



## STAFF REPORT

### CITY COUNCIL

**DATE:** December 2, 2025

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Colleen Tribby, City Manager

**SUBJECT:** Annual Report of Developer Impact Fee Funds Deposits: Pursuant to California Government Code Sections 66002, 66006, and 66008 (AB 1600)  
*Prepared by: Jay Baksa, Finance Director and Wendy Lam, Accounting Manager*

#### EXECUTIVE SUMMARY:

State law requires the City to review and report on an annual basis the status of development fees collected to finance public improvements. The report covers activity which occurred in these funds during Fiscal Year 2024-25. The analysis has determined that all funds held for more than five years are necessary to complete identified projects.

#### STAFF RECOMMENDATION:

Accept the report and adopt the **Resolution** Making Findings Regarding Unexpended Traffic Impact Fees for Fiscal Year 2024-25 and approve the budget change.

#### FINANCIAL IMPACT:

The financial impacts and accounting of development impact fees are discussed as part of the Staff Report. It should be noted that the Public Facility Impact Fees Fund received an advance in Fiscal Year 2024-25 from the General Fund Committed Reserve – Advance to Public Facility Fee for Wallis Ranch Community Park, Library Tenant Improvements, and Forest Park.

#### DESCRIPTION:

##### Background

Cities are authorized under State Law to require development applicants to contribute fees toward off-site public improvements, which are needed as a result of the new development. The law requires the City to review, on an annual basis, the status of development fees collected, and to provide a report 180 days from the end of the fiscal year. In addition, California Government Code Section 66006(b)(2) requires the report to be included on the City Council meeting agenda at a public meeting not less than 15 days after the information was

made available. In the event any fees remain unexpended for more than five years, the City Council must adopt a resolution making certain findings related to the continued need for the funds to complete the improvements. If findings are not made to support the retention of the funds, the unexpended fees must be returned to the current owners of the subject property.

### *Major Components of the Report*

The Fiscal Year 2024-25 Annual Report of Developer Funds (Attachment 2) provides information covering the period of July 1, 2024 through June 30, 2025. The law requires disclosure of numerous details with respect to activity in these accounts, including beginning and ending balances, collections for the year, expenditures for the year, interest earned, and any refunds. For this report, the City is providing information on the following funds:

- City Impact Fees:
  - Eastern Dublin Transportation Impact Fees (EDTIF)
  - Western Dublin Transportation Impact Fees (WDTIF)
  - Specific Project Mitigation Fee
  - Public Facilities Impact Fees
  - Fire Impact Fees
  - Dublin Crossing Transportation Fee
- Regional Impact/Mitigation Fees:
  - Tri-Valley Transportation Development (TVTD) Fees
  - Regional Traffic Impact Fees Category 3 (Fee was included in EDTIF, suspended and replaced with TVTD Fees)
  - Dublin - Contra Costa County Traffic Impact Mitigation Fees
- Pass Through Fees:
  - Freeway Interchange Fees
  - BART Garage (Included in EDTIF)

Table 1 provides a high-level summary of the activity for the year, including the beginning and ending balances.

**Table 1: Annual Report of Developer Fees By Category (7/1/2024 - 6/30/2025)**

<b>Impact Fee Category</b>	<b>Beginning Balance (7/1/2024)</b>	<b>Additions: Fees Collected; Interest Revenue</b>	<b>Expenses: Project Costs; Interest; Loan Repayments; Pass-Through</b>	<b>Ending Balance (6/30/2025)</b>	<b>Change</b>
Public Facility Fees	\$12,005,796	\$4,425,584	(\$11,545,330)	\$4,886,050	(\$7,119,746)
Fire Impact Fees	\$178,376	\$89,866	(\$0)	\$268,242	\$89,866
Traffic Impact Fees	\$31,530,762	\$4,073,966	(\$2,671,406)	\$32,933,322	\$1,402,560
<b>TOTAL</b>	<b>\$43,714,934</b>	<b>\$8,589,416</b>	<b>(\$14,216,736)</b>	<b>\$38,087,614</b>	<b>(\$5,627,320)</b>

It is important to note that these fees are restricted and can only be used for the capital-related purposes for which they have been collected. Given the multi-year nature of the capital projects to be financed, it is expected that funds will be accumulated and used based on the

timing of construction. During Fiscal Year 2024-25, the net balance of all funds reported decreased by approximately \$5,627,320, which was largely attributable to the net impact of Public Facility Fee and Traffic Impact Fee funds collected during the year, and expenditures for Wallis Ranch Community Park, Forest Park, Don Biddle Community Park, Iron Horse Nature Park and Open Space, and the Tassajara Road improvements. A detailed accounting of each of the major categories is shown in the schedules included in Attachment 2.

