



CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, October 7, 2025
7:00 PM

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

The meeting will be held in-person, broadcast live on Channel 29 and streamed live for viewing at the following links TV30 <https://www.tri-valleytv.org>, the City's website in the Meetings portal (a red dot will indicate a live meeting) <https://www.cityofpleasantonca.gov/>, and the City's YouTube channel: <https://www.youtube.com/user/TheCityofPleasanton>.

Public participation: It is requested that members of the public wishing to address the City Council submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

To submit written public comment regarding an open session item on this meeting agenda visit <https://forms.cityofpleasantonca.gov/f/writtenpubliccomment>. Comments will be accepted by the City Clerk's Office until 12:00 p.m. on the day of the Council meeting.

In Person at Council Chamber:

- Submit a physical speaker card to the City Clerk at the meeting. When your name is called, please provide comment at the podium.

CALL TO ORDER

- Welcome and Pledge of Allegiance - Cm. Nibert
- Roll Call

Resolution No. 2025-056
Ordinance No. 2299

AGENDA AMENDMENTS

CONSENT CALENDAR

Items listed on the consent calendar are considered routine in nature and may be enacted by one motion. If discussion is required, that particular item will be removed from the consent calendar and will be considered separately.

City Council

1. Ratify Commission appointments

Community and Economic Development

2. Actions of the Zoning Administrator and Planning Commission
3. Introduce an ordinance amending Title 20 and Title 18 of the Pleasanton Municipal Code to adopt by reference the 2025 Edition of the California Code of Regulations Title 24 Parts 1-12, including the 2024 International Building, Existing Building,

Residential, Fire, Wildland-Urban Interface, Property Maintenance, and Swimming Pool and Spa Codes; the 2024 Uniform Plumbing and Mechanical Codes; the 2023 National Electrical Code and the 2025 California Green Building Standards Code

4. Introduce an ordinance amending Chapter 18.106 of the Pleasanton Municipal Code regarding accessory dwelling units and junior accessory dwelling units, to comply with State law [P25-0026]
5. Introduce an ordinance amending Section 5.28.080 System of Assessments of the Pleasanton Municipal Code, to permit changes to the manner in which the annual assessment is levied within the Downtown Pleasanton Business Improvement District, and to levy the annual assessment for 2026

Finance

6. Accept the monthly disbursement and investment report for August 2025

Library and Recreation

7. Adopt a resolution approving a revised Library Collection Development Policy to comply with AB 1825, the California Freedom to Read Act

Public Works

8. Authorize the City Manager to enter into a professional services agreement with Wood Rodgers, Inc. for the development of the Stormwater System Management Plan, CIP No. 25659 in the amount not-to-exceed \$2,192,186 (inclusive of a 15 percent contingency) for four years
9. Authorize the City Manager to enter into a professional services agreement with Park Planet for the Annual Playground Renovations Project, CIP No. 25745 to renovate the playground at Moller Park in the amount not to exceed \$166,251 (including a project contingency of \$16,625)

MEETING OPEN TO THE PUBLIC

10. Presentation of a commendation in recognition of Anish Joshi's attainment of Eagle Scout rank and contributions to the City of Pleasanton
11. Oath of Office for new commission members
12. Public Comment regarding items not listed on the agenda – Speakers are limited to 3 minutes.

PUBLIC HEARINGS AND OTHER MATTERS

If necessary to ensure completion of the following items, the Mayor may alter time limits.

13. Public Hearing: Adopt resolutions to amend the Master Fee Schedule for water rates and connection fees and sewer rates, effective January 1, 2026

MATTERS INITIATED BY COUNCIL

COUNCIL REPORTS

Brief reports on conferences, seminars, and meetings attended by the Council

ADJOURNMENT

Notice

Under Government Code §54957.5, any writings/documents regarding an open session item on this agenda and items received by the City Clerk's Office by 12:00 p.m. on the day of the meeting provided to a majority of the City Council after distribution of the agenda packet will be available for public inspection on the City's website <https://www.cityofpleasantonca.gov/> and also at the Pleasanton Library located at 400 Old Bernal Ave., Pleasanton, CA 94566.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders, which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure § 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code §65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact the City Clerk's Office at 123 Main Street, Pleasanton, CA 94566 or (925) 931-5027 at the earliest possible time. If you need translation or interpretation assistance, please provide at least two working days' notice prior to the meeting date.

