the slides to follow. A full listing of responses is provided in the appendix.

Do you have any further comments regarding facilities, activities, or services provided by the Dublin Parks and Recreation Department?

Additional Comments/Suggestions

Praise for current offerings

Dublin does a nice job of promoting their parks and rec facilities.

Our use of many of Dublin's fine facilities are limited now that our children are grown and live in other cities with their children. We appreciate the efforts Dublin has made to have parks in so many communities in our City.

Overall I think Dublin does good with their parks, recreation, and programs. I wish they would have more shade at parks and restrooms available. Dublin parks are a great place for kids.

Thanks to the leadership for making Dublin a wonderful place. I would recommend to please review the current ecological situation before allowing any other houses construction.

Thank you for providing such fantastic amenities already! The city clearly cares and works hard to have accessible facilities and programs. It is really impressive. I really look forward to more outdoor space and think partnerships with EBRPD and others would be beneficial. Keep up the great work, and thank you for making Dublin a special place to live.

We as a family are fond of parks & public spaces that Dublin offers. We are in favor of green Dublin city which is walkable, cyclable & promotes beautification of city through local businesses and artists. We heart Dublin

Additional Comments/Suggestions

Park-Specific Improvements

Please cut grass shorter and more often at all parks. Enforce dogs on leashes. I can't say it enough. Thank you for asking the people of Dublin for their opinion. It is greatly appreciated.

The grass put in at Dougherty Dog park already dead in some areas. It was a waste of money. needs to be different ground cover. Also maintenance has to be kept up.

I think we need an inexpensive family swim option - not all the bells and whistles of the Wave - still upset about the closure of the city pool near DHS. I have to go to San Ramon for private swim lessons/family swimming. My husband would like more tennis court options in W. Dublin.

I would love to see a dog park on the east side so we don't have to drive to Dougherty Hill dog park.

Several parks don't have adequately clean public restroom. Also these are few indoor facilities or shade areas for people during summer. Availability for birthday party events is also limited.

Dublin has an abundance of parks to explore. We are looking forward to the updates and improvements at the City Sports Park with the All Inclusion Park. We hope that is a grand addition and that many more renovations and improvements are made to that area overall. We would like to see many more small child friendly facilities at the Dublin Library. We'd also like to see more fun activities in general on the calendar at the library. It's a bit off putting and disturbing that we see more Restraining Order Clinics than creative and fun activities for children.

Additional Comments/Suggestions

Maintenance and updates

Athletic courts in sport park are not balanced. Too many softball courts and under used, while tennis courts are too crowded!!

During the summer it's hot in Dublin during sunlight hours. Suggest adding lights and offering after dark hours to same parks like dog parks and kids parks

Please work harder to keep the Pioneer Cemetery cleaned & maintained also Kolb house & surrounding buildings are in need of better maintenance / repair.

I would want cleaner bathrooms at public parks and add more charging stations for electric cars.

Please finish developing the neighborhood park close to Wallis Ranch (across the street from Quarry Lane school). The “future neighborhood park” sign has been up for 3 years already. would love to be able to use it! Thank you!

We need to improve our soccer facilities to encompass more fields and also Futsal courts.

APPENDIX B: Existing Parks Assessment

EXISTING DUBLIN PARKS ASSESSMENT

The parks assessment was completed in 2019. Butterfly Knoll Park and Clover & Sunrise Parks were not complete at the time of the assessment and are not included.

*Each park assessment lists opportunities, that if addressed, could improve the park. Many of those items have been completed and are identified with an asterisk.

1

ALAMO CREEK PARK

5.3 ACRES

NEIGHBORHOOD PARK

7601 SHADY CREEK ROAD

INVENTORY:

- Large informal field
- Public art
- Trail connection
- Basketball court

OVERALL PARK RATING: 1.9 (EXCELLENT)

KEY FINDINGS:

Actively used park with various activities for all ages, picnic area with three barbecue grills and picnic tables that seat people under nice shady tree canopies. One advantage of this park is that it serves as a trailhead to the Dublin trail system.

OPPORTUNITIES:

- Maintain or replace picnic tables due to graffiti*
- Consider adding additional shaded seating areas

2

BRAY COMMONS

4.8 ACRES

NEIGHBORHOOD PARK

3300 FINNIAN WAY

INVENTORY:

- Dog run (20 lbs. or under)
- Volleyball court (grass)
- Multi-purpose field
- Excellent trees

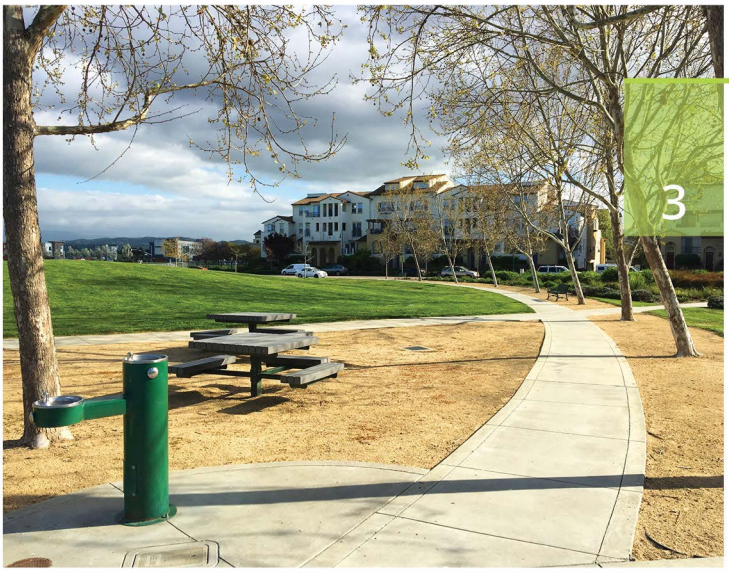
OVERALL PARK RATING: 1.7 (GOOD)

KEY FINDINGS:

Plethora of shady trees along pathways and large central lawn space with various amenities including a grassy volleyball court embody this parks character. In addition to the park's other amenities, Bray Commons also features various game tables, including chess and checkers table tops. Dog run for dogs 20 lbs. or under and various seating opportunities peppered throughout the park add to the experience.

OPPORTUNITIES:

- Play equipment has sun damage
- Replace dried out ground cover planting
- Typically, neighborhood parks may include the following additional facilities: playgrounds



DEVANY SQUARE

2.0 ACRES

NEIGHBORHOOD PARK

4405 CHANCERY LANE

INVENTORY:

- Large flexible space
- Children's play area
- Children's water play area

OVERALL PARK RATING: 2.0 (EXCELLENT)

KEY FINDINGS:

Park services surrounding neighborhood and includes a labyrinth and a water play area. Nice large trees along pathways and ample space for children's play area are a nice addition to this park. A lack of restroom facilities may present an opportunity for enhancement.

OPPORTUNITIES:

- Replace or maintain sun damaged playground equipment
- Typically, neighborhood parks may include the following additional facilities: unlit sports courts, and additional non-competitive sports fields

DOLAN PARK

4.9 ACRES

NEIGHBORHOOD PARK

11651 PADRE WAY

INVENTORY:

- Shaded picnic shelter
- Hilly - not a lot of flat space for informal field
- Large public art installation; 12' high x 14' long steel "arm"
- Basketball court with lights
- Fitness equipment stations

OVERALL PARK RATING: 1.8 (GOOD)

KEY FINDINGS:

Excellent walking trail with break out fitness stations and signage engage users within this park. Separate play areas targeting different age groups, and large shade structure with numerous picnic tables creates respite from the sun.

OPPORTUNITIES:

- Outdoor fitness stations need attention
- Typically, neighborhood parks may include the following additional facilities: open multi-use areas

DOUGHERTY HILLS DOG PARK

1.4 ACRES

NEIGHBORHOOD PARK

AMADOR VALLEY BLVD

INVENTORY:

- Large open lawn for dog exercise and interaction with fencing for safety
- Recent public art installation
- Minimal plant variety
- Doggie fountains in either dog run

OVERALL PARK RATING: 1.9 (EXCELLENT)

KEY FINDINGS:

One of two dog parks in Dublin, servicing both large and small dog breeds in separate contained areas. Doggie drinking fountain placed in either dog run and benches scattered throughout provide a nice amenity for users.

OPPORTUNITIES:

- Lawn worn and dry, ensure irrigation reaches these areas
- Consider adding agility equipment, boulders, or mounds for exercise variation
- Consider restroom facility for dog owners/ attendees as funds become available

DUBLIN HERITAGE PARK & MUSEUMS

10.0 ACRES

COMMUNITY PARK

6600 DONLON WAY

INVENTORY:

- Planting in planters thriving, variety of ornamentals, nice repetition of allee trees and grasses
- Shady areas abundant
- Picnic area seats 80
- 2 barbecue grills

OVERALL PARK RATING: 2.0 (EXCELLENT)

KEY FINDINGS:

Large multi-functional park with historic buildings, lawns, a historic cemetery, picnic areas, and various amenities embody the character of this park. The vibrant landscape palette is open to the public during daylight hours with a variety of native planting and impressive trees. This park serves as the home to classes, camps, events, and tours.

OPPORTUNITIES:

- Trees in picnic area need to be considered for replacement; splitting bark and tree trunks, irrigation in the roots
- Typically, neighborhood parks may include the following additional facilities: additional unlit sports courts, and additional non-competitive sports fields

DUBLIN SPORTS GROUNDS

22.8 ACRES

COMMUNITY PARK

6700 DUBLIN BLVD

INVENTORY:

- Concession stand
- 1 Lighted baseball diamond, 2 lighted softball diamonds, 2 lighted soccer fields
- Walkways and trails
- Children's play area heavily used

OVERALL PARK RATING: 1.9 (EXCELLENT)

KEY FINDINGS:

Situated in a prime, central location, Dublin Sports Grounds accommodates several athletics. With several lit ball fields and soccer fields, for games and practices, and children's play area, there is something for everyone to be active and enjoy.

OPPORTUNITIES:

- Replace older, sun damaged, playground equipment; consider expanding playground to be adequate size for usage ie. adding swings at playground for variety*
- Trash receptacles not consistent, styles vary*
- Consider adding shade structures near seating areas*
- Consider any additional facility needs this community park may require, (i.e. community parks may additionally include aquatic amenities)*

EMERALD GLEN PARK

49.0 ACRES

COMMUNITY PARK

4201 CENTRAL PARKWAY

INVENTORY:

- Bio-retention planters thriving
- Copious amount of space for flexible programming
- Aquatics center, skate park, basketball courts, baseball diamonds, bocce courts, soccer fields, tennis courts, picnic areas
- Water play area

OVERALL PARK RATING: 2.0 (EXCELLENT)

KEY FINDINGS:

Community park with various programming elements ranging from athletic fields to Emerald Glen Recreation and Aquatic Complex, plethora of seating opportunities and well planted landscape areas. Plenty of flexible space, walking trails, and connections to the Dublin trail system make this park a true gem within the overall system.

OPPORTUNITIES:

- Cricket pitch with evident worn turf, replace*
- Trash receptacles sun damaged and not consistent style*
- Consider any additional facility needs this community park may require, (i.e. community parks may additionally include lighting on remaining sports fields)

FALLON SPORTS PARK

60.1 ACRES

COMMUNITY PARK

4605 LOCKHART STREET

INVENTORY:

- 4 lighted bocce courts, two lighted synthetic turf soccer fields, BMX course, picnic areas, drinking fountains, restrooms, walkways and trails, baseball fields, softball fields, tennis courts.
- Educational signage throughout park
- California native plant palette
- Playground equipment in excellent condition
- EV charging stations
- Premier sports park currently encompasses 28 acres of the 60 acre site.

OVERALL PARK RATING: 2.0 (EXCELLENT)

KEY FINDINGS:

Has excellent low maintenance native landscape palette and well lit astro-turf fields. Other park amenities include an age-inclusive adventure playground and concession building with plenty of opportunities for seating.

OPPORTUNITIES:

- Consider planting future varieties of ornamental planting to break up hardscape. If appropriate, consider any facility needs this community park may require, (i.e. community parks may include aquatic facilities)

JORDAN RANCH PARK

4.9 ACRES

NEIGHBORHOOD PARK

4299 JORDAN RANCH DRIVE

INVENTORY:

- Large open space meadow for informal sports and games
- Variety of plants and ornamental flowers
- Age-inclusive play equipment in great condition
- Picnic area and barbecue grills
- Basketball courts, volleyball courts (grass)

OVERALL PARK RATING: 2.0 (EXCELLENT)

KEY FINDINGS:

Neighborhood park nestled against open space, the park offers two shaded age-inclusive kids play areas, a basketball court, a grass volleyball court, and large open field for flexible programming. Other amenities include group picnic areas, barbecues, and restrooms. Seating appropriate for programmed space. Excellent use of ornamental landscape.

OPPORTUNITIES:

- Increase shade mechanisms at picnic area

KOLB PARK

4.9 ACRES

NEIGHBORHOOD PARK

8020 BRISTOL ROAD

KEY FINDINGS:

- Fitness equipment
- Play equipment for different age groups
- Tennis courts (lighted)
- Pedestrian walkway
- Picnic area seats 48, 2 barbecue grills

OVERALL PARK RATING: 1.7 (GOOD)

KEY FINDINGS:

Large park for multi-purpose use. Seating areas covered by tree canopies for shade. Separate play equipment areas for different kids age groups.

OPPORTUNITIES:

- Bathroom restoration
- Improve accent plant palette variety
- Update or replace sun damaged kids play equipment
- Outdoor activity stations needs updating
- Multi-purpose field unleveled, maintain for activity use
- Consider any additional facility needs for this neighborhood park. Typically neighborhood parks will additionally include additional unlit sports facilities

MAPE MEMORIAL PARK

2.6 ACRES

NEIGHBORHOOD PARK

11711 MAPE WAY

INVENTORY:

- Grassy areas, large shade trees, and planting bed
- Large informal field/lawn
- Sand volleyball court

OVERALL PARK RATING: 1.6 (GOOD)

KEY FINDINGS:

Mape Park was named for Commander John Jack Clement Mape USN, who was Dublin's first casualty of the Vietnam War. Adjacent to school with basketball courts and playground, park offers plenty of flexible lawn space.

OPPORTUNITIES:

- Update aged kids play equipment*
- Update plant palette to include more ornamental shrubs*
- Update site furnishings including seating areas
- Consider any additional facility needs for this neighborhood park. Typically neighborhood parks will additionally reflect neighborhood character

PASSATEMPO PARK

5.1 ACRES

NEIGHBORHOOD PARK

3200 PALERMO WAY

KEY FINDINGS:

- Lush landscape
- Multi-purpose field
- Well kept play equipment
- Pedestrian walkways and trails
- Picnic area

OVERALL PARK RATING: 1.7 (GOOD)

KEY FINDINGS:

Lush and verdant landscape palette. Age-inclusive kids play equipment includes a playground for tots and a separate playground for older children. This park offers unique amenities including an interactive sundial, a small vineyard, seasonal garden, grilling stations, restrooms, and windy walkway a large multi-purpose field surrounded by a walking path.

OPPORTUNITIES:

- Consider any additional facility needs for this neighborhood park. Typically neighborhood parks include additional spaces for relaxation

PIAZZA SORRENTO

2.0 ACRES

NEIGHBORHOOD PARK

3600 PALERMO WAY

INVENTORY:

- Large open field on slight slope
- Pleasant ornamental trees varieties
- Shaded seating area

OVERALL PARK RATING: 2.0 (EXCELLENT)

KEY FINDINGS:

Park features an expansive meadow offering opportunity for flexible programming, a play area, and shaded picnic area. A serene tree lined pedestrian walkway emphasizes this facility.

OPPORTUNITIES:

- Play equipment sun damaged, consider updating and replacing
- Seating area can use upgraded furnishings
- Consider any additional facility needs for this neighborhood park. Typically neighborhood parks will additionally include additional unlit sports facilities

POSITANO HILLS PARK

4.6 ACRES

NEIGHBORHOOD PARK

2301 VALENTANO DRIVE

INVENTORY:

- Flat flexible lawn
- Unique playground equipment placement
- Various seating elements
- Excellent views of the Tri-Valley
- Basketball court

OVERALL PARK RATING: 1.8 (GOOD)

KEY FINDINGS:

This park offers opportunity for play to all ages including fun interactive nature-themed play areas for children and an outdoor basketball court. Various seating areas can be found throughout the park along the windy pedestrian path while the lush landscape compliments adjacent Tri-Valley views.