#### Funds Remaining Unexpended More Than Five Years After Being Collected

One of the provisions in the State law regulating development fees is to regularly review funds collected and held for more than five years and to make certain findings to continue to hold those funds. Table 2 summarizes the accounts with contributions which have remained unexpended for more than five years.

**Table 2: Summary of Accounts With Funds Remaining Unexpended for Five Years or More After They Were Collected**

Source of Fee	Fees Unspent for More Than 5 Years as of 6/30/2025	Fees Unspent for Less Than 5 Years	Accumulated Interest	Total Designated As of 6/30/2025	2024-29 CIP Remaining Project Costs
Mitigation Fund: Central Pkwy & Park PI Traffic Signal	\$55,500	\$0	\$13,060	\$68,560	\$1,500,000
Mitigation Fund: Dougherty Rd & Scarlett Dr Intersection	\$45,980	\$0	\$2,950	\$48,930	\$45,980
Eastern Dublin TIF <sup>(1)</sup>	\$10,150,445	\$1,976,880	\$2,826,381	\$14,953,706	\$10,212,861
Western Dublin TIF <sup>(2)</sup>	\$1,166,066	\$840,678	\$422,766	\$2,429,511	\$1,701,115
Dublin - Contra Costa County Traffic Impact Mitigation Fees	\$4,433,550	\$575,525	\$1,053,075	\$6,062,150	\$5,323,192
Tri-Valley Transportation Development Fee	\$2,318,749	\$1,780,499	\$1,727,885	\$5,827,133	\$3,918,627

<sup>1</sup>Fifteen projects in EDTIF fee program will be undertaken beyond the current CIP time frame, totaling approximately \$61.7 million.

<sup>2</sup>Eight projects in the WDTIF fee program will be undertaken beyond the current CIP time frame, totaling approximately \$8.8 million.

### Proposed Resolution Making Necessary Findings

To be able to retain fees longer than five years, certain findings must be made by the City Council. Without this action, the fees would need to be refunded. All fees summarized in the previous section of this report have identified projects that will require funding in the future. The funding needed includes the accumulated interest, which is allocated to and expended on only the authorized projects. Adoption of the Resolution (Attachment 1) will allow the City to continue to retain the fees to fund the projects for which they were collected.

### Right to Reimbursement

As provided for in the Consolidated Impact Fee Administrative Guidelines, Staff is to annually evaluate impact fee balances and analyze the potential use of funds collected to reduce Impact Fee Credits that have converted to a Right to Reimbursement (RTR).

When a developer is granted an Impact Fee Credit, the initial credit period is 10 years. During that time the credit can be applied against fees owed. At the end of the credit period, a developer has an option to extend the credit period in perpetuity or convert to an RTR. The RTR continues for 10 years, and any unpaid amount is forfeited at the end of the RTR period.

The following is a summary of current impact fee RTR balances:

- Eastern Dublin TIF - \$499,759
- Fire - \$1,238,824

Additionally, Staff annually budgets RTR payments conservatively based on expected fee revenue. At times, if the City receives more fees than projected, Staff requests a budget adjustment during the annual AB1600 review. Staff recommends the City Council approve a budget change in the amount of \$175,000 for reimbursement of Fire Impact Fee credits.

### **STRATEGIC PLAN INITIATIVE:**

None.

### **NOTICING REQUIREMENTS/PUBLIC OUTREACH:**

California Government Code Section 66006(b)(2) requires the report to be included on the City Council meeting agenda at a public meeting not less than 15 days after the information was made available. Staff previously made available to the public a draft copy of this report on Monday, November 17, 2025. In addition, the Government Code Section requires that notice of the meeting shall be mailed, at least 15 days prior to the meeting, to any interested party who files a written request with the local agency for mailed notice of the meeting. The Finance Department mailed notices to interested parties who have filed requests in the past.

**ATTACHMENTS:**

- 1) Resolution Making Findings Regarding Unexpended Traffic Impact Fees for Fiscal Year 2024-25
- 2) Annual Report of Developer Impact Fee Funds for the Year Ended June 30, 2025
- 3) Budget Change Form

RESOLUTION NO. 99 – 25

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF DUBLIN

MAKING FINDINGS REGARDING UNEXPENDED TRAFFIC IMPACT FEES FOR  
FISCAL YEAR 2024-25

**WHEREAS,** the City has collected contributions for completion of off-site public traffic improvements needed as a result of new development, which will not be expended within five years after deposit. The improvements are described in the Fiscal Year 2024-2029 Capital Improvement Program and include the improvements described in the table below and are referred to as the “Traffic Improvements.”