October 7, 2025
City Council

TITLE: RATIFY COMMISSION APPOINTMENTS

SUMMARY

The City solicited applications to fill vacancies for expiring commission terms in the months of July and August. Applications were received, screened for eligibility, and interviews held. The Mayor made a selection for each appointment, which are listed in Attachment 1.

RECOMMENDATION

Ratify Commission appointments.

BACKGROUND

In accordance with commission/committee appointment policies, the City solicits applications from interested Pleasanton residents to serve on the City's standing commissions and committees. Generally, recruitment is conducted in the spring and fall of each year.

DISCUSSION

The following commissions are included in the recommendation for appointment: Energy and Environment Commission and Youth Commission.

The appointments for ratification are listed in Attachment 1. Adult members are eligible to serve a four-year term and most youth members, depending on their current grade level, are eligible to serve a two-year term.

There are two regional board positions for Pleasanton representatives that remain vacant: Altamont Education Advisory Board and the Alameda County Paratransit Advisory and Planning Committee. Recruitment will remain open until positions are filled.

EQUITY AND SUSTAINABILITY

The City encourages all eligible and interested community members to participate in committees and commissions, with the intent of including diverse voices from throughout the Pleasanton community. The recruitment process is structured to optimize opportunities for participation.

OUTREACH

Recruitment was open for 30 days in accordance with policy. The recruitment was advertised on the City's website, social media accounts and monthly e-newsletter.

STRATEGIC PLAN ALIGNMENT

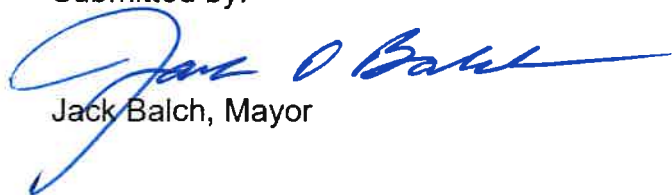
Approval of this action advances the Citywide strategic plan goal *Optimizing Our Organization*, Strategy 4 - Evaluate the organization's structure of community engagement opportunities

such as commissions and committees to improve information sharing, optimize staff efficiency, and provide greater service to the community.

FISCAL IMPACT

Members may be eligible to receive stipends for meetings attended.

Submitted by:



Jack Balch, Mayor

Approved by:
N/A

Gerry Beaudin, City
Manager

Attachments:

1. Fall 2025 Appointments

Fall 2025 Appointments

APPOINTMENT

TERM

Energy and Environment Commission

Regular Member – Andrea Bloom*	10/1/2025 – 9/30/2029
Regular Member – Lisa Thomas	10/1/2025 – 9/30/2029
Regular Member – Phil Bowman**	10/1/2025 – 9/30/2029
Youth Member – Ritvik Misra	10/1/2025 – 5/30/2026

Youth Commission

Regular Member (9 th grade) – Kriday Ashok	10/1/2025 – 5/30/2027
Regular Member (9 th grade) – Nathan Villegas	10/1/2025 – 5/30/2027
Regular Member (9 th grade) – William Bridenbaugh	10/1/2025 – 5/30/2027
Regular Member (11 th grade) – Arnav Sharma	10/1/2025 – 5/30/2027
Regular Member (11 th grade) – Pareena Gupta	10/1/2025 – 5/30/2027
Regular Member (11 th grade) – Tanvi Chaudhury	10/1/2025 – 5/30/2027

*Reappointment

**Move from alternate position

CITY COUNCIL AGENDA REPORT

October 7, 2025
Community and Economic Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0295, Eastrock Landscape

Application for Administrative Design Review approval to construct an approximately 12-foot-7-inch-tall, detached patio cover in the northwest rear yard located at 2524 Grappa Place.

Approved. (9 days)

P25-0297, Steven Zaballos

Application to amend P25-0275, Administrative Design Review, to increase the approved height from approximately 11-feet to approximately 12-feet 2-inches for the detached patio cover in the northeast side yard located at 6212 Robin Court.