OPPORTUNITIES:

- Consider any additional facility needs for this neighborhood park. Typically neighborhood parks will additionally include additional unlit sports facilities

SCHAEFER RANCH PARK

6.3 ACRES

NEIGHBORHOOD PARK

9595 DUBLIN BLVD

INVENTORY:

- Large informal field
- Beautiful ornamental trees
- Apparent of safety features
- Tennis court, basketball court

OVERALL PARK RATING: 1.8 (GOOD)

KEY FINDINGS:

Landscape palette very verdant. Informal field offers flexible use. Covered picnic structure with tables offers respite from the sun. Other amenities the park offers include a "tot lot" for 2- to 5-year olds, an apparatus play area for 5- to 13- year olds, a basketball court, a tennis court, and a pair of game tables for checkers or chess. Dogs are permitted on a leash.

OPPORTUNITIES:

- Playground may need additional shade elements
- Consider any additional facility needs for this neighborhood park. Typically neighborhood parks will additionally include additional spaces for relaxation

SEAN DIAMOND PARK

5.03 ACRES

NEIGHBORHOOD PARK

4801 LA STRADA DRIVE

INVENTORY:

- Volleyball court (grass), tennis court
- Shade structure provides sun respite seating area
- Many verdant grasses, overall landscape vibrant
- Unique play equipment (ie. zipline)

OVERALL PARK RATING: 1.8 (GOOD)

KEY FINDINGS:

Dublin's 20th park to open, names for former Dublin resident Army Staff Sergeant Sean Diamond, who was killed in action in Iraq in 2009. The park being fairly recently opened shows little signs of wear and tear. Contains two play areas with unique play features including a 90' long zip line, large shade canopy, and large open meadow for informal programming.

OPPORTUNITIES:

- No visible public art*
- Consider any additional facility needs for this neighborhood park. Typically neighborhood parks will additionally include additional spaces for relaxation, and practice fields

SHANNON PARK

9.6 ACRES

COMMUNITY PARK

11600 SHANNON AVE

INVENTORY:

- Water Play Area
- Adjacent community center and preschool accessible by bridges
- Informal sports fields
- EV charging stations

OVERALL PARK RATING: 1.7 (GOOD)

KEY FINDINGS:

This park had much to offer; public art, lush planting beds, and a variety of frees. A natural creek meanders its way through the park and is a great place for exploring nature. Water feature and solar panels add unique touches to the park. Dogs are permitted on a leash.

OPPORTUNITIES:

- Incorporate ADA paths at seating under solar panels
- If appropriate, consider any facility needs this community park may require, (i.e. community parks may also include lighted sports fields)

19

STAGECOACH PARK

0.9 ACRES

NEIGHBORHOOD PARK

7550 STAGECOACH ROAD

INVENTORY:

- Public art installation
- Rubber turf ground and shade structure over kids play area
- Lush native landscape

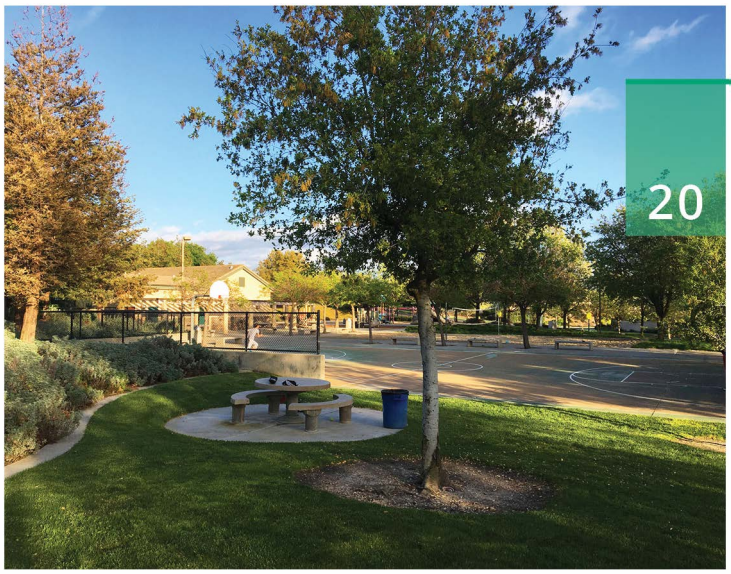
OVERALL PARK RATING: 2.0 (EXCELLENT)

KEY FINDINGS:

Ample seating with no shade coverage is the highlight of this park. Covered kids play structure in good condition and has unique interactive climbing elements. Park features an art installation, commissioned by the City of Dublin in 1996.

OPPORTUNITIES:

- Increase shade around seating area
- Consider any additional facility needs for this neighborhood park. Typically neighborhood parks will additionally include additional spaces for relaxation, informal multi-purpose lawn space, as well as sport practice courts and fields



20

TED FAIRFIELD PARK

6.9 ACRES

NEIGHBORHOOD PARK

3400 ANTONE WAY

INVENTORY:

- Variety of athletic fields including baseball diamond, sand volleyball court, basketball court
- Large public art tile mosaic
- Picnic tables
- Pedestrian walkway and trails

OVERALL PARK RATING: 1.6 (GOOD)

KEY FINDINGS:

Park features various athletic fields including a basketball court and soccer fields surrounded by pathways. Various areas for seating under shady tree canopies. Public art installation gives the park a fun and colorful identity.

OPPORTUNITIES:

- Play structure needs to be updated
- Consider any additional facility needs for this neighborhood park. Typically neighborhood parks will additionally include additional informal multi-purpose lawn space.

APPENDIX C: 2015 Facilities Standards

PARKS AND RECREATION FACILITY STANDARD

2015 Parks and Recreation Master Plan

ACTIVE COMMUNITY PARK STANDARDS

Active Community Parks should offer a variety of recreational opportunities that attract a wide range of local age groups and interests. Active Community Parks should feature large open space areas, unique natural, historic, and/ or cultural areas as well as group picnic areas, bicycling and hiking trails, sports facilities, dog runs, community facilities, and other unique features or facilities.

Size:	Approximately 10 to 60 acres
Service Area:	Preferably centralized within the City of Dublin.
Access/Location:	Highly visible and easily accessible. These Community Parks should be utilized to create a central focus for the Dublin community.
Park Design:	Active Community Parks should create a memorable social hub and landmark public destination. Facilities that maximize the recreational and leisure experience of all residents. Provide a mixture of facilities to attract a broad spectrum of user groups. Provide a sense of connection linking the uses on the site to the surrounding retail, residential or recreational facilities.
Play Area:	High quality and innovative play structures. Larger than neighborhood parks. Separate facilities for tots from those for older children. Provide parents seating area.
Potential Sports Facilities:	Diamond ball fields (60-foot, 80-foot and 90-foot), graded and maintained for practice and competitive baseball or softball. Spectator amenities. Regulation soccer fields with a combination of natural and synthetic turf. Practice soccer fields (may overlap ball fields). Cricket Pitch. Football field. Futsal court (may overlap with basketball). Outdoor basketball courts. Outdoor volleyball courts. Lighted tennis courts. Pickleball courts. Frisbee golf. Exercise equipment.
Picnic Facilities:	Shaded and secluded picnic areas with tables for 6 to 8 people located throughout the park providing areas for spontaneous picnic use. Must also include a minimum of two group picnic facilities to accommodate group reservations with dedicated shade structures/sails and BBQ's.
Natural Areas:	Open meadow zones that provide soft, green use areas for picnics, informal sports as well as passive group and individual uses. Provide pedestrian trails to link with regional trail and transit systems.
Potential Special Features:	Dog parks Multi-Purpose Room Buildings for classes and camps. Cultural and Performing Arts spaces. Public Art for visual impact. Community garden. Maintenance yard for the park. Additional unique features may include an education center or museum, outdoor amphitheater, rose gardens, or outdoor wedding facilities.
Restrooms:	Permanent restroom structure.
Parking:	Sufficient parking lot to accommodate demand during high use periods.

NATURAL COMMUNITY PARK STANDARDS

Natural Community Parks should offer a variety of passive recreational opportunities that attract a range of age groups of people looking for a more serene park experience. Natural Community Parks should feature areas that are primarily un-programmed and more natural in appearance, often including features that have historically existed on the site, such as hills, creek or wetland features, or man-made structures such as bridges or small buildings.

Size: Varies depending on location and adjacencies.

Service Area: Future Natural Community Parks should be located in the Western and/or Eastern Extended Planning Area.

Access/Location: Dependent on the location of the natural features to be enhanced and/or retained.

Park Design: Natural Community Parks should create a space for quiet, passive enjoyment of the natural landscape primarily with low intensity uses and a few active nodes. Uses that may be appropriate for inclusion in a Natural Community Park include:

- Trails and sitting areas.
- Wildlife viewing platforms.
- Outdoor educational spaces.
- Nature interpretive areas with signage.
- Shaded and secluded picnic areas with tables for 6 to 8 people located throughout the park providing available areas for small-scale picnic use.
- Community and/or children's garden.
- Par course style exercise.
- Open meadow zones that provide soft, green use areas for informal sports as well as passive group and individual uses.
- Public restrooms.
- Parking area.
- High quality and innovative natural play features built into the landscape may be appropriate in limited areas.
- Ample pedestrian and bicycle connections to nearby residential areas.
- Other appropriate facilities that maximize the recreational and leisure experience of all residents.

NEIGHBORHOOD PARK STANDARDS

The neighborhood park can be the visual and social center for the local community. In addition to meeting the local residents' recreational needs, the neighborhood park is also a "village green." These parks should be designed to reflect the unique character of each neighborhood.

Neighborhood parks are developed to provide space for relaxation, play and informal recreation activities in a specific neighborhood or cluster of residential units. The park improvements are oriented toward the individual recreational needs of the neighborhood in which it is located. Facilities should be designed to include practice fields and not for competitive use, which traditionally bring more traffic into a neighborhood.

Development Criteria:	Approximately 4 to 9 net acres.
Service Area:	Service area defined by major arterials or topography.
	Adjacent to neighborhood boundaries or open space area, visible from neighborhood entry.
Site Characteristics:	Major percentage of the site should be level to accommodate active recreation uses.
	Natural or visual qualities to enhance the character.
Access/Location:	Minimum of two public street frontages.
	On collector or residential streets; not major arterials.
Park Design:	Central green/social center for neighborhood. Reflect character of setting—natural features or architectural style of homes.
Play Area:	Tot lot for children 2 - 4 years.
	Playground for youth 5 - 12 years.
	Parent's seating area.
Potential Sports Facilities:	Turf fields graded and maintained for practice. Softball/baseball (minimum 250' outfield) and soccer (minimum 180') fields. Tennis courts and volleyball courts. Outdoor basketball courts. Pickleball courts. Walking track. Exercise/Par-Course Equipment.
Picnic Facilities:	Tables and secluded space for informal family picnics up to 6 - 8 people. Must also include a minimum of one group picnic facility to accommondate group reservations with dedicated shade structure/sails and BBQ's.
Natural Areas:	Open space meadow for informal sports, games and passive activities.
Restrooms:	Two unisex restrooms.
Parking:	Sufficient off-street parking where minimum street frontages are not provided. Lockable parking for 6 - 10 bicycles.
Lighting:	Provide lighting for security purposes not for night-use activities. Avoid penetration of unwanted light into adjacent neighborhood.

NEIGHBORHOOD SQUARE STANDARDS

Neighborhood Squares provide specialized facilities that serve a concentrated or limited population or special interest group such as young children or senior citizens. The Neighborhood Square is a scaled-down version of the Neighborhood Park, with an average size of 2-acres and located in high density residential urban areas where a green pocket is the central focus of the neighborhood.

Site Characteristics:	Approximately 2-3 net-acres on a predominately level site.
Access/Location:	Prominent location preferably at cross street. Within neighborhoods and in close proximity to apartment complexes, townhouse development or housing for the elderly. Linked with trails and pedestrian walkways.
Park Design:	Each park should have unique characteristics such as public art, fountain, bandstand, formal gardens, etc. to create a focal point for high density areas. Develop plaza areas for gathering and neighborhood social events.
Play Area:	Small scale, high quality play structures. Parents' seating area.
Sports Facilities:	As appropriate to user groups in adjacent homes; provide tennis court, pickleball courts, volleyball court, or basketball court.
Picnic Facilities:	Tables for 6 to 8 people for spontaneous or informal picnic use. Must also include a minimum of one group picnic facility to accommodate group reservations with dedicated shade structure/sails and BBQ's. Seat walls for informal picnicking.
Natural Areas:	Views and vistas are desirable.
Restrooms:	Not provided.
Parking:	Street parking.
Lighting:	As necessary for security only.

DOWNTOWN PLAZA STANDARDS

Urban Plazas provide a public gathering place for the Downtown area.

Site Characteristics:	0.5 -1.5 net acres on a predominately level site.
Access/Location:	Prominent site, preferably at a historically relevant location or a centrally located site in the Downtown. Linked with pedestrian walkways that access commercial, civic, and/or residential uses in Downtown Dublin is preferred.
Park Design:	Should have unique characteristics such as public art, fountain, seating, etc. to create a focal point for gathering and social events.
Play Area:	Small scale, high quality play structures may be appropriate with parents seating area.
Sports Facilities:	None.
Picnic Facilities:	Tables, benches, or seatwalls for spontaneous or informal picnic use. Must also include a minimum of one group picnic facility to accommodate group reservations with dedicated shade structure/sails and BBQ's.
Natural Areas:	Views and vistas are desirable.
Restrooms:	Not provided.
Parking:	Street parking.
Lighting:	As necessary for security only.

CULTURAL ARTS CENTER STANDARDS

A Cultural Arts Center can provide a multi-use facility that affords cultural, educational and social opportunities for the entire community. The primary focus of this facility would be the Gallery and adjacent multi-purpose space making it a destination for exhibitions and social events. The facility would also feature classrooms to support a variety of cultural arts experiences.

Size:	Dependent on program study.
Development Criteria:	One facility per community.
Acreage:	Dependent on program study.
Service Area:	Centralized to major population centers.
Site	Characteristics: Predominantly level.
	Interesting natural or visual characteristics such as existing trees, creek, vistas.
Access/Location:	Located on a major arterial or collector road with high visibility.
	Twenty-minute driving time.
Facility Design:	Memorable public destination point which would be a source of pride for the City.
	Destination that will serve the diverse needs of the entire Community.
Indoor Facilities:	Lobby and Reception.
	Classroom/Music Room.
	Art Classrooms.
	Gallery Space.
	Multi-Use Room.
	Administrative Space.
Special Features:	Outdoor patios.

TRAIL STANDARDS

There are three basic types of trail types that may be found in Dublin - hiking and jogging, bicycle, and equestrian. Trails are different than parkways or paths within neighborhoods that are privately maintained, and they are different than sidewalk or bike lanes as described in the City's Bicycle and Pedestrian Master Plan. While those facilities are great amenities for the community, they are not counted as parkland, whereas a trail that is improved to the standards contained within this Master Plan and dedicated to public use can be considered parkland.

The types of trails that have standards in this Master Plan include:

- Parkway Trail: Paved path suitable for bicycles and pedestrians which is physically separated from the street and not a part of the road section.
- Creekside Trail: Paved trails along creeks for pedestrian and potential bicycle use.
- Open Space Trail: Unpaved trails for equestrian and hiking use.

Hikers, joggers, and strollers make up the majority of trail users. This group naturally prefers to use trails that are safe, that provide good footing and that are routed through interesting landscape with attainable destination points and offer some amenities along the way such as benches and rest areas. Pedestrians will use all the trail types noted above.

Cyclists typically use the Parkway and Creekside Trails. Recreational cyclists typically prefer trails which have smooth surfaces (preferably paved) and which are separated from other types of traffic. Often traveling a distance of 25 miles on an outing, the serious recreational cyclist prefers trails with sweeping curves, good visibility, and a minimum of cross streets.

Equestrians typically use Open Space Trails, which are generally planned for the outlying areas of the City where there is more open space and natural landscape. Because of the limited available space in Dublin, equestrian trails are intended to connect with other regional-serving trails in neighboring communities and park districts.

General Trail Design

Trail design should include appropriate landscaping to provide a pleasant visual and physical environment, including protection from sun, wind, and noise where possible.

