

DUBLIN

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council at its May 7 meeting for further direction.

Talks have been slow, said both sides. Further, Councilmembers Abe Gupta and David Haubert have replaced Congressman Eric Swalwell and term-out Councilmember Kasie Hildenbrand since the council last visited the issues.

None of the decisions from councilmembers on May 7 were unanimous. A proposed Community Facilities District (CFD) that would impose taxes on Dublin Crossings residents received the green light from three members: Mayor Tim Sbranti, Haubert, and Gupta. Sbranti said, "I on the fence, but leaning against it, when two opposed it." Since then, he has received more information, and seen how it works in other cities.

Don Biddle and Kevin Hart spoke against the CFD. Both were concerned because the taxes that would be imposed on Dublin Crossings residents might discourage home sales. The taxes would pay for an estimated 40 percent of infrastructure for which the developer otherwise would have to pay.

The taxes would amount to \$2200 to \$3700 annually per household, depending on assessed valuation. Haubert said that adding that number to the taxes already in Dublin, would bring Dublin Crossings taxes up to about \$29,000. "It's a small fraction of an overall sales price of \$600,000 or \$700,000," said Haubert. (The \$29,000 is 4.1 percent of \$700,000.)

One condition on Sbranti's vote was that the CFD be capped at 1.75 percent of assessed valuation. Going to the full 2 percent limit set by Proposition 13 would not leave any room for a school district parcel tax, if another one were proposed.

SunCal land acquisition manager Joe Guerra said that with a 1.75 percent cap, there would be room for 12 parcel taxes of the \$96 amount raised by the school district's Measure L in 2008.

SCHOOLS FIGHT FOR MORE LAND

Dublin school superintendent Steve Hanke asked the council to negotiate for one more acre to be added to SunCal's proposal for an 11-acre elementary school site next to the proposed community park.

Although one more acre may not sound like much, it

students. The school board has set a policy of 750 students per elementary school, "plus or minus 100," said Hanke.

Hart, who was a two-term school trustee elected in 1996, said that when he first served on the board, enrollment per school was 450 students. "Now it is 600 more. It's an absolutely critical issue for the schools," said Hart.

"We need to do something yesterday, or we'll house kids in portables, or one kid in a family will go to school here, and another there," said Hart.

The council agreed that the future school site should be 12 acres.

Dublin is considering six portables for John Green Elementary school at Gleason Drive and Fallon Road. Parents have circulated a petition opposing the use of portables. The parents are concerned about more traffic, which they see as a danger to children entering and leaving school grounds.

WHO SHOULD BUILD COMMUNITY PARK?

The council also discussed the size of a community park and who should build it. An upgrade from the developer's proposed 26 acres to 30 acres was supported by Sbranti, Biddle, Hart and Gupta. Haubert did not add his support. He said his support would depend on what accoutrements are included in the park. Increasing the size 4 acres takes possibly \$4 million out of the developer's pocket, "which would buy a lot of accoutrements."

On the question of park construction, Haubert, Hart, and Gupta said that they were fine with the city designing the park as well as a 5-acre neighborhood park. However, SunCal should build the city park, which it can do more cheaply than the city.

Residents Request Changes at Alviso Park

Several Pleasanton residents have organized a group they hope will improve the Alviso Adobe Park.

Last week during the public comment period, they asked the Pleasanton City Council to establish a task force to address what they see as the missing piece at the park - interactive dis-

Haubert said that perhaps Dublin would received the finished park faster if the developer were to build it, since some of the city's park amenities have been slow in coming in the past. He added he would have to know some estimate of completion times by both city and developer.

Sbranti and Biddle preferred that the city both design and construct the park. Biddle said, "We have been good about building parks in a timely manner. They pay the fees, and we build the park."

The tradeoffs in such areas as school site size and park size figure into the whole financial mix in a final agreement that will be negotiated between the city and SunCal.

A representative of the city's consultant, Keyser Marston, reminded the council that as negotiations stand now, the city's benefits will include a \$2.5 million park maintenance endowment.

There would also be a contribution to construction of a pedestrian bridge for the Iron Horse Trail to cross Dublin Boulevard, "if that moves forward," said the consultant.

There also would be a "community benefit payment" to the city to assist in buying the county surplus authority's 8.7 acres at the corner of Dublin Boulevard and Arnold Street.

In return, the developer would pay an \$11 million buyout of the city's affordable housing fee requirement. The normal requirement would elicit \$26 million from SunCal. The CDF would also be a benefit, because it picks up 40 percent of SunCal's construction cost.

Staff will review the council's statements, and return to negotiations with the developer soon, said public information officer Linda Smith.

The things that the city is doing are great. We just need to do a little more."

The Alviso Adobe Community Park tells the story of California from its earliest human history.

Located between Old Foothill Road and Foothill Road, on the west side of Highway 680, the site tells



Photo - Doug Jorgensen

Cyclists head down First Street in Livermore on Bike to Work Day.

Bike to Work Day Draws Participants

Hundreds of Tri-Valley cyclists participated in Bike to Work Day on Thursday, May 9. Over 550 cyclists visited the two "Energizer Stations" set up at both Dublin/Pleasanton BART stations to distribute refreshments, T-shirts, and bags of giveaways to bicyclists participating in the Bay Area event.

Station hosts included the Cities of Dublin and Pleasanton, Hacienda Business Park, Dublin Cyclery, Alameda County Public Works, REI Dublin, and Workday; Alameda County Transportation Commission also distributed materials at one of the stations.

Participants were also entered in the local Bike Month Raffle for prizes donated by contributing sponsors: ABC Music, Amici's Pizza, Athens Burgers, BJ's Restaurant, Buffalo Wild Wings, Chipotle, Crank2, Earl Anthony's Dublin Bowl, Extreme Pita, Extreme Pizza, Frankie Johnnie & Luigi Too, Get

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