Approved. (9 days)

Prepared by:



Melinda Denis
Zoning Administrator

Submitted by:



Ellen Clark
Director of Community and
Economic Development

Approved by:



Gerry Beaudin
City Manager

CITY COUNCIL AGENDA REPORT

October 7, 2025
Community and Economic Development

TITLE: INTRODUCE AN ORDINANCE AMENDING TITLE 20 AND TITLE 18 OF THE PLEASANTON MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24 PARTS 1-12, INCLUDING THE 2024 INTERNATIONAL BUILDING, EXISTING BUILDING, RESIDENTIAL, FIRE, WILDLAND-URBAN INTERFACE, PROPERTY MAINTENANCE, AND SWIMMING POOL AND SPA CODES; THE 2024 UNIFORM PLUMBING AND MECHANICAL CODES; THE 2023 NATIONAL ELECTRICAL CODE AND THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

SUMMARY

Every three years, the State of California adopts new building standards that make up the California Code of Regulations, Title 24. The prior Title 24 was adopted in 2022, and the 2025 Title 24 will become effective on January 1, 2026. The proposed ordinance amends the Pleasanton Municipal Code (PMC) to coincide with the State's adoption of the 2025 California Building Safety Codes, more commonly known as the Building, Existing Building, Residential, Green, Plumbing, Mechanical, Electrical, Energy, Wildland-Urban Interface, and Fire Codes. These codes are also known collectively as the California Building Standards Code (CBSC).

Existing local amendments related to the City's geological, topographical, climatic, and environmental (for CALGreen) conditions are included in the proposed amendments. Due to a variety of local conditions, local amendments to the CBSC relating to structural design standards and fire resistivity are necessary. Additionally, consistent with the City's Climate Action Plan 2.0 (CAP 2.0), local amendments in the Green Code are being carried forward from the previous code adoption cycle for required electric vehicle (EV) charging infrastructure and building electrification for new construction.

State Assembly Bill 130 was signed into law this year and, among other provisions, places a moratorium on local amendments to residential codes until 2031. This code adoption does not include any new local amendments to the California Residential Code or Green Building Standards Code; it is "substantially equivalent" to the one in place, with minor edits to code section reference numbers that were updated in this code cycle.

RECOMMENDATION

Staff recommends the City Council introduce the attached ordinance updating various chapters within Pleasanton Municipal Code Title 20 and Title 18 concerning the adoption of the 2025 Edition of the California Building Standards Code (Title 24 c.c.r.), including by reference the 2024 International Building, Existing Building, Residential, Wildland-Urban Interface, and Fire Codes; the 2024 Uniform Plumbing and Mechanical Codes; the 2023 National Electrical Code and the 2025 California Green Building Standards Code (CALGreen).

BACKGROUND

Building codes are updated every three years by the various model code-making organizations, such as the International Code Council (ICC), the International Association of Plumbing and Mechanical Officials (IAPMO), and the National Fire Protection Association (NFPA). The State of California modifies and adopts these updated codes in the California Code of Regulations, Title 24. Title 24, also known as the California Building Standards Code (CBSC), is a broad set of requirements for “energy conservation, green design, construction and maintenance, fire and life safety, and accessibility” that apply to the “structural, mechanical, electrical, and plumbing systems” in a building.

All jurisdictions in the state are required to adopt the CBSC for local enforcement within 180 days after Title 24 is published, with an effective date of January 1, 2026, for this 2025 edition. In adopting Title 24 for local enforcement, jurisdictions may amend building standards if such amendments are necessary to address local geologic, topographic, climatic, or environmental conditions. When the State last adopted the revised California Building Standards Code, the City adopted by reference those revised codes along with local amendments in 2022 by Ordinance No. 2241. No additional local amendments are proposed for inclusion in this current update.

DISCUSSION

Overview

This proposed ordinance adopts the State’s new California Building Standards Codes and carries forward the City’s current local amendments relating to local conditions included in Exhibit B, based upon the specific findings set forth in Exhibit A of the Ordinance.