- Where feasible and desirable, trail projects should accommodate more than one type of trail use.
- Designed to require as little maintenance as possible over time and to avoid steep inclines.
- Preserve existing vegetation, removing only as much as necessary to accommodate the trail. Analyze existing topography and locate trails so that minimal grading is required.

Parkway Trail Design

The parkway links areas within the community. As an important recreation and transportation corridor, it should be visually distinct. It should accommodate both bicycle and pedestrian use, both separated from the street. The parkway should be well landscaped and lighted.

Easement Width:	Minimum 20 feet with landscaping on either side of formal paths.
Pedestrian Path:	Minimum 5 feet wide, concrete.
Bicycle Path:	Minimum 8 feet, maximum 12 feet wide; 12 feet when joint use with pedestrians.
	Asphalt or concrete
Rest Areas:	Rest area should include a bench and drinking fountain.

Creekside Trail Design

- Creekside trails are a desirable community amenity and are a scenic and educational resource.
- Width of creek trails should be a function of amount of use and sensitivity of natural resource. However, a minimum 8' width is desirable.
- Creek trail design and location should be coordinated with Alameda County Flood Control (Zone 7), California State Department of Fish and Wildlife, and EBRPD (as appropriate).
- Maintenance roads/paths along creek banks can frequently serve as trails. The final design of the trail must accommodate appropriate maintenance.
- Where possible, creek trails should be located at top of bank. Because these areas are flat, grading is kept to a minimum and existing vegetation can be preserved. Erosion and bank stabilization problems are also minimized. Access to and from streets and access by disabled persons is generally easier when the trail is located at the top of bank.
- Where creek trails must be located on slopes, a bench will have to be cut into the slope to provide a flat platform for the trail. The cut should be minimized to preserve as much native vegetation as possible.
- Generally, the trail should be located as high above the creek as possible. Ease of access to and from the street and by disabled persons should be considered when locating a trail on a slope.
- Provide rest areas and overlooks with educational signage to enhance enjoyment of creek area.
- Special wildlife habitat areas should be protected from access. Habitat restoration and creek revegetation should occur in degraded creek areas.
- Where creeks are deeply incised, railing or fencing may be necessary to prevent access to the creek.

Open Space Trail Design

Open space trails, at a minimum, may be narrow corridors that provide critical linkage to important facilities.

However, at best, open space trail corridors may incorporate many hundreds of acres of significant open space and provide the public with unique opportunities to enjoy the natural environment between developed areas. Frequently, trails in open space areas follow old jeep roads or fire roads.

The ideal alignment will "fit" the trail to the ground and will afford users the best views from the trail as well as follow the topography of the land.

- Long, straight stretches should be avoided as well as excessive switch backs.
- Avoid areas with high soil erosion, high fire hazard or unstable slopes.
- Where possible, route trails away from residences in order to maintain privacy.
- Establish trail rights-of-way that are wide enough to accommodate the designated uses. For single or double-use trails that permit hiking and/or equestrian use, provide a minimum right-of-way width of 20 feet. Multiple-use trails that permit hiking, equestrian and bicycle use, provide a minimum right-of-way width of 30 to 40 feet.

Staging Area and Trail Head

A trail staging area is best located on arterial or collector roads in areas that are both convenient to the public and that are easily accessible for maintenance and operation purposes.

- Where possible, located away from nearby residents.
- Provide lights, gates and fencing, as well as fire hydrants and fire truck turnarounds that address specific needs of police and fire departments.
- Identify and utilize existing parking lots on schools and park facilities, wherever possible, to avoid duplication of staging facilities.
- A trail head is smaller, often consisting of nothing more than a sign. It may also include a small rest area. Whether staging area or trail head, each should be improved to include:
- Signs indicating by color and/or graphics trail type; trail name (if appropriate); distance to distinctive feature or trail junction.
- Map (where appropriate) showing overall system.
- Trash and recycling receptacle(s).

DUBLIN
CALIFORNIA

CITY OF DUBLIN
PARKS AND COMMUNITY SERVICES DEPARTMENT

DUBLIN ARTS CENTER OPERATIONS GUIDE

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PARKS AND COMMUNITY SERVICES DEPARTMENT

DUBLIN ARTS CENTER OPERATIONS GUIDE

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EXECUTIVE SUMMARY

This document aims to outline guiding principles, strategies, and programming for the Dublin Arts Center (DAC), assist staff in maximizing the utilization of spaces, and guide the operations of an efficient facility that minimizes general fund subsidies. The DAC will be operated by the City of Dublin's Parks and Community Services Department and will serve as the hub of Cultural Arts programming.

The DAC will focus on the arts and become a true cultural asset in Dublin. Ideally, it will be a place where children, young people, adults, and seniors can meet to engage with people of similar interests. In addition to exhibitions in the art gallery and small-scale performances in the black box theater, the Center will offer programming for all ages, including photography, painting, ceramics, creative writing, filmmaking, drama, music, sculpture/3D art, and crafts.

GOALS

Access – Everyone should be able to create, exhibit, perform, and experience art. We are dedicated to those who live, work, study, and play in Dublin and surrounding communities. The DAC will strive to provide artistic opportunities regardless of race, sexuality, gender, and socioeconomic demographic. We will provide accessible, affordable performance, rehearsal, and education spaces to support community and youth development. We will proactively recruit instructors and class offerings representing Dublin's diverse cultures and ethnicities.

Collaboration – We believe our success is tied to our instructors, artists, and community members. Our primary commitment is to support, elevate, and engage organizations and individuals in, from, and serving Dublin neighborhoods. We will collaborate and coordinate with local, regional, and national partners to serve our community. We will accommodate a broad array of high-quality arts programming that responds to demand from Dublin residents and the surrounding Tri-Valley, as well as trends in art programming.

Trust – The DAC is a haven to create and explore art and community. We will be trusted partners with growing artists and arts organizations, empowering youth and building community. We intend to maintain a high-quality, multi-purpose facility with amenities that have the highest degree of functionality. We will operate on a sound financial basis to ensure a sustainable funding requirement that minimizes a general fund subsidy.

CITY MISSION AND VISION

MISSION

The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, fosters new opportunities, provides equity across all programs, and champions a culture of diversity and inclusion.

VISION

Dublin is a great community to live, work, and raise a family. Dublin values:

Safety | We are dedicated to excellent public safety resources, including police and fire.

Finances | We will strive to be fiscally transparent and balance our budgets annually.

Inclusivity | We will advocate for programs and policies that support inclusive access to housing and cultural opportunities.

Diversity | We will support a wide range of programs and events that reflect and cater to the diversity of our residents.

Equity | We will deliver our services in a way that ensures equitable access to all.

Innovation | We will continue to innovate in every aspect of government and promote innovation within the business community.

Customer Service | We will provide welcoming, excellent customer services to our residents and businesses at all times.

Living an Active Lifestyle | We will continuously promote an active lifestyle through our parks and facilities and encourage participation in local sports.

History | We will honor our history through places and programs that remind people of our beginnings.

Business | We will provide a full spectrum of opportunity by supporting current and prospective businesses through ongoing economic development efforts and helping them grow and thrive locally.

Environmental Sustainability | We will continue to lead in building a well-planned sustainable community and protecting our natural resources.

PLANNING APPROACH

In considering the City's mission, values, needs, opportunities, and potential viability of a cultural arts center, extensive research and analysis were completed. In 2016, both a feasibility study and a needs assessment were completed. In 2019, the City of Dublin contracted with GreenPlay, LLC, to update its Parks and Recreation Master Plan. This process included a community survey that solicited input on cultural arts programs and activities. These assessments focused on the City's mission, values, needs, opportunities, and the potential viability of a Cultural Arts Center.

Input and feedback from the City's Heritage and Cultural Arts Commission and Parks and Community Services Commission were gathered. The Commissions examined comparable facilities and considered organizational structure, annual revenue, and expenses; revenue sources; and program types and sizes incorporated into the facility's layout, programming plans, and ultimately the final design of the DAC.

DOWNTOWN CONNECTION

After years of hearing from the community about the need to create a Downtown in the City of Dublin, the City Council unanimously approved the Downtown Dublin Preferred Vision. Its main principles were the siting of a town square and enhancing the character of Downtown Dublin. With the site of the DAC being less than a mile from the future "social center," it will certainly assist in the path forward to a main street experience in the following ways:

- Restaurants may open, expand, and prosper in service to audiences before and after performances.
- More retail businesses may open in response to street and pedestrian activity between the DAC and the downtown area.

STRATEGIES

The DAC is an approximately 13,500 square-foot facility that will feature a black box theater, an art gallery, an arts and crafts classroom, a mixed media classroom, an arts yard, a ceramics studio, a dance/fitness studio, a music room, and a small catering kitchen.

Basic strategies for the DAC are as follows:

GALLERY 180

Exhibitions – The DAC will become the site for year-round art exhibitions. The gallery space will support an exhibition program for small to medium audiences, with exhibition space leaking into the rest of the facility, including hallways and other appropriate spaces to tie cultural arts into the entire facility.

PRECINCT BLACK BOX THEATER

Performances – The black box theater is expected to support a variety of productions, rehearsals, and events for smaller-scale performances. It may also house small acting and theater classes and will be available for private rentals.

CLASSROOMS/MEETING SPACES

Education – Designed for learners of all ages. Depending on community interests, a focus on topics from creative writing to painting, sketching, photography, filmmaking, music, and digital arts. Additionally, these spaces will serve as meeting spaces for various affinity groups within the arts to foster connections among creative Dublin residents. It will be a priority to allow for no-cost use of the spaces throughout the week during regular business hours. A schedule will be determined after observing DAC visitor traffic and usage.

COMMUNICATIONS

The DAC will function as a clearinghouse for arts information in Dublin, offering a comprehensive web-based calendar of arts events. We will work to establish a cultural arts information website that lists programs, classes, and events that becomes the central source of information for cultural arts programming at the DAC.

MARKETING PLAN

A detailed marketing plan will be created as audience development and customer databases are crucial to the success of the DAC. The frequency and diversity of the DAC's programs are key to the growth of clientele and should appeal to the community. Staff will strive to create a constant presence in the minds of this clientele and respond to their needs and interests. Developing a community of clientele and supporters through email lists and social media is essential.

i. The branding and positioning of the facility and its programs should stress the following attributes:
    a. The DAC is a unique cultural venue in terms of its programs and character.
    b. The DAC supports various programs for all local and regional residents.
    c. The DAC is easy to find, close to the future Downtown Dublin, located in a safe area, has ample parking, and is professionally staffed.

i. A website specific to the DAC will be the hub of all communication and demonstrate the brand and roster of offerings. It will be the DAC's most important communication tool, allowing residents and art lovers access to the DAC's registration system, information on the gallery, black box theater, facility rentals, and DAC offerings. The website will be up-to-date and clear.

ii. Along with a website, existing activity guide, and use of social media, print advertising and collaboration with partner organizations should be considered. Efforts should be made to begin partnerships with media outlets focused on outreach to prominent cultures in the City of Dublin and the region. Radio advertising, bus shelters, bus tails, street banners, etc. should also be considered. The type and frequency will be adjusted depending on the type of offering. Given the proximity of the DAC to the 580/680 freeway interchange and BART, advertising should also be considered in transit stations, centers, and corridors.

iii. Leading up to the opening of the DAC, an effort will be made to have programs, events, and other offerings ready for that season. These will help build community excitement and pride and lead to audience development and customer databases.

iv. Once the DAC is established, broad season announcements will be developed to complement the Parks and Community Services Department's existing activity guide. These seasonal announcements could be posters and flyers communicating gallery exhibits, performances, and other offerings. Marketing for small, individual, or one-off programs, should take place but may only be in the form of digital marketing.

v. Staff will work closely with the Senior Advisory Committee, the Youth Advisory Committee, the Parks and Community Services Commission and the Heritage and Cultural Arts Commission to foster outreach ideas and keep connections with all demographics in Dublin and the region. Thus far, strategies include morning video announcements at Dublin's high and middle schools, communicating with school clubs, and working closely with art teachers.

OPERATIONS AND MANAGEMENT PLAN

The Parks and Community Services Department will develop and manage the DAC's programs with staff dedicated to the DAC.

HOURS OF OPERATION

The DAC will typically be open from 8:00 a.m. to 8:00 p.m., Monday through Saturday, and Sundays from 8:00 a.m. to 5:00 p.m., to accommodate programs, classes, workshops, performances, exhibits, and facility rentals. The facility will generally be operated by full-time staff during traditional office hours. It will transition to part-time staff to tend to general facility needs on weeknights and weekends. These hours could be expanded pending facility rentals or class schedules, with additional staff costs covered in facility rental or class revenue.

FACILITY RENTALS

The DAC should be available for rental to the community at large, including arts groups for rehearsal and performance, residents, civic organizations, businesses, and individuals who may need the space for meetings or events. City programs will be planned and booked 12-18 months in advance, with remaining available spaces open to the public on a first-come, first-served basis. Explicit policies for facility rentals are already in place within the department's existing facilities and will be utilized in the new DAC. Further policies will be established to guide the operation of the gallery and theater spaces as the department does not have existing facilities similar to this.

Fees for DAC rentable spaces will be determined using the department's amenity-based fee schedule, which formulates the square footage of each space with the amenities available. Additionally, staff will review costs for similar spaces in the region to ensure the DAC's fees coincide with like spaces in other cities. Ultimately, rental rates will cover direct costs, which can be tied to the space, such as staff and equipment, and indirect costs, such as building maintenance and utilities. Rates may be discounted for non-profit organizations but will cover the direct costs of the facility rental.

Utilizing existing facility rental procedures, staff will develop guidelines for DAC rentals that will include vendor requirements, insurance requirements, user manuals for equipment, necessary permits, contracts/agreements, equipment inventory, maintenance schedules, replacement schedules, room layouts, fee schedules, rental maximums/minimums, alcohol use, outside permitting requirements, room capacities for all styles of seating, facility staff manuals, cancellation policy, and general facility rules to be established six months prior to opening.

PRECINCT BLACK BOX THEATER

The DAC will be home to a theater space of approximately 2,000 square feet with a maximum capacity of 150. A black box theater is defined as a simple indoor performance space with level floors and plain walls, purposely designed to provide flexibility in configuration.

i. The black box theater will feature a variety of programs, including City-sponsored performances, private performances, contract programming, and private rentals or indoor film festivals. Booking for the venue will typically occur a year or more in advance. Rental rates will be established based on user type. These uses include City-sponsored ticketed events and co-sponsored events with outside organizations.
    a. Private use for performing arts that includes performance and rehearsal time. Rates could vary depending on time/type of use and if open to the public or invite only.
    b. Private use for social events such as birthdays and other celebrations.

i. Rental rates for the black box theater could include hourly rental rates, revenue sharing, and equipment rental/use fees.

i. The black box theater will be outfitted with lighting, sound, and other theatrical equipment to best serve the needs of user groups. This equipment will be used by an approved audio/visual professional, with staffing costs passed onto the facility user.

i. Consideration will be given to users/groups booking a series or multiple theatrical performances requiring reservations to be secured more than a year in advance.

ii. The City will use existing registration platforms to manage ticketed performances for City and City-sponsored events in the theater space. Upon request, the City will use existing registration platforms to help manage ticketed performances for outside organizations, with administrative and payment processing costs passed on to outside groups and/or revenue sharing in these instances. Additionally, staff will explore ticketing platforms that may create a more seamless purchase experience for reserved seating within the black box theater.