Source of Fee	Unexpended Developer Fees as of June 30, 2025
1. Project Specific Mitigation: Central Parkway & Park Place Drive Traffic Signal	\$55,500
2. Project Specific Mitigation: Dougherty & Scarlett Intersection	\$45,980
3. Eastern Dublin Transportation Impact Fee	\$10,150,445
4. Western Dublin Transportation Impact Fee	\$1,166,066
5. Dublin - Contra Costa County Traffic Impact Mitigation Fees	\$4,433,550
6. Tri-Valley Transportation Development Fee	\$2,318,749

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Dublin hereby finds and determines that the foregoing recitals and determinations are true and correct:

- A. The contributions and fees which have been collected for the Traffic Improvements will remain unexpended after Fiscal Year 2024-25.
- B. The contributions and fees which have been collected for the Traffic Improvements will remain committed for construction of the improvements identified in the adopted Capital Improvement Program.
- C. The purpose for which the contributions and fees will be used is construction of the Traffic Improvements, as described above and in the 2024-2029 Capital Improvement Program.
- D. The contributions and fees were collected to make the Traffic Improvements, which improvements will mitigate traffic impacts caused by the new development projects which paid the fees.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Dublin this 2nd day of December 2025, by the following vote:

**AYES:** Councilmembers Josey, McCorriston, Morada, Qaadri and Mayor Hu

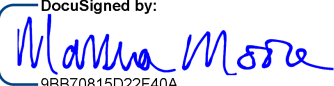
**NOES:**

**ABSENT:**

**ABSTAIN:**

Signed by:  
  
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Mayor

**ATTEST:**

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City Clerk



City of Dublin  
Annual Report of Developer Impact Fee Funds Deposits  
For the Year Ended June 30, 2025

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**SECTION 1**  
**TABLE OF IMPACT FEE DISCLOSURE REQUIREMENTS**  
**WITH CROSS REFERENCES**

<b>Government Code Section</b>	<b>Requirement</b>	<b>Information Found In City Report At</b>
	Provide the following:	
66006 (b) (A)	1. A brief description of each of the City's impact fees.	Section 2, Part A
66006 (b) (B)	2. The amount charged for the City's impact fees.	Section 2, Part B
66006 (b) (C)	3. The beginning and ending balance for the City's impact fee accounts.	Section 4 and Section 5
66006 (b) (D)	4. The amount of fees collected and interest earned.	Section 4, Section 5, And Section 5A
66006 (b) (E)	5. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.	Section 6
66006 (b) (F)	6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.	Section 3, Part B
66006 (b) (G)	7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.	Section 3, Part A
66006 (b) (H)	8. The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.	Section 3, Part C

**SECTION 1**  
**TABLE OF IMPACT FEE DISCLOSURE REQUIREMENTS**  
**WITH CROSS REFERENCES**

<b>Government Code Section</b>	<b>Requirement</b>	<b>Information Found In City Report At</b>
66001 (d)	9. For the fifth year following the first deposit into the account or fund, and every five years thereafter, the City shall make all of the following findings with respect to those portions of the impact fee remaining unexpended, whether committed or uncommitted.	Section 3, Part B and attached Resolution for items a-e below.
66001 (d) (1)	a. Identify the purpose to which the fee is to be used for.	
66001 (d) (2)	b. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.	
66001 (d) (3)	c. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.	
66001 (d) (4)	d. Designate the approximate dates on which the funding referred to in item c above is expected to be deposited into the appropriate account or fund.	
66006 (b) (1) (F)	e. When sufficient funds have been collected, the agency shall identify, within 180 days of the determination that sufficient funds have been collected, an approximate date by which the construction of the public improvements will commence.	

## SECTION 2 DESCRIPTION OF IMPACT FEES

### A. DESCRIPTION OF THE CITY'S IMPACT FEES

The City of Dublin has established the following Impact Fees and Traffic Mitigation Contributions:

- Eastern Dublin Transportation Impact Fee (Eastern Dublin Traffic Impact Fees), include BART Garage Fee, Regional Traffic Impact Fees Category 3
- Western Dublin Transportation Impact Fee (Downtown Traffic Impact Fee)
- Public Facilities Impact Fees
- Fire Impact Fees
- Tri Valley Transportation Development Fees
- Freeway Interchange Fees
- Dublin – Contra Costa Traffic Impact Mitigation Fees
- Dublin Crossing Transportation Fee
- Specific Project Mitigation Fee

These impact fees were established to pay for the design, development and construction of public improvement projects for: streets; public facilities; parks; fire capital expansion projects and community amenities.