The Pleasanton Building and Construction Code consists of 16 distinct Chapters of the Pleasanton Municipal Code (PMC) Title 20. Specifically, the proposed ordinance would amend Chapters 20.04 (Pleasanton Building Administrative Code), Chapter 20.06 (Existing Building Code), 20.08 (Building Code), 20.10 (Residential Code), 20.12 (Plumbing Code), 20.16 (Mechanical Code), 20.20 (Electrical Code), 20.22 (Wildland-Urban Interface Code), 20.24 (Fire Code), 20.26 (Green Building Code), 20.36 (Security Regulations), 20.55 (Swimming Pool, Spa, and Hot Tub Code) and 20.65 (Property Maintenance Code) of the PMC, adopting by reference and amending the 2024 Editions of the International Building, Existing Building, Residential, Fire, Property Maintenance, and Swimming Pool and Spa Codes; the 2023 Edition of the National Electrical Code and the 2025 CALGreen Code. The remaining Chapters of PMC Title 20 do not reference specific editions of these codes and are not amended at this time.

Local Amendments:

Local amendments typically address localized geographic, seismic, topographic, and climatic conditions that warrant special or more protective building standards.

As noted, 2025’s Assembly Bill 130 does not allow new local amendments to be adopted as part of building codes for the next six years, through 2031. However, it allows existing code amendments to move forward as long as they are “substantially equivalent” to previously adopted amendments. While the City proposes no new local amendments, existing local amendments, and minor revisions to clarify and better align with the new building codes are outlined below.

Structural Design and Fire

Due to ongoing issues related to local seismic conditions, the presence of fire hazard severity zones and hillside areas adjacent to and within the City, weather conditions, and freeways that bisect the community and possibly compromise water availability for firefighting, local amendments to the California Building Standards Codes relating to structural design standards and fire resistivity are necessary. These previously-adopted amendments include enhanced wall bracing and foundation requirements to improve earthquake resistance, fire sprinkler requirements when constructing additions to existing non-sprinklered structures, fire resistance in roofing materials, and more stringent hazardous materials management. (See Exhibit B of Attachment 1.)

Electric Vehicle Charging Infrastructure and Building Electrification

In the last code cycle (2022), the City adopted Reach Codes for electric vehicle (EV) charging and building electrification for both residential and non-residential projects. The City's current Reach Code is recommended to be carried forward with minor modifications (i.e., deleting some sections of multifamily EV charging where the 2025 Green Building Code is more restrictive and requires substantially more EV charging than the current Reach Code). This code adoption does not include any new local amendments to the Green Building Standards Code and is "substantially equivalent" to the one in place. Some of the provisions related to EV charging are included in Title 18, Zoning, and an amendment to this section of the PMC is reflected in the attached Ordinance.

EQUITY AND SUSTAINABILITY

The adoption of these codes will provide the City with the most up-to-date standards available under State law. They will greatly enhance national and regional consistency, resulting in a more uniform and streamlined design, application, and plan review process. They will also implement policies adopted in CAP 2.0 that advance the City's sustainability goals.

OUTREACH

No outreach was conducted, as this item is a routine matter of City business.

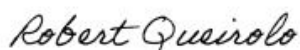
STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton citywide strategic goal of *Investing In Our Environment*. The triennial code adoption includes local amendments that codify priority items from the Climate Action Plan 2.0 to lead by example in environmental sustainability.

FISCAL IMPACT

There is no anticipated fiscal impact associated with the adoption of this ordinance.

Prepared by:



Chief Building Official

Robert Queirolo

Submitted by:



Ellen Clark, Director of Community and
Economic Development

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Ordinance to Update Title 20 and Title 18, with exhibits

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AMENDING TITLE 20 AND TITLE 18 OF THE PLEASANTON MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24 PARTS 1-12, INCLUDING THE 2024 INTERNATIONAL BUILDING, EXISTING BUILDING, RESIDENTIAL, FIRE, WILDLAND-URBAN INTERFACE, PROPERTY MAINTENANCE, AND SWIMMING POOL AND SPA CODES; THE 2024 UNIFORM PLUMBING AND MECHANICAL CODES; THE 2023 NATIONAL ELECTRICAL CODE AND THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