GALLERY 180

The DAC will be home to a dedicated gallery space of approximately 600 square feet. The gallery will traditionally be open during regular operating hours.

iii. Additional staffing for the gallery space is generally not required. The front desk staff and a video security system will provide adequate supervision. It is recommended that a volunteer/docent program be established to supplement supervision and enhance the experience for gallery visitors. This could be done in partnership with arts organizations and individual volunteers. The gallery may also be opened while performances are taking place in the theater space of the DAC. It's recommended that a volunteer/docent be present during these times. In the absence of a volunteer, the part-time staff assigned to the rental can oversee the area and the remainder of the facility.

iv. Staff should plan on curating approximately six exhibits per year, with at least one being youth-based and one being a juried exhibition. This will allow each exhibit to be on display for 6-8 weeks and for preparation time in between exhibits. Exhibitions by more prominent artists may last longer than 6-8 weeks, while exhibitions by local community groups may be shorter. Additionally, staff should look into exhibits that feature specific mediums by multiple artists and "member exhibitions" that could highlight local arts organizations. Staff will create standards to determine prominent or professional artists versus amateur or community-based artists. Opening receptions/events for exhibition openings should be planned. Staff could also research costs and information on traveling or touring exhibitions to attract audiences and promote access to knowledge and materials that may not be available locally. To ensure visual diversity and continuous use of the gallery, upon confirmation of City-curated exhibitions, staff may contact local partners to provide dates for the remaining blocks.

v. Artist submissions to be considered for the gallery space will be accepted, with a "Call for Artists" conducted annually if necessary. Generally, the gallery will be scheduled a year in advance. Artists, to ensure commitment, will be required to pay a nominal fee for their submission. This fee will be similar to those of like venues and will be listed in the City's Master Fee Schedule. The establishment of an ad-hoc gallery selection committee should be established. With staff oversight, this committee may accept and deny submissions. Gallery submissions will be accepted regularly, and the schedule will be coordinated with

artists once submissions are confirmed. The ad-hoc committee shall include representation from:

- Heritage and Cultural Arts Commission
- Community-at-large
- Members of other local arts-based organizations

vi. Sales of exhibition pieces in the gallery space are encouraged. The City will retain a percentage of all sales. The percentage will be listed in the City's Master Fee Schedule (generally, The City would retain around 30%). While artwork can be sold, it will not be removed from the display until the exhibition concludes. A sold tag will be placed on items that have been purchased, and reconciliation will take place with purchasers and artists at the end of the exhibition period.

vii. Adequate display equipment shall be invested in and provided. This includes systems to display different artwork mediums and fully adjustable pedestals, wall mounting systems, and lighting. City staff and artists will work collaboratively to identify needs with no guarantees the City will make equipment available. More capability will allow for a broader range of exhibits.

viii. Galley space may also be used for gallery talks, artist spotlights, and temporary pop-up exhibitions.

CLASSROOMS/PROGRAM SPACES

Classroom spaces may be utilized for City-sponsored classes via independent contract instructors to offer various year-round cultural arts programs for all skill levels and ages, from preschool to seniors. The City will manage and collect program registrations on behalf of independent contractors. Program spaces may also be used for programming affiliated with the City's Poet Laureate and Historian.

The department will solicit experienced and knowledgeable instructors to maximize the use of program-specific rooms. Instructors will be compensated 60% of the resident rate, while the City retains the remainder. Programming will primarily be scheduled during the DAC's business hours, with occasional evening and weekend classes. One Part-time temporary Recreation Aide will be needed to monitor the facility and manage room set-ups for multiple program spaces.

1. Dance and Fitness Studio (1,172 square feet)

Instructors specializing in dance and dance fitness classes will be prioritized for this class space, including but not limited to ballet, contemporary, jazz, modern, tap, tot tumbling, hip-hop, balance and agility, parent and me, Bollywood, Irish dance, belly dancing, Zumba, aerobics, Pilates, and tai chi. For successful reoccurring instructors, tiered classes will be offered each season.

2. Black Box Theater (1,970 square feet)

Classes will include musical theater, drama and acting, improv, public speaking and debate, Ted Talk, performing arts, and spoken word and presentation. Single-day final performances for sessions of performing arts, dance, and theater classes may also be occasionally performed if scheduling allows giving the black box theater more exposure. Classes and programs will need to be coordinated around live performances offered by the City and partnering organizations.

3. Arts and Crafts Room (577 square feet) and Mixed Media Room (914 square feet)

These classrooms allow for various art categories such as origami, poetry, calligraphy, comic book creations, floral, basketry, crochet, jewelry making, drawing, mixed media, TV and Film, color pencil, printmaking, portrait, painting, bookmaking, creative arts, graphite drawing, architecture and design, iPad and iPhone artistry, coding and computer science, visual arts, digital art, and photography, creative writing, science and arts educational classes, and music history.

4. Music Studio (220 square feet)

Private or small group lessons in vocals, guitar, bass, violin, keyboard, drums, percussions, folk instruments, and other orchestral instruments.

5. Ceramics Studio (1,232 square feet) and Arts Yard (1,029 square feet)

The ceramics studio is a garage-like space with a large access door leading to the arts yard, a completely outdoor space. Classes could occur in either area, pending weather and air conditions, class materials, and class sizes. Examples of classes staff would recruit instructors for include acrylics, clay, watercolors, oils, ink wash, machining, pottery, electronic art, woodworking and tinting, robotics, 3D printing, 3D modeling, multimedia, sculpture, tapestry, mosaic, stained glass, and pop/street art.

Single-day events will be offered each season to attract new patrons, such as Paint Night, Workshops, Still Life painting, etc. Either space could also feature a ceramics open studio for teens and adults to utilize City-owned electric kilns, wheels, and slab rollers for a fee. Staff will look into the management of an open studio with regard to storage, materials for sale, fees, and processes. Additional research is needed regarding jewelry, photography, and printmaking studios.

6. Catering Kitchen (229 square feet)

The DAC includes a small kitchen that should be available for various uses. This is a catering kitchen intended to centralize food delivery during events in the gallery and theater spaces. Additional benefits could include small group cooking demonstrations, but the kitchen is inadequate for more traditional cooking classes. Rental rates adjacent to a gallery or Black Box rental may be established for this space.

STAFFING AND VOLUNTEERS

The DAC will be home to the administrative offices of the Parks and Community Services Department. Existing staff will be utilized in the operation of the DAC, including management by the **Assistant Parks and Community Services Director**. The following are short job descriptions for key positions with percentages of their salary associated with the operations of the DAC.

i. Existing Staff

a. **Assistant Parks and Community Services Director**: General oversight of all operations.

b. **Recreation Supervisor:** Manage the art gallery and black box theater, staff and volunteers, private rentals, single-day events, and facility maintenance.

c. **Management Analyst I:** Solicit independent contract instructors and manage contract programs and DAC budget.

d. **Senior Office Assistant (2):** Provide customer service to visitors, perform general clerical duties, front desk operations.

e. **Recreation Leader:** Monitor the facility during evening and weekend hours. Provide customer service to visitors and support to programs.

f. **Graphic Design and Communications Coordinator:** Create graphics for the DAC and various marketing tasks.

g. **Management Analyst II:** Monitor the DAC budget, conduct research, and analyze data of the DAC.

h. **Audio-Visual Specialist:** Perform complex hardware and software installations and assist with the design, installation, troubleshooting, and repairs for DAC equipment connected to A/V systems, including microphones, sound speakers, video screens, sound and mixing boards, and other related items.

ii. Contracted Staff

a. **Sound and Light Technician:** Staff will solicit sound and light technicians to be compensated by the user.

b. **Class Instructors:** Staff will solicit instructors for classes on a contract basis, to be compensated through program fees.

iii. **Volunteers** are critical to the operation of a successful DAC. Though the DAC must have professional staff, developing a volunteer program with volunteer advocates is important. It should also be noted that volunteers should have adequate training and be adequately supervised to ensure the operational goals of the DAC are maintained.

iv. **Youth Volunteers**, particularly those in high school, including members of the Youth Advisory Committee, must be partners and advocates for the DAC and will play a large role in reviewing submissions for the annual youth exhibit. Additionally, participants in the Dublin LEAD (Leadership, Experience, and Development) program (which fosters leadership skills, assists in job experience, and aids in personal development), who have interests in cultural arts may volunteer in a multitude of ways.

PARTNERSHIPS

Working collaboratively with existing cultural arts organizations and other public and private agencies is important to ensure a broad array of programming for all demographics and abilities. Staff should work to build and keep close relationships with partners, including the local library, arts organizations, schools, and businesses that can collaborate with the City to ensure arts are an integral part of the fabric of life in Dublin. Close partners will assist in gaining a better understanding of diverse cultures and ideas that, over time, will establish the nucleus of community-based cultural groups and artists and, above all, assist in the City's mission to champion a culture of diversity and inclusion.

FINANCIAL MODEL

Tables and data below project activity and financial performance with a goal to recover direct and indirect costs and regain the costs of any expenses related to the DAC. Projections and fees in the financial model have educated assumptions to aid in planning facility operations and are not final. Fees, rates, and facility budget will be presented to the City Council per the traditional budget procedure.

REVENUE

The DAC's revenue will come from program fees, exhibitions, facility rentals, and sponsorships. This plan establishes a revenue goal of approximately $781,266 in the first full year to help offset expenses. The DAC anticipates offering a full range of programming to generate revenue to support the facility's costs. The first year's operating budget is based on the following assumptions, derived from fees charged to a traditional Dublin resident or group (base rate). The City's Master Fee Schedule typically exhibits a range of fees based on a percentage for different customer types. Public Agencies and non-profit organizations, such as churches and schools, are generally charged lower rates. In contrast, non-residents or commercial users are charged fees at the higher end of the scale. It is anticipated that not-for-profit agencies will see lower facility rental fees estimated at a reduction of no more than 15%. Anything higher would impact the City's ability to recover costs completely and would be considered a subsidy.

REVENUE GENERATION BREAKDOWN BY PROGRAM

A. Gallery 180

Six to eight exhibitions per year.

i. Estimated five artist submissions per exhibit x $30 application fee = $150 per exhibit x an average of seven exhibitions at $1,050 for the first year. Fees could vary, including reduced or no-cost rates for youth exhibits and adjusted rates for group exhibitions. Fees may be waived entirely for shows curated by others.

i. Cost sharing of art and merchandise sales. Artists set fees, and City retains 30% of any sales. The first year is estimated at $2,000.

ii. A daily rate should be considered for exhibitions not curated by the City that wishes to showcase artwork/images for more than one day, and may negate the proposed hourly rate listed on page 21.

The Gallery may be rented in between exhibitions for smaller events and art shows. It is estimated there will be four rentals in the first year, for a total estimated revenue of $1,040.

B. Black Box Theater

Private performance rentals that utilize the venue as a performance space will generate an estimated $96,720 annually. This is estimated at $130/hour for an average of 12 hours or $1,560 per rental for weekends and six-hour rentals for rehearsal time on weekdays. This revenue could increase until maximum utilization of the facility is achieved.

i. Weekend Performance Rentals: 50 rentals x $1,560 = $78,000
ii. Rehearsal Time: 24 rentals x $780 = $18,720

City co-sponsored performances may occur where revenue from ticket sales is shared with a partner organization. This would equate to four shows per month (weekdays and weekends), generating an estimated $24,000 per year. Revenue could fluctuate based on performance type, as some shows might be community-based and have lower ticket prices, while others might be more specialized and carry a higher ticket price. Additional City expenses, including theater staff, would be considered before a net revenue and cost-share were finalized.

Private rentals for social gatherings would also be available, which differ from performance rentals as these are social events that don't utilize the space and its performance capabilities. These rentals would fill dates not booked with performances and could generate an estimated $4,680 annually, or $780 per rental ($130/hour for six hours). This revenue could increase until maximum utilization of the facility is achieved.

i. Private social gatherings: 6 rentals x $780 = $4,680

C. Additional Spaces – Activities and Facility Rentals

Additional space revenues for activities are based on monthly projections using the average number of participants and class pricing averages that have trended in the Parks and Community Services Department over the past few years. The hours allocated to programming are based on how many classes per week can be programmed into each space and designated room occupancies. To account for holidays and other major events, 11 months is used to determine the projected revenue for the first full year, with the arts yard, averaged at nine months per year in case of inclement weather. The table below outlines the expected revenue for classes/activities, with the City receiving 40%, totaling $235,600.

Table 1: Additional Program Space Annual Program Revenue Projection

CLASSROOM	DAYS PER WEEK	HOURS PER DAY	MONTHS PER YEAR	PARTICIPANTS (average)	CLASS PRICE (average)	TOTAL REVENUE
Dance and Fitness Studio	5	5	11	8	$ 90	$ 198,000
Arts and Crafts Room	5	3	11	6	$ 80	$ 79,200
Mixed Media Room	5	3	11	6	$ 80	$ 79,200
Music Studio	4	3	11	3	$150	$ 59,400
Arts Yard	5	3	9	8	$ 70	$ 75,600
Ceramics Studio	5	3	9	8	$ 70	$ 75,600
Black Box Theater Classes	2	1	11	10	$100	$ 22,000
TOTAL						**$589,000**

Facility rental revenues were estimated with a base rate of ten cents per square foot, with an additional cent added for amenities in each room and the estimated number of rentals per year. Prior to final projections and inclusion in the Master Fee Schedule, staff will also research the market rate for like spaces.

Dance and Fitness Studio

12 rentals x $130 per hour x 6-hour rental = $9,360

Catering Kitchen

24 rentals x $35 per hour x 6-hour rental = $5,040

Arts and Crafts Room

12 rentals x $70 per hour x 6-hour rental = $5,040

Mixed Media Room

12 rentals x $110 per hour x 6-hour rental = $7,920

Music Studio (rent for private lessons)

24 rentals x $26 per hour x 4-hour rental = $2,496

Arts Yard

12 rentals x $30 per hour x 4-hour rentals = $1,440

Ceramics Studio

12 rentals x $135 per hour x 4-hour rental = $6,480

Gallery 180

4 rentals x $65 per hour x 4-hour rental = $1,040

D. Additional Income

Additional income will be solicited for an annual sponsorship campaign with a goal of $25,000 to assist in the facility's cost recovery. Staff will research and consider permanent or temporary naming rights for the black box theater or other spaces. Other corporate sponsorship possibilities

include exclusive entertainment opportunities, targeted access to key demographics, and inclusion in advertising campaigns, brand transfer by establishing connections to fine visual or performing art and prominent onsite presence.

Table 2: Annual Revenue Projection

SPACE	REVENUE SOURCE	PROJECTED REVENUE JULY 1 - JUNE 30
Black Box Theater	Rentals	$ 4,680
	Co-sponsored Revenue Sharing	$ 24,000
	City/Private Performances	$ 96,720
	Classes/Activities	$ 22,000
Gallery 180	Artist Submission Fees	$ 1,050
	Art and Merchandise Sales/Revenue Sharing	$ 2,000
	Rentals	$ 1,040
Dance and Fitness Studio	Rentals	$ 9,360
	Classes/Activities	$ 198,000
Arts and Crafts Room	Rentals	$ 5,040
	Classes/Activities	$ 79,200
Mixed Media Room	Rentals	$ 7,920
	Classes/Activities	$ 79,200
Music Studio	Rentals	$ 2,496
	Classes/Activities	$ 59,400
Ceramics Studio	Rentals	$ 6,480
	Classes/Activities	$ 75,600
Arts Yard	Rentals	$ 1,440
	Classes/Activities	$ 75,600
Catering Kitchen	Rentals	$ 5,040
Additional Income	Sponsorship Campaign	$ 25,000
TOTAL		**$781,266**

Table 3: Annual Revenue Projection Summary

REVENUE SOURCE	PROJECTED REVENUE JULY 1 - JUNE 30
Art and Merchandise Sales/Revenue Sharing	$ 2,000
Artist Submission Fees	$ 1,050
City/Private Performances	$ 96,720
Classes/Activities	$ 589,000
Co-sponsored Revenue Sharing	$ 24,000
Rentals	$ 43,496
Sponsorship Campaign	$ 25,000
TOTAL	**$781,266**

OPERATING EXPENSES

Staffing

The Parks and Community Services main offices and staff will transition from the Civic Center to the second floor of the DAC. This will minimize the addition of some startup costs as the department will conduct day-to-day business out of the new location utilizing existing staff. The existing department's position allocation will change to reflect the percentage of time that existing staff will spend in the operations of the DAC.

The DAC will typically be open from 8:00 a.m. to 8:00 p.m. Monday through Saturday and Sundays from 8:00 a.m. to 5:00 p.m. Part-time staff will be utilized Monday through Friday from 5:00 p.m. to 8:00 p.m., Saturdays from 8:00 a.m. to 8:00 p.m., and Sundays from 8:00 a.m. to 5:00 p.m.

Maintenance and Utility Costs

Maintenance and utility costs were projected based on the square footage of the current footprint of the DAC, utilizing past expenditures while the facility was home to Dublin Police Services. It is anticipated that costs will be similar.