### B. AMOUNTS CHARGED BY THE CITY FOR IMPACT FEES AND PUBLIC IMPROVEMENTS FUNDED BY THESE FEES

The amounts charged for the impact fees noted above are dependent upon the type and size of a particular development and were based upon related studies, conducted prior to the adoption of the fees. The City Council has adopted and imposed the subject fees through the passage of the following resolutions. These fees are updated on an annual basis based upon various cost indexes described in further detail as part of the resolutions for these fees:

Impact Fee	Resolution / Ordinance
Eastern Dublin Traffic Impact Fees	Resolution 1-95 Amended by Resolution 41-96, 225-99, 111-04, 41-09, 40-10, 144-21
Western Dublin Transportation Impact Fee (Downtown Traffic Impact Fee)	Resolution 210-04 Amended by Resolutions 47-09, 147-16
Public Facility Impact Fees	Resolution 32-96 Amended by Resolutions 60-99, 214-02, 45-09, 134-15, 110-17, 100-23
Fire Impact Fees	Resolution 37-97 Amended by Resolutions 208-00, 12-03, 77-05, 46-09, 111-17
Tri-Valley Transportation Development Fees	Resolution 89-98 Amended by Resolutions 85-99, 87-03, 68-15, 86-22
Freeway Interchange Fees	Resolution 11-96 Amended by Resolution 155-98
Dublin – Contra Costa Traffic Impact Mitigation Fees.	Resolution 74-00 and Contra Costa County Ordinance No. 2000-24
Dublin Crossing Transportation Fee	Ordinance 08-13
Specific Project Mitigation Fee	Project Condition of Approval

## **SECTION 2**

### **DESCRIPTION OF IMPACT FEES**

The studies and supporting documentation presented or adopted as part of the resolutions noted above identify the public improvements that those fees will be used to finance. These studies also show that there is a reasonable relationship: a.) between the fees' use and the type of development project on which the fee is imposed; and b.) between the need for the public facility and the type of development project on which the fee is imposed.

### SECTION 3 STATUS OF FUNDS

#### A. INTERFUND LOANS AND TRANSFERS OF IMPACT FEES

No inter-fund loans or transfers of impact fees were granted to other funds during Fiscal Year 2024-25. Public Facility Impact Fees Fund received an advance from General Fund Committed Reserve – Advance to Public Facility Fee designated by the City Council, for the construction of parks and public facilities. Fiscal Year 2024-25 General Fund advance was for Wallis Ranch Community Park, Forest Park (formerly Jordan Ranch Neighborhood Square), and the Library Tenant Improvements

#### B. ANALYSIS OF FEES LEVIED AGAINST DEVELOPMENT PROJECTS IN ACCORDANCE WITH SEC. 66001 OF THE (CGC) AND UNSPENT AFTER 5 YEARS

The purpose of the review was to identify monies that have been collected and held for a period of more than five years and to make appropriate disclosures.

The City of Dublin has analyzed the balance of monies held at the beginning of Fiscal Year 2024-25 (July 1, 2024). The balances were evaluated based on “developer fees collected” separate from interest revenue. As of July 1, 2024, there were two projects involving the use of Traffic Mitigation Contributions, which have developer fees that continued to be held for more than five years. There were also four impact fees that have developer fees that continued to be held for more than five years. In accordance with State Law, the City Council has previously adopted Resolution No. 144-24 on December 17, 2024, declaring the need to continue to maintain the funds. The projects using the impact fees as funding sources are included in the City of Dublin Five Year Capital Improvement Program 2024–2029. Based on expenditures during Fiscal Year 2024-25, as of June 30, 2025, there is one project that uses Traffic Mitigation Contributions which has developer fees that continued to be held for more than five years. Eastern Dublin Transportation Impact Fee, Western Dublin Transportation Impact Fee, Dougherty Valley Traffic Mitigation Fee, and Tri-Valley Transportation Development Fees also have developer funds collected and held for more than five years. Details related to the projects which have funds held for more than five years are identified below:

##### 1. CENTRAL PARKWAY & PARK PLACE (FORMERLY SYBASE DRIVE) TRAFFIC SIGNAL

Mitigation Source	Unspent Developer Fees Held More Than 5 Years	Remaining Project Costs (Estimate)
Central Parkway & Park Place Traffic Signal	\$55,500	\$1,500,000

Description of Project: This project will install a traffic signal at the existing intersection of Central Parkway and Park Place (formerly Sybase Drive). Mitigation fees were paid to partially fund the intersection improvements as a condition of approval of the Sybase Corporate Headquarters Facility, Planning Commission Resolution No. 00-23. The signal installation is required as a condition of approval of phase 2 of the Zeiss Innovation Center project.

Source of Funding: Traffic Mitigation Contribution.

Approximate Project Completion Date: The project will be completed based on Phase 2 of the Zeiss Innovation Project timeline, which is currently undetermined.

**SECTION 3  
STATUS OF FUNDS**

**2. DOUGHERTY/SCARLETT INTERSECTION**

<b>Mitigation Source</b>	<b>Unspent Developer Fees Held More Than 5 Years</b>	<b>Remaining Project Costs (Estimate)</b>
Dougherty/Scarlett Intersection	\$45,980	\$45,980

Description of Project: This project will construct off-site mitigation work at the intersection of Dougherty and Scarlett. The amount contributed by the developer represents the Dublin Crossing Developments fair share of the cost of the project. It is anticipated that the developer will construct the improvements, and per the Development Agreement, will receive traffic impact fee credit for the project, at which point, the mitigation funds would be used to reimburse the developers credits.