WHEREAS, the State of California has revised and updated the California Building Standards Codes (Title 24 California Code of Regulations) related to buildings and construction to be effective State-wide on January 1, 2026; and

WHEREAS, the City of Pleasanton traditionally adopts the California Building Standards Codes by reference so that the City has the most current standards available under State law, with some local amendments related to our local geological, topographical and climatic conditions; and

WHEREAS, the City proposes, effective January 1, 2026, to repeal those previous California Building Standards Codes which will be superseded by the State's newest codes, and adopt the most current California Building Standards Codes, with local amendments supported by specific findings about Pleasanton's local geological, topographical, and climatic conditions; and

WHEREAS, in 2022 the City adopted Climate Action Plan (CAP) 2.0 which includes Primary Action 1 to adopt an all-electric reach code for new construction that limits the development of new gas infrastructure (indicating that exemptions can be considered; and Primary Action 5, including multiple strategies towards a Zero Emission Vehicle Plan including that new construction be required to install Electric Vehicle (EV) charging capabilities; and

WHEREAS, the California Health and Safety Code Sections 17958, 17958.5 and 17958.7 require the governing body of a city, before making any modifications or changes to the California Building Standards Code, to make an express finding that such modifications or changes are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City Council of the City of Pleasanton finds that a departure from the Building Standards Code is reasonable necessary due to the local climatic, geological or topographical conditions; and

WHEREAS, the City Council of the City of Pleasanton finds that the amendments would be exempt from CEQA under Section 15061(b)(3), and would be consistent with the Initial Study/Negative Declaration for the CAP 2.0 which concluded that the CAP 2.0's actions would have a less than significant impact on the environment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The findings related to local climatic, geological, and topographical conditions as set forth in the attached Exhibit A are adopted.

SECTION 2. Chapter 20.04 (Pleasanton Building Administrative Code), Chapter 20.06 (Pleasanton Existing Building Code), 20.08 (Building Code), 20.10 (Residential Code), 20.12 (Plumbing Code), 20.16 (Mechanical Code), 20.20 (Electrical Code), 20.22 (Wildland-Urban Interface Code) 20.24 (Fire Code), 20.26 (Green Building Code), 20.36 (Security Regulations), 20.55 (Swimming Pool, Spa and Hot Tub Code) and 20.65 (International Property Maintenance Code) of Title 20 of the Pleasanton Municipal Code (Buildings and Construction) are amended as set forth in the attached Exhibit B.

SECTION 3. Chapter 18.88 (Off-Street Facilities), Chapter 18.88 of the Pleasanton Municipal Code is amended to be consistent with the Building Codes as set forth in Exhibit C.

SECTION 4. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

SECTION 5. This ordinance shall be effective January 1, 2026.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on October 7, 2025, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jack Balch, Mayor

ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A

FINDINGS KEY AND MATRIX

Section	Title	Added to CA Code	Deleted from CA Code	Amended CA Code	Justification (see below for Key to Justifications)
20.06.10	20.06.010 California Existing Building Code adopting Appendices A1, A3 and A4	X			G&T
20.08.10	20.08.010 California Building Code adopting Appendices C, G, J, N	X			C,G&T
20.08.060	CBC Section 1505.1 amended – Fire Classification.			X	C, G & T
20.08.070	CBC Section 1705.3 amended – Concrete Construction.			X	G & T
20.08.090	CBC Section 1905.6 amended – Structural Plain Concrete			X	G & T
20.10.040	CRC Table R301.2 amended – Climate and Geographic Design Criteria.			X	G & T
20.10.050	CRC Section R309 amended– Automatic Fire Sprinkler Systems.	X	X	X	C, G & T
20.10.060	CRC Table R602.10.3(3) amended- Bracing Requirements Based on Seismic Design Category.		X	X	G & T
20.10.070	CRC Section R602.10.4.5 added – Limits on methods GB and PCP.	X	X	X	G & T
20.10.080	CRC Section R902.1 amended – Roof assemblies.			X	C, G & T
20.12.010	Uniform Plumbing Code adopting appendix A.	X			C&T
20.20.010	California Electrical Code adopted.	X			C
20.24.010	California Fire Code adopting appendices D, E, F, and H.	X			G & T
20.24.020	CFC Chapter 1, Division II, section 103.1- Creation of Agency			X	C, G, & T
20.24.030	CFC Chapter 1, Division II, Table 105.5.9 amended – Permit Amounts for Compressed Gases.			X	G & T
20.24.040	CFC Chapter 1, Division II, Table 105.5.11 amended – Permit Amounts for Cryogenic Fluids.	X		X	G & T
20.24.050	CFC Chapter 1, Division II, Section 105.5.18 Item 3 amended – Flammable and combustible liquids.	X		X	C, G & T