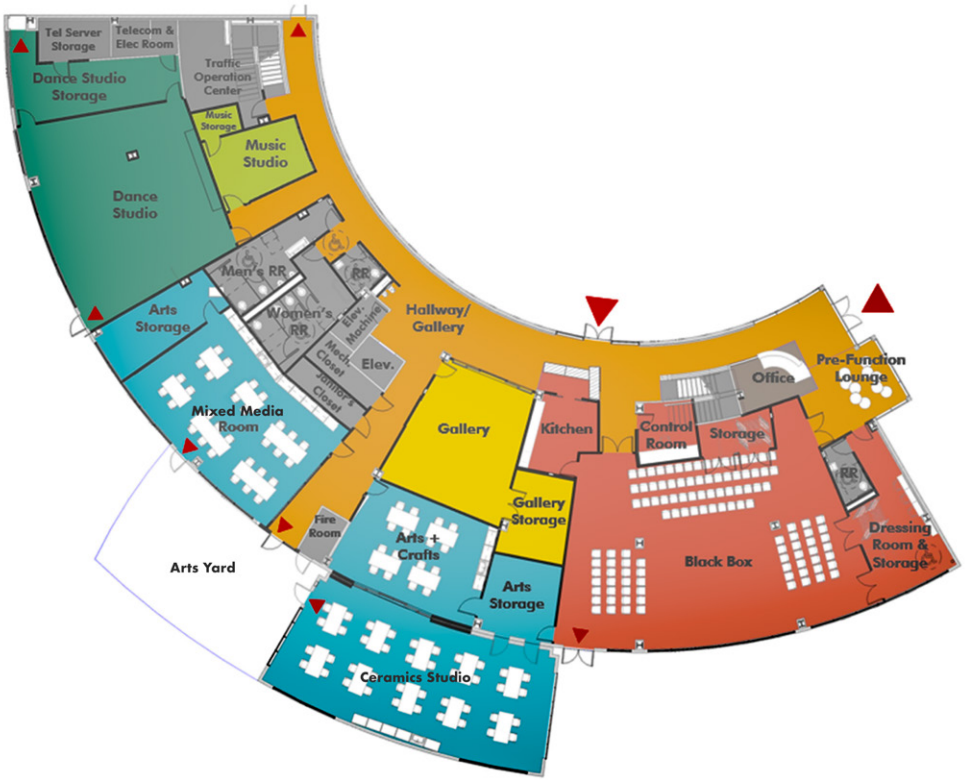
Table 4: Annual Expenditure Projection

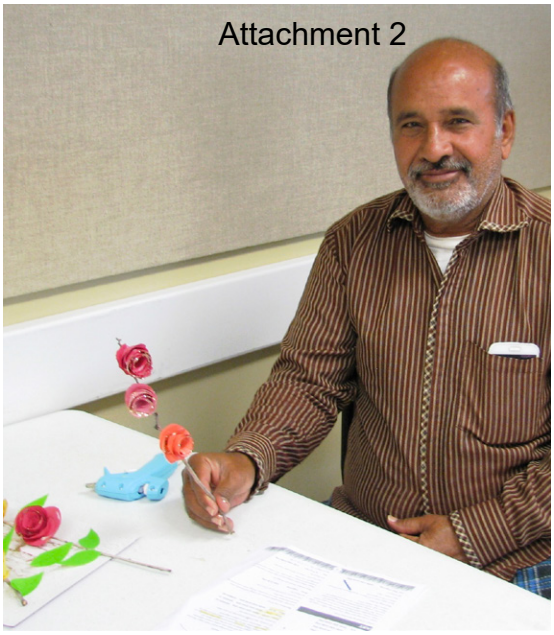
EXPENSE – BASED ON DUBLIN CIVIC CENTER SQUARE FOOTAGE	PROJECTED EXPENDITURE JULY 1 - JUNE 30
Utilities	$ 40,000
Full-time Staff Costs	$ 187,909
Part-time Staff Costs	$ 30,000
Independent Contractor Costs	$ 353,400
Marketing/Program Costs	$ 10,000
Building Maintenance Costs	$ 40,000
Maintenance Contract (MCE)	$ 120,000
TOTAL	**$781,309**

CONCLUSION

Much must be accomplished in the year leading up to the facility's opening. Staff will focus on facility programming, marketing, staffing, operations, and fundraising. The best predictor of success with new facilities is the level of preparation made before the doors open. This document has been designed as a starting point to successfully operate the DAC in year one, with the intent to assess fees, staffing levels, policies, and procedures annually.

Figure 1: Dublin Arts Center Floor Plan as of June 30, 2023




Attachment 2

YODA
BEST!

Elatus, Heath Satow, 2018
Fallon Sports Park

DUBLIN
CALIFORNIA

City of Dublin

PUBLIC ART MASTER PLAN

Updated 2020

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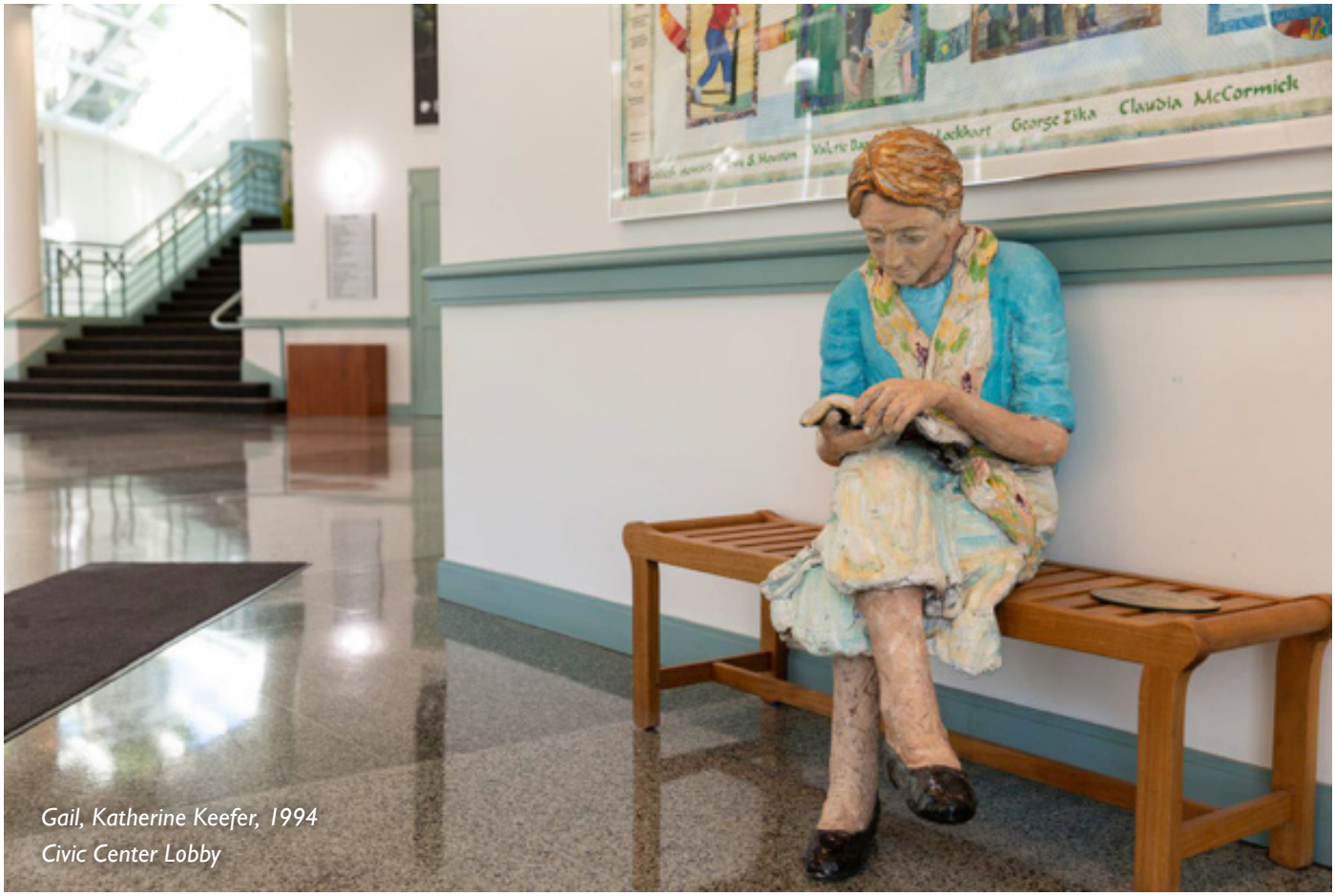

Gail, Katherine Keefer, 1994
Civic Center Lobby

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City of Dublin

ABOUT THE PUBLIC ART MASTER PLAN

A Public Art Master Plan serves as a key policy document to guide the City Council, community, and City staff with selection of artwork throughout the City. City of Dublin's Public Art Program intent is to create a diverse collection of public artworks that promote cultural expression and artistic appreciation – at regional, national and international levels.

The City of Dublin hired GreenPlay, LLC, a nationally known parks and recreation management consulting firm to oversee this update of the 2006 Public Arts Master Plan. This update was developed with City of Dublin staff, following community outreach in 2019, that included focus groups, public meetings, and discussions with both the City Council and Heritage and Cultural Arts Commission. This document includes:

- A revised **Vision** and new **Goals** for the Public Art Program.
- A complete list of new **Opportunities for Public Art**.
- **Recommendations** for more significant changes to the **Public Art Program** over the next decade to better prepare for the future.
- An appendix to the Plan titled **Guidelines for City Art Projects and City Art Collection** and **Guidelines for Art in Private Development Projects** to streamline processes and make them easier to understand and follow.

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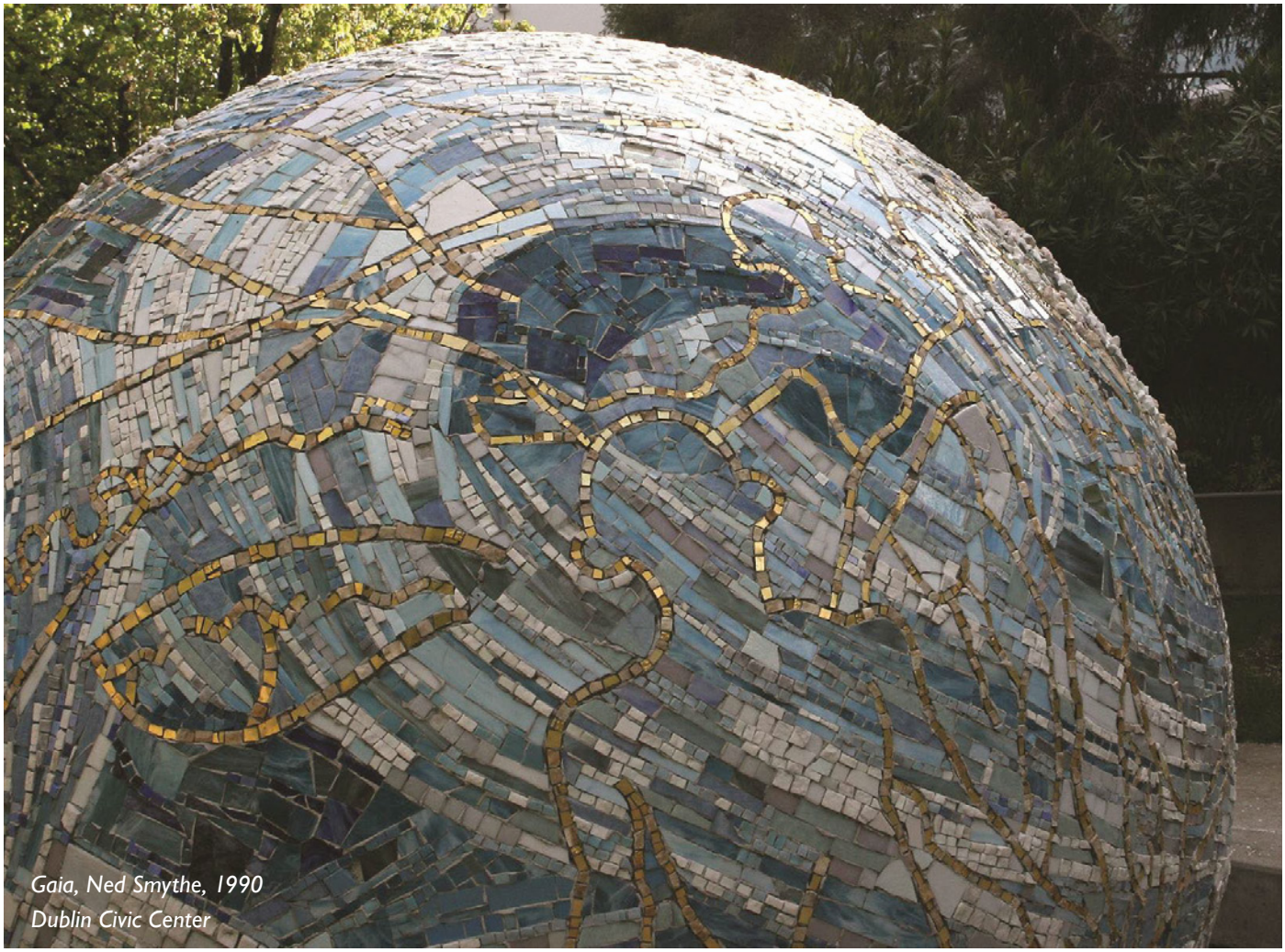
Section 1

INTRODUCTION

Executive Summary

Dublin drafted its first Public Art Master Plan in 2003 and has successfully worked toward the goals and completed many of the projects outlined in that initial plan. The City adopted a Public Art Master Plan in 2006 that included the creation of a Public Art Ordinance and created the Public Art Fund.



Gaia, Ned Smythe, 1990
Dublin Civic Center

Over the past 16 years, many of the accomplishments of the originally identified public art projects have been completed. To date, over 30 pieces of City-owned public art have been installed in notable places, including artwork for the Shannon Community Center, Emerald Glen Recreation and Aquatic Complex, Bray Commons, and Fallon Sports Park. In addition, more than a dozen works have been installed on private property.

Dublin's development of a strong public art program is evident. As the City nears its build out, it is important that future decisions about public art are strategic in nature to meet the overall needs of the community. The Plan presented in this report addresses these future needs.

The adoption of the Public Art Master Plan Update will continue the City of Dublin's commitment to sustaining a healthy public art program by:

- Establishing a policy that appropriates a percentage of City of Dublin Capital Improvement Project funds for public art.
- Requiring developers, by ordinance, to provide a set-aside for public art enhancement in private development.
- Ensuring the preservation and maintenance of the City's art collection.
- Enhancing community participation in the public art process.
- Providing a support system for local artists who work in the City's Public Art Program.
- Celebrating Dublin's history and diversity through a broad range of public art projects.
- Enhancing the City's Downtown by using public art to animate the City's public spaces.
- Promoting the economic vitality of the City by using public art to brand areas of Dublin

History

Public art adds value to a community. Some are obvious and practical – adding color and visual interest, boosting aesthetic appeal, discouraging vandalism and identifying the unique history or purpose of a place. Others are subtle, but equally beneficial – celebrating diversity, highlighting shared experience, provoking thought, conversation and reflection, or inspiring emotions, like a sense of peace and well-being, excitement, joy, and community pride.

Dublin's public art program first began in the late 1980s, shortly after Dublin's incorporation, as a partnership between the City of Dublin and the nonprofit Dublin Fine Arts Foundation. The foundation contracted with an art consultant and raised funds to purchase and commission public artwork, which it was then gifted to the City for placement at City facilities.

In 1997, the City of Dublin adopted its first Public Art Policy, which encouraged private developers to either include artwork within their developments or contribute to the City's Public Art Fund. The policy detailed criteria for artwork and artist selection and guidelines for implementation. The original Policy identified the Dublin Fine Arts Foundation to serve in an advisory capacity to the City and developers on public art projects.

In 1999, Dublin established a Heritage and Cultural Arts Commission to act in an advisory capacity to City Council on matters pertaining to art, including public art.

In 2003, a consultant was hired, and a Public Art Master Plan Task Force was convened.

Dublin's initial Public Art Master Plan adopted in 2006 recommended the establishment of a Public Art Fund and Public Art Ordinance.

The Public Art Master Plan also included detailed guidelines for both City and private development projects. These guidelines were carefully crafted based on best practices in the public art industry at the time.

Planning Methodology

The consultant firm, GreenPlay was selected to review and update the 2006 Public Art Master Plan. As part of the Parks and Recreation Master Plan update community survey, GreenPlay asked about the importance of public art to the community and their support for public art. In addition to the community survey, GreenPlay also asked participants in the focus groups and stakeholder interviews about their support for public art.