Source of Funding: Traffic Mitigation Contribution.

Approximate Project Completion Date: The project will be completed as part of the Boulevard development. Timing of the project is still to be determined. If the project were to be completed by the City, the project will be part of the City's Annual Street Maintenance project, in coordination with other improvements on Scarlett Drive.

**3. EASTERN DUBLIN TRANSPORTATION IMPACT FEE (EDTIF)**

<b>Funding Source</b>	<b>Unspent Developer Fees Held More Than 5 Years</b>	<b>Remaining Project Costs as Identified in CIP</b>
Eastern Dublin Traffic Impact Fee	\$10,150,445	\$10,212,861

Description of Projects: This fee is collected for all the Eastern Dublin Transportation Impact Fee projects contained within the Eastern Dublin Transportation Impact Fee program. Of the projects that are contained within the program, four projects are currently in process, as part of the adopted City of Dublin Capital Improvement Program 2024–2029. Those projects are: Dublin Boulevard Extension – Fallon Road to North Canyons Parkway (CIP No. ST0216), Tassajara Road Improvements – North Dublin Ranch Drive to Quarry Lane School (CIP No. ST0119), Iron Horse Trail Bridge at Dublin Boulevard (CIP No. ST0118), and Tassajara Road Realignment and Widening – Fallon Road to North City Limit (CIP No. ST0116). There are fifteen other projects within the Eastern Dublin Transportation Impact Fee program, which will be completed outside the current 5-year CIP planning horizon.

Approximate Project Completion Dates: The final (100%) design of the Dublin Boulevard Extension project (CIP No. ST0216) is anticipated to be completed in late 2026. Both Tassajara Road projects (CIP No. ST0116 and ST0119) began design in Fiscal Year 2019-2020, with Contra Costa County taking lead on the design for CIP No. ST0116. Construction of CIP No. ST0119 is anticipated to begin in 2026. Construction of CIP No. ST0116 is anticipated to begin in 2027. The Iron Horse Trail Bridge at Dublin Boulevard (CIP No. ST0118) grand opening was on November 23, 2024. The project is in the closeout phase, which is anticipated to conclude in 2026.

**4. WESTERN DUBLIN TRANSPORTATION IMPACT FEE (WDTIF)**

### SECTION 3 STATUS OF FUNDS

<b>Funding Source</b>	<b>Unspent Developer Fees Held More Than 5 Years</b>	<b>Remaining Project Costs as Identified in CIP</b>
Western Dublin Traffic Impact Fee	\$1,166,066	\$1,701,115

Description of Projects: This fee is collected for all the projects contained within the Western Dublin Transportation Impact Fee (WDTIF) program, which was updated in September 2016. Of the projects that are contained within the program, two projects are currently in process, as part of the adopted City of Dublin Five Year Capital Improvement Program 2024–2029. The projects are: Golden Gate Drive Intersection Improvements – Dublin Blvd and St. Patrick Wy (CIP No. ST0423); and Amador Plaza Road Bicycle and Pedestrian Improvements (CIP No. ST0815), which will widen the roadway for a new right-turn lane from southbound Amador Plaza Road to Dublin Boulevard.

Approximate Project Completion Dates: The preliminary design phase for the Golden Gate Drive Intersection Improvements – Dublin Blvd and St. Patrick Wy (CIP No. ST0423) began in 2023. The first phase construction of Amador Plaza Road Bicycle and Pedestrian Improvements (CIP No. ST0815) included construction of two mid-block crosswalks and other pedestrian, bicycle, and vehicular improvements on Amador Plaza Road between Amador Valley Boulevard and Dublin Boulevard. The second phase will include construction of a southbound right turn lane on Amador Plaza Road at Dublin Boulevard. The design phases for ST0423 and for the second phase of ST0815 are on hold awaiting further coordination with the development of Downtown Dublin.

#### 5. DOUGHERTY VALLEY TRAFFIC IMPACT MITIGATION FEES

<b>Funding Source</b>	<b>Unspent Developer Fees Held More Than 5 Years</b>	<b>Remaining Project Costs as Identified in CIP</b>
Dublin – Contra Costa Traffic Mitigation Fee	\$4,433,550	\$5,323,192

Description of Projects: This fee is imposed by Contra Costa County for the Dougherty Valley project to pay for the project proportionate net impact on roads in the City of Dublin. The fee was established through a Joint Exercise of Powers Agreement for Contra Costa County to collect and remit the fee to the City of Dublin. The funds have been used by the City to construct improvements to which Dougherty Valley development contributes a need. There are two projects utilizing the funds in the adopted City of Dublin Five Year Capital Improvement Program 2024–2029. One project is Tassajara Road Improvements – North Dublin Ranch Drive to Quarry Lane School (CIP No. ST0119). The other project is Tassajara Road Realignment and Widening - Fallon Road to North City Limit (CIP No. ST0116). Both projects will complete street improvements to Tassajara Road.

