

MINUTES

Final Administrative Draft as of September 4, 2024

**DUBLIN SAN RAMON SERVICES DISTRICT / CITY OF DUBLIN
LIAISON COMMITTEE MEETING**

**Dublin Civic Center
Regional Meeting Room (Bray Community Room)
100 Civic Plaza
Dublin, CA 94568**

**Thursday, March 7, 2024
4 p.m.**

1. Call to Order

City of Dublin Mayor Melissa Hernandez called the meeting to order at 4:03 p.m.

Elected Officials Present:

- Melissa Hernandez, Mayor, Dublin
- Michael McCorriston, Councilmember, Dublin
- Georjean Vonheeder-Leopold, Director, DSRSD
- Dinesh Govindarao, Director, DSRSD

Dublin San Ramon Services District (DSRSD) Staff Present:

- Jan Lee, General Manager
- Steve Delight, Engineering Services Director
- Jason Ching, Senior Engineer

City of Dublin (Dublin) Staff Present:

- Linda Smith, City Manager
- Colleen Tribby, Assistant City Manager
- Hazel Wetherford, Deputy City Manager
- Jeff Baker, Community Development Director
- Laurie Suggang, Assistant Public Works Director/City Engineer
- Michael Boitnott, Capital Improvement Program Project Manager

2. Public Comment

No public comment was received.

3. Approval of Minutes

3.A. Meeting Minutes of May 22, 2023

On a motion made by Director Govindarao and second by Director Vonheeder-Leopold, the Committee unanimously approved the minutes.

4. Discussion Items

4.A. Development and Housing Element Update (Dublin Staff Presentation)

City of Dublin Community Development Director Baker provided a report and update on City of Dublin development projects, including Francis Ranch, Righetti Property, GH PacVest, The Dublin Centre (SCS Property), and the Hexcel Redevelopment. Mr. Baker also provided an update on the City's Housing Element which was certified by the state in January. The City will now be implementing the Housing Element over the next couple of years with ordinance amendments and policies and programs. In response to a question from Director Govindarao, Mr. Baker noted the City's Regional Housing Needs Assessment (RHNA) number is 3,719 units and City Council has already taken action to rezone any sites needing to be rezoned.

4.B. Downtown – Dublin Commons Update (Dublin Staff Presentation)

City of Dublin Deputy City Manager Wetherford provided an update on the Downtown project. She showed the Dublin Place Shopping Center as it exists today and the future Dublin Commons site plan. The City Council approved amendments to the Downtown Specific Plan and the City is currently working with the developer to re-locate tenants as part of the North Project, which is anticipated to have a ceremonial groundbreaking later this year. Ms. Wetherford described the site plan and answered clarifying questions.

Mayor Hernandez asked how DSRSD could help small businesses with sewer capacity reserve fees. DSRSD Engineering Services Director Delight explained that sewer capacity "runs with the parcel" which means that sewer capacity rights are tied to the parcel and cannot be transferred between parcels. City staff recalled a time when the City and DSRSD made a one-time agreement to reallocate excess sewer capacity allocated to the City Hall parcel to certain small businesses that the City selected. Staff could not recall if there were any remaining credits.

Mr. Delight mentioned DSRSD offers a loan program designed for small businesses with a regional capacity reserve fee between \$25,000 and \$100,000 with a 10-year payment window. He also explained that both DSRSD and Dublin are participants in the Statewide Community Infrastructure Program (SCIP), which finances fees over a 25-year period. Dublin City Manager Smith suggested the idea of stacking multiple programs for potential downtown tenants. DSRSD General Manager Lee mentioned the DSRSD Board would be reviewing the regional capacity reserve fee installment program and the state's SCIP in the future. Mayor Hernandez asked that staff work together on options.

4.C. Capital Projects Update (Dublin Staff presentation)

City of Dublin Capital Improvement Program Project Manager Boitnott provided a presentation on City capital improvement projects including: Jordan Ranch Neighborhood Square which is out to construction later this month, irrigated with a one inch meter and uses 40 percent less water than a two-acre park with turf; Wallis Ranch Community Park; Village

Parkway Reconstruction for the stretch of Amador Valley Boulevard to the city limits to better handle vehicle, bicycle, and pedestrian traffic; Tassajara Road improvements which will go out to bid later this year with construction starting in spring 2025; Dublin Boulevard Extension; four planned Annual Street Resurfacing projects this year; and the placement of the Iron Horse Trail bridge.

DSRSD Engineering Services Director Delight shared upcoming DSRSD capital projects including: a new water storage reservoir planned for Francis Ranch which will be ready in two to two and a half years; a new turnout facility on the eastern side of the Kaiser property which is a new connection to Zone 7 and in the early stages of design; and the rehabilitation of the pump station located near the Dougherty Hills Dog Park at Stagecoach Road and Amador Valley Boulevard. He reported that the water line replacement project for the Canterbury and Wineberry neighborhoods has been completed.

4.D. Energy Master Plan Update (DSRSD staff presentation)

DSRSD Engineering Services Director Delight presented DSRSD's new Energy Facilities Master Plan and Energy policy which were developed based on DSRSD's Strategic Plan. He provided a summary of baseline findings and a summary of the Energy policy which was developed based on these findings. The District has planned for 14 recommended CIP projects and 3 non-CIP projects, divided into 4 sections: Regulatory Compliance, Renewable Generation/Energy Diversification, Asset Replacement (Efficiency), and Electrical Resiliency/Reliability. Mr. Delight highlighted a few projects: on-site/off-site solar, battery storage and EV charging stations, and co-digestion of food waste and other high-strength wastes. The CIP projects total \$121.2 million and are estimated to reduce energy consumption by 50 percent and greenhouse gas emissions by 66 percent.

5. Next Meeting

By consensus, the Committee agreed to hold the next meeting on September 16, 2024, at 4 p.m.

6. Adjournment

The meeting was adjourned at 5:13 p.m.