> "I am a Dublin resident of 19 years and love the public art here. Thank you for involving citizens in the next phases of public art... Excited to see what pieces are chosen next for the City!"

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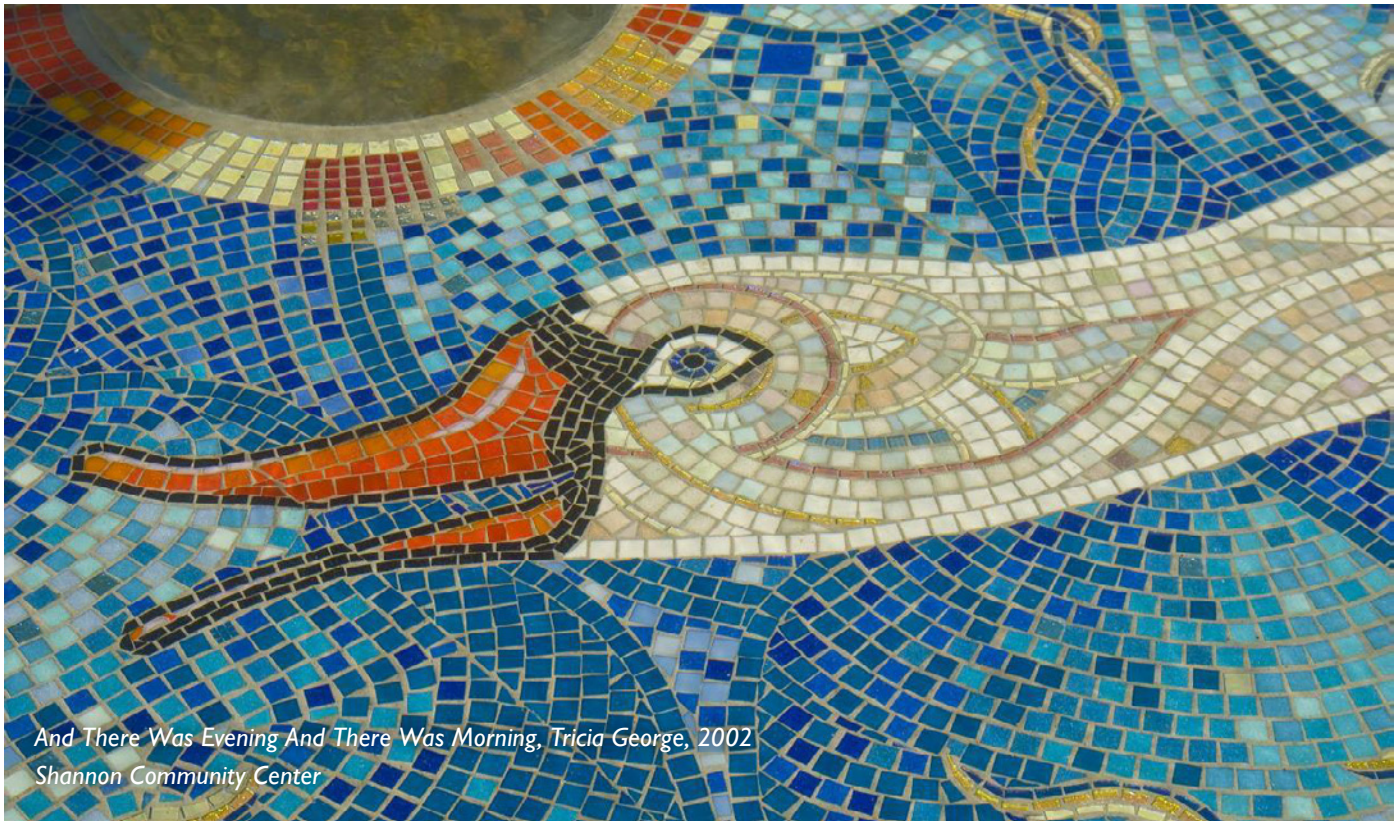
Section 2
GUIDING PRINCIPLES

Vision and Purpose

Public Art Vision

The City of Dublin's Public Art Collection reflects the diversity and creativity of our community with a variety of high-quality artwork – both permanent and temporary – located throughout the City. Iconic pieces help create a sense of place and identity. Artwork is carefully selected and sited to surprise and delight visitors to Dublin. Residents are inspired to actively participate in the public art program with ample opportunities to help select the artwork, learn more about the pieces in the collection, watch artists at work and participate in group art projects and events.



And There Was Evening And There Was Morning, Tricia George, 2002
Shannon Community Center

Oasis, Wowhaus, 2013
Campbell Green

Public Art Program Purpose

The purpose of Dublin's Public Art Program is to inspire civic pride among its residents and strengthen the City's regional identity by enhancing public spaces, giving character to neighborhoods and business districts, and providing numerous opportunities for people to experience visual art.

Goals

Public Art Program Goals

1. Enhance pedestrian- friendly public spaces such as parks, plazas, pathways, parking lots and other places where people travel or gather.
2. Strengthen the unique character of individual neighborhoods, business districts (such as the Downtown) and transit corridors with artwork.
3. Enhance the City's identity and regional image by actively promoting Dublin's unique public art collection.
4. Encourage the creation of artworks that are integrated into the City's built environment, including signage, gateways, sidewalks, bus stops, bollards, parking structures, crosswalks and other public amenities.
5. Involve artists in the planning of spaces designated for public art.
6. Ensure community participation in artwork development, through outreach opportunities for local artists to create and display work, and education outreach to the community.
7. In new developments, support the design themes, goals and objectives of the development by working with a developer with the installation of public art.
8. In rehabilitation of existing developments, further the design themes and goals of the area by working with residents and business owners as well as City planners and private developers regarding public art planning and development.

Section 3
RECOMMENDATIONS

Recommended Strategies

To further Dublin's Public Art Program goals and remain a leader in the Tri-Valley, it is recommended that the City consider the following actions:

1. Focus Public Art Acquisition Efforts on Downtown Dublin

The City continues to realize the vision of the Downtown Dublin Specific Plan. To further its efforts, it is recommended that a significant portion of the City's in-lieu Public Art Fees ($1.5 million) be set aside for a major public art investment in Downtown Dublin to be spread between permanent work and infrastructure to support temporary installations. This investment could fund a variety of sizes and types of art in Downtown Dublin.

Survey respondents ranked Downtown Dublin as the number one location they would like to see new public art, with a majority requesting lighted pieces (66%) and artistic benches or seat walls (50%).

As Downtown Dublin continues to develop, the City should work with Downtown merchants and non-profit arts organizations to encourage and support privately funded art, temporary installations and art related events in Downtown Dublin.

Archway, Billick and Corliss, 1999 (photo courtesy The Independent)

2. Allow Additional Uses for Public Art Funds

Amend the Public Art Ordinance to allow for funding of art related promotional and outreach materials such as maps, interpretative signage, and online applications. This will provide an opportunity to promote past and future investments in public art in Dublin and create interactive tools for visitors and residents to experience the artwork.

Survey respondents indicated interest in promoting arts by use of maps (59%) and interpretative signage (48%). Currently, the Ordinance limits the funds for art acquisition, maintenance, and administration.

A yearly budget cap should be implemented to limit expenditures on additional uses of Public Art Funds which includes outreach and promotion of Public Art. Furthermore, the City Council will have full discretion to increase or decrease this annual expenditure to best suit the needs of the Public Art Program.

3. Work with Camp Parks to Develop the Historic Sign Relocation, Restoration and Art Project

Amend the Public Art Ordinance to allow for additional expenses related to the relocation, preservation and restoration of significant works by renowned architects. This change will allow the City to partner with Camp Parks' to preserve, relocate and restore the iconic wooden sign, designed and built around 1943 by renowned American architect Bruce Goff. The work is an outstanding example of early mid-Century architecture and serves as an important piece of history in the community.

The iconic Camp Parks sign is subject to the National Historic Preservation Act as it "embodies the distinctive characteristics of a type, period, or method of construction that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinctions.

Section 4
OPPORTUNITIES

As the City builds out and Downtown Dublin is transformed with modern, transit-oriented mixed- use developments and walkable retail and restaurant areas, there are many opportunities to incorporate public art throughout the City. This section identifies different types of projects and locations where the City may wish to locate public art in the future.

City Projects

City projects are developed, funded, and owned by the City of Dublin. The valuation of public art projects in the City's Capital Improvements Plan (CIP) are typically based on 1-2 percent of the construction budget.

Additional funds may be added if the percentage does not yield a large enough art budget to accomplish the desired work. Public art associated with CIP projects are ideally planned to be in place at the time the project is completed and open to the public.

The City currently owns over 30 permanent public art pieces, including large scale permanent outdoor artwork, as well as over 20 temporary utility box murals.

City projects that are planned for completion in 2020 include:

City Projects at Public Parks and Facilities:

- Public Safety Complex Public Art
- Veterans Art at Don Biddle Community Park
- Butterfly Knoll Park
- Clover Park
- Jordan Ranch Neighborhood Park
- Sean Diamond Park
- Dublin Sports Grounds All-Abilities Playground
- Imagine Playground
- Dougherty Hills Dog Park

Historic World War II-era Camp Parks sign.

Partnerships

Partnership projects help the City continue to grow public art and take many forms. They are developed in collaboration with nonprofit organizations, community groups, service clubs, or other public agencies. The City's level of involvement can vary widely, from providing funding or land, to participating as a stakeholder in the artist and art selection process with another agency or assisting with community outreach when other agencies or nonprofit groups are planning art related projects in Dublin.

Partnership projects may be funded in part by the City of Dublin, through the Public Art Fund, or they may be funded entirely by an outside source. Upon completion, they may be owned by the City, using a property easement, or by the landowner.

Arts Grant Program

Partnerships were identified as a way to continue to grow public art in Dublin. To help achieve this goal, Dublin should consider establishing an Arts Grant Program to provide monetary grants to local non profits for specific arts-related activities in Dublin.

Many cities, including neighboring Pleasanton and Livermore, have arts grants programs that support their nonprofit arts communities. Pleasanton awarded approximately $44,000 in Fiscal Year 2018-19, for arts in schools, public performances, a cultural festival, equipment and marketing. Awards were made to 11 organizations and ranged in size from $2,000-$6,000. Livermore awarded $28,000 in Fiscal Year 2018-19 for arts in schools, an art walk and an art show.

Awards were made to 4 organizations and ranged in size from $3,000-$10,000. Livermore also awards mini grants of up to $1,000 to individuals.

Establishing an annual Arts Grants could enable nonprofit arts organizations to produce activities and foster growth of the arts community in Dublin.

Private Development

Art in Private Development brings it into the neighborhoods and makes art accessible to the community. It continues to be an excellent way to showcase public art. Several developments have installed or are installing public artwork on private property in Dublin.

A few upcoming private development projects that are expected to install art are:

- **Boulevard** – Multiple neighborhood residential, park and school along Dublin Boulevard
- **Wallis Ranch** – Gated residential home community of 8 individually distinctive neighborhoods
- **The Avalon Dublin Station** - Picturesque new Avalon community in the heart of Dublin
- **Zeiss Innovation Center** – Corporate campus along Dublin Boulevard
- **Bayview Development** – Residential apartment complex and co-workspace near West Dublin BART station

Funding

Art in Downtown

To complement the future Downtown Streetscape Master Plan and add to the area's appeal, the City should invest in pedestrian scale art in Downtown Dublin. Examples include temporary and permanent sculptures; kiosks for displaying 2-D artwork; murals on buildings; artist designs embedded or stamped in sidewalks; artist-painted

crosswalks; and artist-designed street furniture such as flower beds or poles for hanging flower baskets, benches, bike racks or trash cans.

While Dublin has done an excellent job providing the public opportunities to enjoy large-scale, permanent outdoor public art, it could work to provide opportunities to view smaller and more temporary works as many other cities have done successfully in their communities.

The estimated cost for a major iconic art piece is $250,000-$500,000. The cost for smaller pieces is $10,000-$100,000. The cost for temporary installations is typically $10,000-$40,000.

Shamrock Skies, Suzanne Gayle, 2019
Dublin Boulevard and Park Place

Utility Boxes and Other "Public Space" Murals

The City of Dublin has been very successful using utility boxes as blank canvas areas for public art. These low-cost, high-visibility Utility Box Art murals have been extremely well received by the public and provide additional opportunities for local artists to display their works.

In addition to continuing to paint City-owned traffic signal boxes, the City may wish to expand the program to other objects that offer a "blank canvas" for public arts such as blank walls and traffic signal poles. Additionally, the City could expand upon the program to include temporary Art displays.

Camp Parks Historic Sign

The iconic Camp Parks sign has historic importance to Dublin, and artistic significance as well, since the renowned architect rose to prominence after his service at Camp Parks. Though the piece belongs to and resides on U.S. Army Reserve property. Parks Reserve Forces Training Area Command staff have informed the City, over the years, that it is difficult to obtain funding and expertise to properly preserve and relocate the piece.

Estimated cost range from $350,000 to $500,000 depending on the extent of the project and the partnership arrangement with the Parks Reserve Forces Training Area Command.

Arts Grant Program

Partnerships were identified as a way to continue to grow public art in Dublin. To help achieve this goal, Dublin should consider establishing an Arts Grant Program to provide monetary grants to local non profits for specific arts-related activities in Dublin.

Many cities, including neighboring Pleasanton and Livermore, have arts grants programs that support their nonprofit arts communities. Pleasanton awarded approximately $44,000 in Fiscal Year 2018-19, for arts in schools, public performances, a cultural festival, equipment and marketing. Awards were made to 11 organizations and ranged in size from $2,000-$6,000. Livermore awarded $28,000 in Fiscal Year 2018-19 for arts in schools, an art

walk and an art show.

Awards were made to four organizations and ranged in size from $3,000-$10,000. Livermore also awards mini grants of up to $1,000 to individuals.

Establishing an Arts Grants Program of $20,000-$40,000 annually, could enable nonprofit arts organizations to produce activities and foster growth of the arts community in Dublin.

Conclusion Statement

The City of Dublin Public Art Master Plan serves as a key policy document to guide the City Council, Community, and City staff with selection of artwork throughout the City. Through implementation of the existing Public Art Master Plan, the City has curated a diverse collection of public artworks that promote cultural expression and artistic appreciation – at regional, national and international levels.

The 2020 update to the Public Art Master Plan was developed in coordination with GreenPlay, LLC and City staff. The process included a community survey, focus group meetings, public outreach meetings, and finally, recommendation by the Heritage and Cultural Arts Commission and approval by City Council. To summarize, the 2020 update includes:

- A revised **Vision** and new **Goals** for the Public Art Program.
- A complete list of new **Opportunities for Public Art**.
- **Recommendations** for more significant changes to the **Public Art Program** over the next decade to better prepare for the future.

The adoption of the Public Art Master Plan update demonstrates the City of Dublin's commitment to sustaining a significant public art program that celebrates Dublin's history, enhances public spaces, and promotes economic vitality.

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Sirius, Peter Voulkos, 1990
Shannon Park

DUBLIN PUBLIC ART MASTER PLAN
PROGRAM ADMINISTRATION

Guidelines for City Art Projects and Collection

The guidelines below establish roles, responsibilities and procedures for implementing City Public Art Projects and maintaining and promoting the City's Art Collection.

City Art Projects and Collection Roles and Responsibilities

The **City Council** shall:

- Adopt policies and procedures under which the Public Art Program operates;
- Appropriate monies for individual capital improvement projects as part of the annual capital budgeting process;
- Approve all contracts with artists;
- Approve all City-funded public artwork.

The **Heritage and Cultural Arts Commission** shall:

- Recommend public art pieces to the City Council;
- Serve, as needed, on Artist Selection Panels;
- Review the recommendations of Artist Selection Panels and forward to the City Council;
- Review and recommend to City Council policies regarding the care and maintenance of the Public Art Collection;
- Review and recommend proposed gifts of public art to the City, as well as loans and long-term exhibitions of public art on City-owned property;
- Review and recommend accessioning (acquisition) and de-accessioning (removal) of artworks from the Public Art Collection to the City Council;
- Periodically review and recommend changes to the Public Art Master Plan.