Approximate Project Completion Dates: Both Tassajara Road projects (CIP No. ST0116 and ST0119) began design in Fiscal Year 2019-2020, with Contra Costa County taking the lead on the design for CIP No. ST0116. Construction of CIP No. ST0119 is anticipated to begin in 2026. Construction of CIP No. ST0116 is anticipated to begin in 2027.

#### 6. TRI-VALLEY TRANSPORTATION DEVELOPMENT FEES (TVTD)

**SECTION 3  
STATUS OF FUNDS**

<b>Funding Source</b>	<b>Unspent Developer Fees Held More Than 5 Years</b>	<b>Remaining Project Costs as Identified in CIP</b>
Tri-Valley Transportation Development Fee	\$2,318,749	\$3,918,627

Description of Projects: This fee is collected for all projects contained within the Tri-Valley Transportation Development Fee (TVTD) program, which was established through a Joint Exercise of Powers Agreement entered on April 22, 1998, between the City of Dublin, City of Livermore, City of Pleasanton, City of San Ramon, Town of Danville, County of Alameda, and County of Contra Costa. There are two TVTD projects in the adopted City of Dublin Five Year Capital Improvement Program 2024–2029. One TVTD project is Tassajara Road Realignment and Widening – Fallon Road to North City Limit (CIP No. ST0116). The second TVTD project is Tassajara Road Improvements – North Dublin Ranch Drive to Quarry Lane School (CIP No. ST0119). Both projects will complete street improvements to Tassajara Road.

Approximate Project Completion Dates: Both Tassajara Road projects (CIP No. ST0116 and ST0119) began design in Fiscal Year 2019-2020, with Contra Costa County taking lead on the design for CIP No. ST0116. Construction of CIP No. ST0119 is anticipated to begin in 2026. Construction of CIP No. ST0116 is anticipated to begin in 2027.

**C. REFUNDS**

No refunds were made during Fiscal Year 2024-25.

**D. RETIREMENT OF IMPACT FEE OBLIGATIONS**

No retirements were made during Fiscal Year 2024-25.



**SECTION 4**  
**CITY OF DUBLIN CAPITAL IMPACT FEE REPORT**  
**FEES BY MAJOR CATEGORY (Activity July 1, 2024 - June 30, 2025)**

	<b>PUBLIC FACILITY FEES</b> Funds 4101-4111	<b>FIRE FACILITY IMPACT FEES</b> Fund 4201	<b>TRAFFIC IMPACT FEES (ALL CATEGORIES)</b> Funds 4301-4311 Detail In Schedule 5	<b>GRAND TOTAL</b>
<b>Ending Available 6/30/2024</b>	\$12,005,796.98	\$178,376.19	\$31,530,762.38	<b>\$43,714,935.55</b>
<b>Fees Collected: 7/1/2024-6/30/2025</b>	3,050,276.09	82,226.85	3,028,215.81	<b>6,160,718.75</b>
<b>Interest 7/1/2024 - 6/30/2025</b>	1,375,307.83	7,639.61	1,045,749.89	<b>2,428,697.33</b>
<b>Less 2024-25 Expenditures</b>				
Project Expenditures	(11,545,330.63)	-	(2,548,864.98)	<b>(14,094,195.61)</b>
Refund Fee Paid			-	-
Retirement of Impact Fee Obligations			-	-
Refunds Per CGC 66001(e)/(f)				-
Pass Through Funds (See Schedule 5)			(122,540.72)	<b>(122,540.72)</b>
<b>Ending Balance 6/30/2025</b>	<b><u>\$4,886,050.27</u></b>	<b><u>\$268,242.65</u></b>	<b><u>\$32,933,322.38</u></b>	<b><u>\$38,087,615.30</u></b>

**SECTION 5**  
**CITY OF DUBLIN CAPITAL IMPACT FEE REPORT**  
**BREAKDOWN OF TRAFFIC IMPACT FEE FUNDS (Activity July 1, 2024 - June 30, 2025)**

**LOCAL TRAFFIC IMPACT FEES**

	<b>EASTERN DUBLIN TRANSPORTATION IMPACT FEE</b>		<b>EASTERN DUBLIN TRANSPORTATION IMPACT FEE</b>	<b>WESTERN DUBLIN TRANSPORTATION IMPACT FEE</b>	<b>DUBLIN CROSSING TRANSPORTATION FEE</b>	<b>SUB-TOTAL "A" TRAFFIC IMPACT FEES</b>
	Fund #4301	Fund # 4302	Fund # 4310	Fund # 4304	Fund #4311	
<b>Ending Available 6/30/2024</b>	\$10,842,592.69	\$2,325,246.92	30,524.95	\$2,212,900.71	\$2,760,106.77	<b>\$18,171,372.04</b>
<b>Fees Collected: 7/1/2024-6/30/2025</b>	-	-	2,135,615.38	142,237.69	179,091.00	<b>2,456,944.07</b>
<b>Interest 7/1/2024 - 6/30/2025</b>	388,626.16	74,487.56	29,484.17	83,464.65	-	<b>576,062.54</b>
<b><u>Less 2024-25 Expenditures</u></b>						
Traffic Improvements	(98,864.81)	(774,007.00)	-	(9,091.96)	-	<b>(881,963.77)</b>
Retirement of Impact Fee Obligations		-				<b>-</b>
Refund Fee Paid						<b>-</b>
Refunds Per CGC 66001(e)/(f)						<b>-</b>
<b>Ending Balance 6/30/2025</b>	<b>\$11,132,354.04</b>	<b>\$1,625,727.48</b>	<b>\$2,195,624.50</b>	<b>\$2,429,511.09</b>	<b>\$2,939,197.77</b>	<b>\$20,322,414.88</b>

**REGIONAL/MITIGATION TRAFFIC IMPACT FEES**

	<b>Regional Traffic Impact Fees Category 3</b>	<b>DUBLIN - CONTRA COSTA COUNTY MITIGATION</b>	<b>TRI-VALLEY TRANSPORTATION DEVELOPMENT FEE</b>	<b>SPECIFIC PROJECT MITIGATION FEE (See 5A for Breakdown)</b>	<b>SUB-TOTAL "B" OTHER FEES</b>
	Fund # 4303	Fund # 4305	Fund # 4306	Fund # 4309	
<b>Ending Available 6/30/2024</b>	\$239,443.43	\$5,851,578.92	\$6,805,987.61	\$462,380.38	<b>\$13,359,390.34</b>
<b>Fees Collected: 7/1/2024-6/30/2025</b>	-	-	449,752.74	-	<b>449,752.74</b>
<b>Interest 7/1/2024 - 6/30/2025</b>	8,616.45	210,570.83	238,293.91	11,184.44	<b>468,665.63</b>
<b><u>Less 2024-25 Expenditures</u></b>					
Traffic Improvements	-	-	(1,666,901.21)		<b>(1,666,901.21)</b>
Refunds Per CGC 66001(e)/(f)					
<b>Ending Balance 6/30/2025</b>	<b>\$248,059.88</b>	<b>\$6,062,149.75</b>	<b>\$5,827,133.05</b>	<b>\$473,564.82</b>	<b>\$12,610,907.50</b>

**PASS-THROUGH**

	<b>FREEWAY INTERCHANGE &amp; BART GARAGE</b>	<b>GRAND TOTAL TRAFFIC FEES (Pass-Through+ "A" + "B")</b>
<b>Ending Available 6/30/2024</b>	-	<b>\$31,530,762.38</b>
<b>Fees Collected: 7/1/2024-6/30/2025</b>	\$121,519.00	<b>3,028,215.81</b>
<b>Interest 7/1/2024 - 6/30/2025</b>	1,021.72	<b>1,045,749.89</b>
<b><u>Less 2024-25 Expenditures</u></b>		
Traffic Improvements		<b>(2,548,864.98)</b>
Retirement of Impact Fee Obligations		
Refund Fee Paid		
Refunds Per CGC 66001(e)/(f)		
BART Garage Reimbursements - ACSPA	(122,540.72)	<b>(122,540.72)</b>
Freeway Interchange Reimbursements - City of Pleasanton		
<b>Ending Balance 6/30/2025</b>	<b>*</b>	<b>\$32,933,322.38</b>

\* Note "Pass-Through" Balance excludes Year-End Interest accrual recorded as a liability.

**SECTION 5A**  
**CITY OF DUBLIN CAPITAL IMPACT FEE REPORT**  
**DETAIL OF TRAFFIC MITIGATION CONTRIBUTIONS (From July 1, 2024 - June 30, 2025)**

	4309.31306 Dougherty / Scarlett Intersection	4309.31304 Park Place Traffic Signal
<b>CIP PROJECT #</b>	ST0117	Not Yet Assigned
<b>Ending Available 6/30/2024</b>	\$47,751.39	\$67,137.10
<b>Fees Collected: 7/1/2024-6/30/2025</b>		
<b>Interest 7/1/2024- 6/30/2025</b>	1,179.28	1,423.44
<b>(Less: 2024-25 Expenditures)</b>		
<b>Refunds Per CGC 66001(e)/(f)</b>		
<b>Ending Balance 6/30/2025</b>	\$48,930.67	\$68,560.54