Artist Selection Panels or Committees shall:

- Serve as ad-hoc panels formed for a limited time with the responsibility of recommending artists for individual City projects or groups of projects;
- Be comprised of individuals representing the following interests: arts professionals, community leaders, business owners, residents, gallery owners and art educators, and
    - At least one panelist shall be a representative from the Heritage and Cultural Arts Commission
    - At least half the panel shall be Dublin residents
    - At least one panelist shall be a professional artist, architect or landscape architect with experience in public art.
- Have majority representation from partnering nonprofit organizations or stakeholder organizations, when appropriate;
- Recommend to the Heritage and Cultural Arts Commission an artist or artists to be commissioned for projects;
- Review the credentials, prior work, proposals and other materials submitted by artists for projects;
- Look for the best fit between the artist and the requirements in the project prospectus and guidelines;
- Be sensitive to the public nature of each project and the necessity for cultural diversity in the Public Art Program.

City Staff shall:

- Implement objectives of the Public Art Program, such as project administration, artist project management, short and long-term planning;
- Lead the development of the annual public art workplan that shall include identification of eligible capital improvement projects and funding appropriations and submit to the Heritage and Cultural Arts Commission;

- Monitor the overall development of the Public Art Collection, including ensuring that the Collection policies are followed;
- Oversee the existing public art collection, survey the works, update the maintenance survey and communicate maintenance needs to appropriate staff and/or consultants;
- Advise the Heritage and Cultural Arts Commission and the artist selection panel;
- Act as liaison to the artist selection panels;
- Act as a liaison to the arts organizations within the community;
- Provide services to assist private developers in creating and implementing their public art plans;
- Present staff and Heritage and Cultural Arts Commission recommendations to the Dublin City Council;
- Ensure community outreach and citizen participation in the Public Art Program.

Public Works Staff shall:

- Determine, in consultation with the Heritage and Cultural Arts Staff, which projects are eligible for public art inclusion, the amount of eligible project costs available for public art and whether the project is appropriate for artist involvement;
- Provide the Heritage and Cultural Arts Staff with information on the capital improvement program, budgets and schedules;
- Inform the project architect of the artist involvement in the capital improvement project and the method of artist selection.

Construction Project Managers shall:

- Collaborate with the Public Art Staff on the development of public art projects;
- Coordinate with the Public Art Staff on all issues related to the Public Art Program and the overall project including safety, liability, timeline, code requirements and installation deadlines, etc.;
- Provide Heritage and Cultural Arts Staff and artist with the appropriate documentation necessary for project compatibility and completion (i.e., architectural design drawings and specifications, as-built drawings, structural drawings, mechanical drawings, electrical drawings, materials to support public outreach efforts, etc.).

Procedures and Criteria

Site Selection

An important part of curating the City's collection is selecting the most appropriate sites for artwork, and within those sites, the ideal location for artwork.

Goals of the **site selection process** are:

- Further the mission and goals of the Public Art Program;
- Strive for an equitable distribution of artworks throughout the City;
- Implement goals of the overall project through an appropriate art location.

The **process for site selection** for City Art projects is:

1. Potential public art sites – including new City construction and sites suggested by the City Council, Heritage and Cultural Arts Commission, staff and members of the public – are informally evaluated against Public Art Master Plan goals.
2. Once a site has been identified as a probable art site, the Public Art staff and a team from Public Works – which could include the CIP Manager, parks planner, engineer and contracted architects or landscape architects – review preliminary site plans to identify possible art locations.
3. The site and proposed art locations are presented to members of the City's executive team for review and recommendation to the HCA.
4. The site and proposed art locations are presented to the Heritage and Cultural Arts Commission for review and recommendation. If the site is within a City Park, the Parks and Community Services Commission also reviews and provides a recommendation.

5. The site and proposed art locations are presented to the City Council for approval.

The following criteria are used when evaluating **public art sites**:

- Sites that establish and enhance pedestrian-friendly public spaces are preferred.
- Sites where art would enhance the City's identity and regional image are preferred.
- Sites where art would help strengthen the unique character of an individual neighborhood, business district or transit corridor are preferred.
- Sites should have maximum public exposure. Sites must be accessible to the public a minimum of eight hours per business day.
- Art locations may be interior or exterior.
- Art locations should be integrated with the overall design of the facility. Ideally the artist should be involved in the project as early as possible, to work with developers, planners, architects and landscape architects to determine how best to incorporate the art into the site.
- In order to maximize the impact of site-specific commissions, Artists should be provided as much detail as possible regarding the site's purpose, history and natural environment and encouraged to do their own research.

Art Selection Committees

Art Selection Committees play a very important role in Dublin. As the group that provides the initial review of artist portfolios and/or design proposals, they represent the community and are largely responsible for the choice of Artists and Artworks.

Art Selection Committees typically include members who have a background in art, especially public art, and others who represent stakeholder groups and interested members of the general public using the facility where the art will be located.

Goals of the **Art Selection Committee process** are:

- Further the mission and goals of the Public Art Program;
- Invite participation from a wider pool of community members;
- Ensure engagement with the people and businesses most likely to interact with the artwork;
- Provide meaningful volunteer experiences for residents interested in art;
- Ensure diversity on art selection committees.

The process for choosing an **Art Selection Committee** is:

1. City Staff evaluates the project and proposes the size and composition of the committee – each committee shall have at least five members. At least one current member of the Heritage and Cultural Arts Commission will be included. Depending on the project, a member of City Council or the Parks and Community Services Commission may serve. A Staff representative from a City Department may serve. A majority of the Committee must be Dublin residents.
2. Commissions, City Council and stakeholder groups may be requested nominate a member and alternate to the Art Selection Committee.
3. City Staff recommends additional members and alternates from a roster of residents who have volunteered to serve, with an eye toward diversity of gender, age and ethnicity. Preference is given to individuals who have a professional background in art, architecture, landscape architecture or similar fields.
4. The Committee composition and members are approved by City Council.

Artist Selection

Selecting the right artist – one whose experience, artistic style and commitment to collaboration matches the needs of the project – is critical to the success of any project.

The public artist's role requires not only creativity and craftsmanship, but also outstanding communication skills. Artists will be required to submit credentials, visuals, proposals and/or project materials as directed for consideration by

artist selection panels. For site-specific projects, artists are expected to conduct necessary research, including attending project orientation meetings and touring project sites, when possible.

If selected, they must execute and complete concepts, designs and artwork in a timely manner. Artists are expected to work closely and cooperatively with Public Art Staff, Public Works staff, Project Managers and any design professionals and contractors whose work interfaces with the artwork. Artists are expected to make professional presentations to the Heritage and Cultural Arts Commission, the City Council and any other reviewing bodies as required by the contract. They may also be expected to make public presentations, conduct community education workshops, do residencies or facilitate public participation in the project, as specified in the contract.

For larger projects, Artist and Artwork Selection typically happen sequentially, with Artists being selected first and then invited to submit site-specific Artwork designs for a second round of consideration. For smaller and temporary projects – for example, Utility Box Art – Artist and Artwork Selection may happen concurrently.

Goals of the **artist selection process** are to:

- Implement the goals of the overall project through an appropriate artist selection;
- Further the mission and goals of the Public Art Program;
- Select an artist or artists whose existing public artworks or past collaborative efforts demonstrate a high level of quality and integrity;
- Select an artist or artists who will best respond to the distinctive characteristics of the site and the community it serves;
- Select an artist or artists who can work successfully as members of an overall project design team;
- Ensure that the selection process represents and considers the interests of all parties concerned, including the public, the arts community and the City department(s) involved;
- Ensure the diversity of the artists represented in Dublin's Collection.

The **process for artist selection** for City Projects is:

1. City Public Art Staff considers the project needs and typical methods for selecting artists and recommends a method, in accordance with the adopted Public Art Program guidelines and policies. Any of the following methods may be used, depending upon the requirements of a project.
   a. **Open Competition**: An open competition is a call for artists for a specific project in which any interested artist is invited to submit credentials and/or proposals, subject to any limitations established by the Artist Selection Panel. Calls for entries for open competitions will be sufficiently detailed to permit artists to determine whether their work is appropriate for the project under consideration.
   b. **Limited or Invitational Competition**: A limited number of artists shall be invited by the artist selection committee to submit credentials and/or proposals for a specific project. Artists shall be invited, based on their past work and demonstrated ability to successfully respond to the conditions posed by the particular project (i.e., water features, light works, paintings, sound works, landscape works, design team efforts, etc.), or based on other non-aesthetic Public Art Program goals (i.e., artists who reside in a particular neighborhood where a project is occurring, local artists or regional artists).
   c. **Pre-qualified Artists List**: Heritage and Cultural Arts Staff will develop a pool of pre-qualified artists who can be selected for small, community-based projects with budgets under $25,000, where a separate selection panel may not be warranted, if recommended by the Heritage and Cultural Arts Commission. A pre-qualified artists list shall be valid for two years. If the list expires, a new list will be generated every two years or as needed to address projects in the queue.
   d. **Mixed Process**: A mixed process may include any combination of the above means.
2. Staff prepares and distributes a Call for Artists Qualification, which includes detailed information about goals of the Public Art Program and any specific site(s) or project(s), and application procedures.
3. Staff prepares and presents portfolios to the Art Selection Committee, which ranks artists for further consideration as semi-finalists.

4. The Art Selection Committee ranks artists to be invited to submit site-specific designs for artwork selection.

The following criteria are used in **evaluating artists**:

- **Qualifications**: Artists or artist teams must be able to demonstrate, through past work – as evidenced in a resume, portfolio and reference – their ability to create professional quality artwork and act with the utmost professionalism. In most cases, artists have considerable training and experience working professionally at and have been compensated for their art. For certain projects, Dublin will consider emerging or student artists, who are working under the guidance of a professional mentor or art teacher.
- **Communication**: Artists' ability to effectively communicate with a variety of groups, including other design professionals, public officials and community members, should be taken into consideration. This is particularly important when an Artist is commissioned to create site-specific work and/or work where there will be community involvement in the artistic process.
- **Diversity**: Artists should reflect the diversity of Dublin's community. Selection Committees should be mindful of the opportunities to add different voices to the community through their selections. Gender diversity, ethnic diversity, and diversity in media and artistic styles and schools are all important.

Artwork Selection

Choosing new public artwork to add to Dublin's collection is a fun and important job. Depending on the media, artwork added to the collection is likely be seen and enjoyed by Dublin residents and visitors for decades to come. Special pieces may become beloved local landmarks that come to represent Dublin in the eyes of residents and visitors.

Goals of the artwork selection process are to:

- Implement the goals of the overall project through an appropriate artwork selection;
- Further the vision and goals of the Public Art Program;
- Select artwork of the highest level of design quality;
- Select artwork that contributes to the distinctive characteristics of the site and is meaningful to the community it serves;
- Select artwork that can be maintained within reasonable effort and expense;
- Ensure that the selection process represents and considers the interests of all parties concerned, including the public and the City department(s) involved;
- Ensure the diversity of the artworks and voices are represented in Dublin's Collection.

Whether the artwork is being commissioned or purchased from a gallery, the **process for artwork selection** is:

1. City Public Art Staff and artist prepare and present design proposal to an Art Selection Committee. If multiple designs are being considered, the Art Selection Committee ranks proposals and provides comment. If a single design is being considered for addition to the collection, as in the case of a gift or loan that has been offered to the City, the Heritage and Cultural Arts Commission provides comment.
2. The Heritage and Cultural Arts Commission, after considering any comments from the Art Selection Committee and feedback from the public, makes comments of its own and a recommendation to the City Council. The Commission may request more information or request the artwork be brought back after concerns have been addressed. For larger work, the artist typically makes a presentation. For smaller and temporary works, the artist is typically not required to make a presentation.
3. City Public Art Staff prepares and presents a staff report on the proposed design and Heritage and Cultural Arts Commission's recommendation to City Council. For larger work, the artist may be invited to present and is normally requested to be present in case of questions. However, approval of artwork, especially smaller, non-controversial items, may be done via consent calendar with no formal presentation.

The following are **criteria for evaluating artworks**:

- **Artist**: Artwork must be created by an artist or artist team who meets the City's criteria for artists.
- **Original work**: Items may not be mass produced copies of original work. Signed limited edition copies of artwork

which is typically produced in multiples, such as prints, photographs, cast sculptures and multimedia are considered originals and are allowed.

- **Quality**: Artwork **must** be of the highest quality. This includes design and materials.
- **Media**: All **forms** of visual arts shall be considered, subject to any requirements set forth by the project prospectus.
- **Style**: All schools, styles and tastes shall be considered.
- **Appropriateness to Site**: Artwork designs shall be appropriate in scale, material, form and content to their immediate social and physical environments.
- **Appropriateness to Public Art Program Goals**: Artworks should address, or artists should be willing to address within their process, a commitment to enhancing public spaces and giving character to neighborhoods by supporting the larger urban design themes of the neighborhood or district.
- **Permanence**: Consideration shall be given to structural and surface integrity, permanence and protection of the proposed artwork against theft, vandalism, weathering, excessive maintenance and repair costs. Acquisition of artworks into the Public Art Collection, whatever the funding source, should imply permanency. By accepting a work into the Collection, the City is making a commitment to the ongoing preservation, protection, maintenance and display of the artworks for the public benefit, so long- term costs must be considered.
- **Elements of Design**: Consideration shall be given to the fact that public art is a genre that is created in a public context and that must be judged by standards that include factors in addition to the aesthetic. Public art may also serve to establish focal points; terminate areas; modify, enhance or define specific spaces; establish identity; or address specific issues of urban design.
- **Community Values**: While free artistic expression shall be encouraged, consideration must be given to the appropriateness of artworks in the context of local community values and social norms.
- **Public Liability**: Safety conditions or factors that may bear on public liability must be considered in selecting an artist or artwork.

Collection Management and Conservation

Dublin has a growing collection of permanent public art, and additional works considered temporary in nature. The Collection is managed by City Staff with the aid of professional art conservators to provide maintenance, repairs and professional advice.

Goals of Collection Management and Conservation are:

- Establish what items may or may not be added to the Public Art Collection;
- Establish a regular procedure for evaluating artworks in the Public Art Collection;
- Ensure regular maintenance of public artworks and that all maintenance is completed with the highest standards of professional conservation;
- Establish procedures for repairing damaged public artworks;
- Establish standards for the acceptance of gifts or loans of artworks;
- Ensure that de-accessioning is governed by careful procedures;
- Insulate the de-accessioning process from fluctuations in taste;
- Facilitate public engagement and education outreach efforts to promote the collection.

Eligible artworks include, but are not limited to, the following:

- **Sculpture**: Three-dimensional artwork that is free standing, wall supported or suspended; kinetic, electronic; in any material or combination of materials.
- **Murals or portable paintings**: Two-dimensional artwork in any material or variety of materials, with or without collage or the addition of non-traditional materials.
- **Mixed or other media**: Earthworks, fiber-works, neon, glass mosaics, photographs, prints, calligraphy, any combination of forms of media including sound, literary elements, film, holographic images and video systems; hybrids of any media and new genres.

- **Functional art**: Furnishings or fixtures designed by a qualified professional artist may be considered for the collection. Examples include, but not limited to gates, railings, streetlights, tree grates, seating, shade structures, etc. Functional items designed by an architect or landscape architect are not normally eligible. However, if the architect or landscape architect's work has achieved historical and/or artistic importance, as evidenced by inclusion in other important art collections, it may be considered.
- **Elements of architecture or landscaping**: Artistic or aesthetic elements of the overall architecture or landscape design may be considered only if created by a qualified professional artist or a design team that includes a professional artist as a co-designer.
- **Infrastructure elements**: Infrastructure items as sound walls, utility structures, roadway elements or other items may be considered only if designed by a professional artist or a design team that included a professional artist as a co-designer.
- **Temporary artworks and installations**: These can include artwork on loan or created for a specific time span, or smaller works, such as utility boxes, which may have an indefinite lifespan but are not necessarily intended to be restored should they become damaged.

Ineligible artworks include, but are not limited to:

- **Mass-produced art objects**: Items which are mass produced or of standard manufacture, such as playground equipment, fountains or statuary elements are not eligible, unless incorporated into larger artwork by a project artist.
- **Reproductions**: Copies of original works of art are not allowed, except in the cases of film, video, other media arts or limited- edition photos, prints or cast sculpture.
- **Decorative Works**: Ornamental furnishings and decorative architectural elements, are not allowed except when commissioned from an artist as an integral aspect of a structure or site.
- **Landscape Architecture**: Those elements generally considered to be components of the landscape architectural design, (e.g. vegetative materials, pool(s), paths, benches, receptacle, fixtures, planters, etc.), except when designed by artists.