	4309.31305 Dougherty / Amador Valley Intersection	4309.31307 Dublin Blvd / Hacienda Intersection	<b>GRAND TOTAL</b>
<b>CIP PROJECT #</b>	Not Yet Assigned	Not Yet Assigned	
<b>Ending Available 6/30/2024</b>	\$317,674.68	\$29,817.93	<b>\$462,381.10</b>
<b>Fees Collected: 7/1/2024-6/30/2025</b>			
<b>Interest 7/1/2024- 6/30/2025</b>	7,845.32	736.40	<b>11,184.44</b>
<b>(Less: 2024-25 Expenditures)</b>			-
<b>Refunds Per CGC 66001(e)/(f)</b>			-
<b>Ending Balance 6/30/2025</b>	\$325,520.00	\$30,554.33	<b>\$473,565.54</b>

**SECTION 6**  
**CITY OF DUBLIN IMPACT FEE REPORT**  
**SCHEDULE OF FUNDING FOR PUBLIC IMPROVEMENTS & PERCENTAGE DEVELOPER FEES**  
**FEES BY MAJOR CATEGORY (Activity July 1, 2024 - June 30, 2025)**

CIP #	Project Name	Fiscal Year 2024-25 Expenditures (Developer Fee Funds)	Fiscal Year 2024-25 Expenditures (Other Funds)	Total Project Expenditures (Fiscal Year)	% From Developer Fees
<b>PUBLIC FACILITY FEES</b>					
gi0521	Library Tenant Improvements	\$66,476.70		\$66,476.70	100%
pk0105	Emerald Glen Park Recre & Aq	930.29		\$930.29	100%
pk0115	Don Biddle Community Park	2,212,265.56		\$2,212,265.56	100%
pk0119	Fallon Sports Park Phase 3	\$28,792.26	48,537.17	\$77,329.43	37%
PK0322	Forest Park	1,957,524.20	290,900.00	\$2,248,424.20	87%
pk0421	Wallis Ranch Community Park	5,680,458.68		\$5,680,458.68	100%
pk0422	Iron Horse Nature Park & Open Space	1,598,882.94	396,606.16	\$1,995,489.10	80%
<b>TOTAL PUBLIC FACILITY FEE PROJECTS</b>		<b>\$11,545,330.63</b>	<b>\$736,043.33</b>	<b>\$12,281,373.96</b>	<b>94%</b>
<b>TRAFFIC IMPACT FEES (Excludes "Pass -Through" Payments - BART GARAGE &amp; INTERCHANGE FEES)</b>					
<b>Ops Program</b> EDTIF Update (Fund 4301)		\$17,607.20		\$17,607.20	
<b>Dept. Operating Budget Total</b>		<b>\$17,607.20</b>		<b>\$17,607.20</b>	
<b>st0216</b>	<b>Dublin Blvd Extension</b>				
	EDTIF (Fund 4301)	\$22,465.96	21,176.95	\$43,642.91	
	EDTIF 2 (Fund 4302)	774,007.00		774,007.00	
	<b>st0216 Total</b>	<b>\$796,472.96</b>	<b>\$21,176.95</b>	<b>\$817,649.91</b>	<b>97%</b>
<b>st0116</b>	<b>Tassajara Road Realignment and Design</b>				
	EDTIF3 (Fund 4303)	\$11,872.71		\$11,872.71	
	<b>st0116 Total</b>	<b>\$11,872.71</b>		<b>\$11,872.71</b>	<b>100%</b>
<b>st0118</b>	<b>Iron Horse Trail Bridge</b>				
	EDTIF (Fund 4301)	\$46,918.94	1,480,546.33	\$1,527,465.27	
	<b>st0118 Total</b>	<b>\$46,918.94</b>	<b>\$1,480,546.33</b>	<b>\$1,527,465.27</b>	<b>3%</b>
<b>st0119</b>	<b>Tassajara Rd Impvts - N Dublin to Quarry Ln School</b>				
	TVTD (Fund 4306)	\$1,066,901.21		\$1,066,901.21	
	<b>st0119 Total</b>	<b>\$1,066,901.21</b>		<b>\$1,066,901.21</b>	<b>100%</b>
<b>st0423</b>	<b>Golden Gate Drive Improvements</b>				
	WDTIF (Fund 4304)	\$9,091.96		\$9,091.96	
	<b>st0423 Total</b>	<b>\$9,091.96</b>		<b>\$9,091.96</b>	<b>100%</b>
<b>TOTAL TRAFFIC IMPACT FEE PROJECTS</b>		<b>\$1,948,864.98</b>	<b>\$1,501,723.28</b>	<b>\$3,450,588.26</b>	<b>56%</b>