Artwork Donation or Loan Acceptance

Artworks proposed for donation or long-term (one year or longer) loan to the City must be carefully reviewed by the Heritage and Cultural Arts Commission and City Council. The goals of the review are:

- To provide uniform procedures for review and acceptance of gifts or loans of artwork to the City.
- To vest in a single agency the responsibility for insuring the management and long-term care of the donated artwork.
- To facilitate placement of the artwork on City property.
- To maintain high standards for artwork displayed at City facilities.
- To provide appropriate recognition for donors of artwork.

Guidelines for Art in Private Development Projects

The guidelines below establish responsibilities and procedures for implementing Art in Private Development Projects.

Art in Private Development Roles and Responsibilities

The **City Council** shall:

- Adopt policies and procedures under which Art in Private Development operates;
- Approve all developer-proposed public artwork.

The **Heritage and Cultural Arts Commission** shall:

- Recommend guidelines, policies and procedures related to art in private development in Dublin to the City Council;
- Receive and review developer art proposals and make recommendations to the City Council.

City Staff shall:

- Provide guidance to Private Developers regarding Public Art Ordinance compliance;
- Provide services to assist Private Developers wishing to install art on site;
- Ensure community outreach and citizen participation in Art in Private Development projects;
- Present Staff recommendations to the Heritage and Cultural Arts Commission and Dublin City Council regarding Art in Private Development proposals;
- Monitor Art in Private Development projects to ensure the Ordinance and Public Art Guidelines are being followed, including verifying art expenditures;
- Provide Developers with initial information on the Art in Private Development requirement;
- Confirm which projects require public art expenditure;
- Determine the building valuation to establish the amount of required art expenditure;
- Determine, in consultation with the Heritage and Cultural Arts Staff, whether on-site art is recommended, not recommended or required;
- If art is recommended or required, suggest specific art locations.

Developers shall:

- Consult with City staff to understand what is required of them, under Dublin's Public Art Ordinance;
- Inform Planning Staff at the time of the Site Development Review application whether they intend to install art on site or pay the in-lieu fee; if installing art onsite, meet with Public Art Staff to discuss their art concept and plan the timeline for getting their artwork approved by City Council;
- Select an artist, using a method comparable to the methods allowed for City art projects;
- Select artwork, using Dublin's criteria for public artwork;
- Solicit public feedback about the artwork;
- Present artwork for review using the same public process as for City art projects;
- Execute an Art Installation and Maintenance Agreement with the City of Dublin;
- Install the artwork according to the agreement and provide the required documentation.

Public Art Ordinance

The City of Dublin's Public Art Ordinance (Dublin Municipal Code Chapter 8.58) requires most developers to either install artwork on their property or pay an equivalent in-lieu fee to the City of Dublin's Public Art Fund, under what is commonly called a percent-for-art ordinance.

Required Art Expenditure

The City of Dublin's expenditure requirement is based on the type and size of development project. It applies to all commercial development (retail, industrial, office) in excess of 50,000 square feet and all new residential developments in excess of 20 units, including single-family (detached), single family (attached), and multi-family units.

The required expenditure is one half of one percent (.5%) of the building valuation (exclusive of land). Any developer subject to the requirement may choose to spend more than the required .5%.

The City of Dublin also allows any developer subject to the Public Art Ordinance to choose an in-lieu option of contributing to the Public Art Fund instead of installing artwork on site. For more information on the in-lieu option, see below.

Building Valuation

The Building Valuation is determined by City's Chief Building Official, who is responsible for determining both residential and commercial project valuations.

If a developer is putting art on site, valuation for all phases of the project is estimated in conjunction with Site Development Review (SDR), before construction begins. Valuations done at this time are estimates and are typically very conservative.

Valuations are recalculated when the developer pulls the first building permit for the phase. These valuations are more accurate and could be higher than valuation estimates provided at SDR.

If developer opts to pay the in-lieu fee, the building permit valuation is used to determine the in-lieu fee.

Art On-Site Option

For developers opting to install art on site, the Public Art obligation must be satisfied prior to the issuance of a Certificate of Occupancy or a Public Art Agreement must be negotiated, and a bond must be posted for the value of the art obligation. This means the approved art must be installed to the City's satisfaction and the expenditures verified by City staff.

In-Lieu Fee Option

The in-lieu fee for commercial projects over 50,000 square feet and residential projects of 20 units or more is equivalent to the required art expenditure of .5% of the building valuation.

The in-lieu fee for commercial projects under 50,000 square feet is .45% of the building valuation.

If an in-lieu fee option is chosen, the City will determine whether artwork is required to be sited on the developer's property. If such a determination is made, the developer must reserve a space for possible public art to be installed by the City and paid for by the City using the in-lieu fee. If the City installs artwork at the site, the developer will be required to grant an easement for installation and maintenance. If the City does not require art on the developer's property, the developer's in-lieu fee is pooled in the Public Art Fund and may be used for any public art purpose and in any public location that the City chooses.

Art in Private Development Procedures and Criteria

Art in Private Development is an important component in Dublin's Public Art Program. Although the artworks are privately owned, they are installed for the public's enjoyment.

Goals of the **Art in Private Development** process are:

- Inspire civic pride amongst residents;
- Strengthen the City's regional identity by enhancing public spaces;
- Add interest and visual appeal throughout the City; and
- Provide – through in-lieu contributions to the Public Art Fund – funding for City public art projects and activities.

The process for **Art in Private Development** is:

1. The developer submits a completed Site Development Review (SDR) application to the Community Development Department, Planning Division. Planning Staff will inform the applicant of the Public Art requirement and policies. The developer is encouraged to meet with the Public Art Manager as early as possible to discuss the requirements and procedures for artwork approval.
2. Residential development applicants wishing to provide public art within their projects, are required to present a plan to the City that conforms to the requirements of the Public Art Master Plan. The Applicant's plan shall be submitted at the time of an application for tentative map in which individual lots are created. If a tentative map is not required in the project, the plan for public art shall be submitted at the time of Site Development Review (SDR).
3. The Building Valuation will be verified, and the minimum art allocation will be calculated by the Building Division upon receipt of the building permit application. The developer may be required to apply and obtain a separate building permit for the construction and installation of the art project.
4. Applicants choosing not to provide on-site artwork will be required to pay in-lieu fees of a minimum art allocation of .5% for commercial, industrial, office, and residential developments and .45% for commercial, industrial, and office developments under 50,000 square feet to the Public Art Fund, to satisfy the development standard. In lieu fees must be paid prior to the issuance of a building permit.
5. Upon selection of an artist and artwork, the developer will be required to meet with the Heritage & Cultural Arts Commission for review of the artwork. Upon recommendation by the Heritage & Cultural Arts Commission, the developer will be required to receive final approval by the City Council.

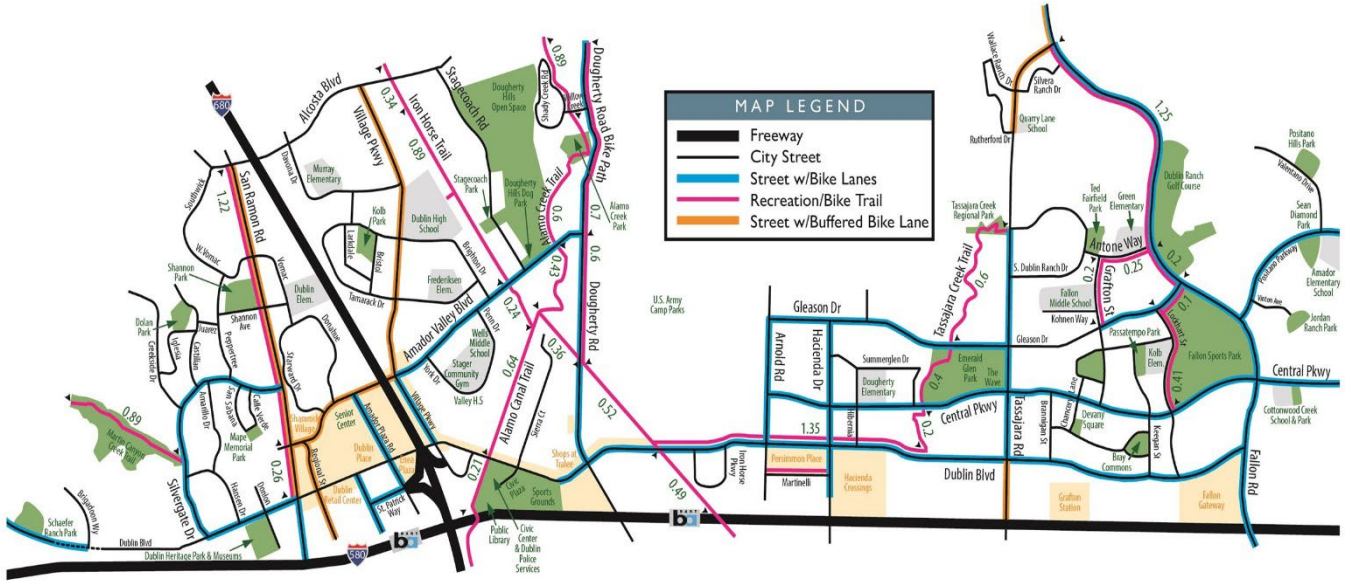
2022 Parks & Recreation Master Plan Update

November 19, 2024

DUBLIN
CALIFORNIA

Goal 1: Add New and Improve Existing Infrastructure and Amenities

- Objective 1.1: Continue to maintain and improve existing facilities, parks, trails, and open spaces. Maintenance of facilities and amenities should be a priority.
- Objective 1.2: Explore improving/adding bike paths and walking trails.
- Objective 1.3: Explore adding parks, open spaces, and natural areas.



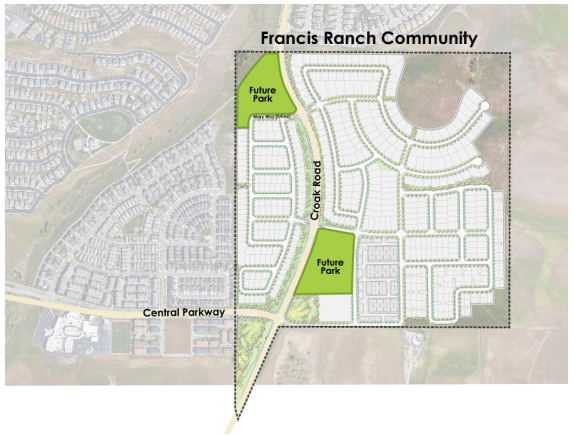
Goal 1: Add New and Improve Existing Infrastructure and Amenities

- Objective 1.4: Develop additional or repurpose existing indoor recreational facilities and amenities.
- Objective 1.5: Develop additional outdoor recreational facilities and amenities.

Completed Projects Since Master Plan Adoption

- Fallon Sports Park – Phase III (2022)
- Don Biddle Community Park (2022)
- Heritage Park Cemetery Renovation (2022)
- Butterfly Knoll Park (2022)
- Imagine Playground (2021)
- Clover Park (2020)
- Sunrise Park (2020)

Upcoming



Goal 1: Add New and Improve Existing Infrastructure and Amenities

- Objective 1.6: Develop the planned new Dublin Arts Center.
- Objective 1.7: Continue adding Public Art in parks and recreational facilities.

Goal 2: Continue to Improve Programs, Service Delivery, and Affordability

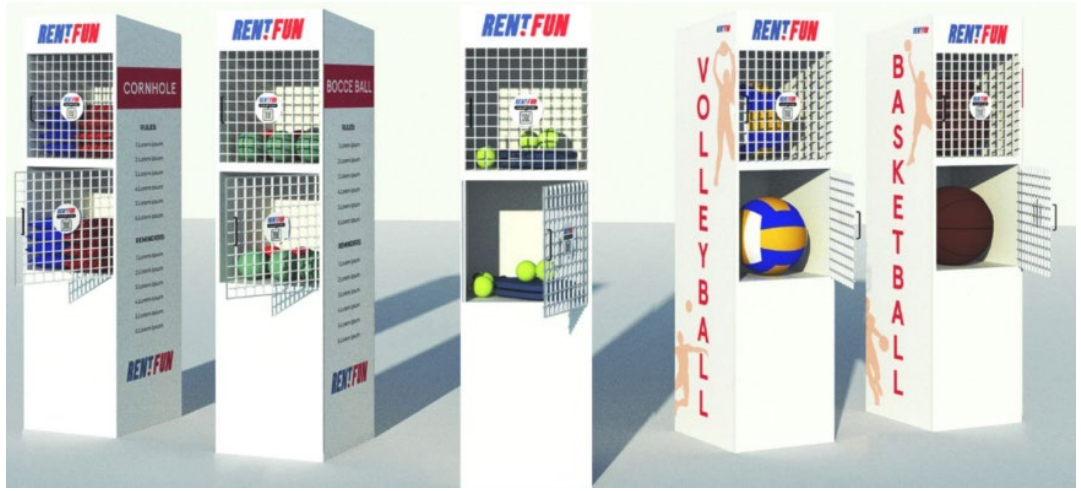
- Objective 2.1: Continue to monitor the participation and usage of programs, facilities, and services to make appropriate adjustments based on collected data.

2024 Facility Hours Rented by Outside Users

Catergory	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov - Nov. 15
Ballroom	105	268	125	283	362	326	387	332	250	353	155
Court	128	169	248	479	152	173	314	331	580	362	121
Field	821	849	2,764	3,471	3,158	1,686	2,305	2,263	2,745	2,686	1,035
Indoor	818	690	1,408	1,002	1,062	845	789	866	1,012	1,262	583
Picnic Areas	67	136	553	1,037	938	938	1,364	1,129	897	714	247
Stager Gym	233	198	105	206	79	79	140	45	46	64	50

Goal 2: Continue to Improve Programs, Service Delivery, and Affordability

- Objective 2.2: Enhance special event programming.
- Objective 2.3: Explore opportunities to increase programming and service delivery based on community demand and trends.
- Objective 2.4: Continue to monitor the affordability of programs and services.



Goal 3: Continue to Improve Organizational Efficiencies

- Objective 3.1: Improve departmental marketing and communication and grow the identity of the Department programs and events.
- Objective 3.2: Enhance and improve external communication regarding Department activities, programs, and services to increase community awareness.

Enhanced Mapping and GIS Resources

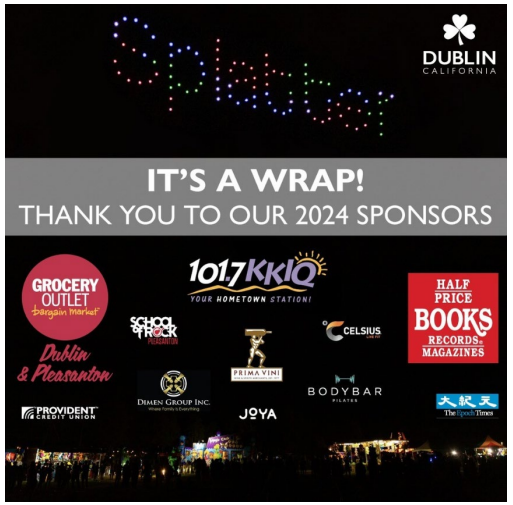
- **Public Art Map**: Launched in August 2023, it has already drawn 841 views.
- **Pioneer Cemetery Map**: Introduced in March 2024, with 538 views.
- **Adopt-a-Bench Story Map**: Available since January 2024, this interactive map has received 293 views.

Social Media Growth

- **The St. Patrick's Day Celebration** saw extensive reach with 16 posts across Instagram and Facebook, totaling 139,529 account reaches, 185,238 impressions, and 5,670 interactions.
- A single Instagram reel for the **Utility Box Call for Artists** attracted 9,080 views, showcasing community art initiatives.
- The return of **Picnic Flix** reached 5,313 accounts, achieving over 10,000 views and 213 shares.

Goal 4: Increase Financial Opportunities

- Objective 4.1: Explore additional funding options.
- Objective 4.2: Review the current program and rental fees.
- Objective 4.3: Explore capital funding opportunities and implement existing plans.
- Objective 4.4: Explore opportunities to increase sponsorships.



Questions?