Section	Title	Added to CA Code	Deleted from CA Code	Amended CA Code	Justification (see below for Key to Justifications)
20.24.060	CFC Section 105.5.18 Item 12 added - Permit Amounts for Hazardous Materials, Flammable and Combustible Liquids and Gases at Residential Occupancies.	X			C, G & T
20.24.070	CFC Chapter 1, Division II, Table 105.5.22 amended – Permit Amounts for Hazardous Materials.	X		X	C, G & T
20.24.080	CFC Chapter 1, Division II, Section 105.5.59 added – Radioactive Materials.	X		X	G & T
20.24.090	CFC Chapter I, Division II, Section 112 deleted- Means of Appeal		X		C, G & T
20.24.95	CFC Chapter I, Division II, Section 113 amended- Violation Penalties			X	C, G & T
20.24.100	CFC Chapter 1, Division II, Section 116 added – Unauthorized Discharges.	X		X	G & T
20.24.110	CFC Chapter 2 Definitions amended- Hazardous Materials			X	C, G & T
20.24.120	CFC Chapter 2 Definitions amended- Health Hazard			X	C, G & T
20.24.130	CFC Chapter 2 Definitions added- Maximum Threshold Quantity	X			C, G & T
20.24.140	CFC Chapter 2 Definitions added- Moderately Toxic Gas	X			C, G & T
20.24.145	CFC Section 603.10 added – Multiple Sources of Non-Utility Electricity.	X		X	C & T
20.24.150	CFC Section 611 added – Immersion Heaters.	X		X	C, G & T
20.24.155	CFC Section 901.6.4 added- Prevention of False Alarms	X			T
20.24.160	CFC Section 903.2 amended – Automatic Sprinkler Systems .		X	X	C, G & T
20.24.170	CFC Section 903.3.1.2 amended - NFPA 13R Sprinkler Systems.	X		X	C, G & T
20.24.180	CFC Section 903.3.1.3 amended – NFPA 13D sprinkler systems.	X		X	C, G & T
20.24.185	CFC Section 3208.3.1 amended- Flue Space Protection	X		X	C & T
20.24.190	CFC Section 5001.5.1.1 added- Hazardous Material Management Plan (HMMP)			X	G & T

Section	Title	Added to CA Code	Deleted from CA Code	Amended CA Code	Justification (see below for Key to Justifications)
20.24.192	CFC Section 5001.5.2.1 added- Hazardous Material Inventory Statement (HMIS)			X	G & T
20.24.195	CFC Section 5001.5.3 added- Hazardous Materials Business Plan (HMBP)			X	G & T
20.24.200	CFC Section 5003.2.10 added – Biodiesel and methanol equipment.	X		X	C, G & T
20.24.210	CFC Section 5003.5.2 added – Ventilation ducting.	X		X	C, G & T
20.24.220	CFC Section 5003.5.3 added – H Occupancies.	X		X	C, G & T
20.24.230	CFC Section 5003.14 added – Automatic Filling of Tanks.	X		X	C, G & T
20.24.240	CFC Section 5005.5 added – Emergency Alarms, supervision and monitoring.	X		X	C, G & T
20.24.250	CFC Section 5601.1.3 amended – Fireworks.			X	C, G & T
20.24.270	CFC Section 5704.2.7.5.8 amended - Overfill Protection Exception.			X	C, G & T
20.24.280	CFC Chapter 60 amended- Title.	X		X	C, G & T
20.24.290	CFC Section 6004.1 amended – General.			X	C, G & T
20.24.300	CFC Section 6004.1.2 amended – Gas Cabinets.			X	C, G & T
20.24.310	CFC Section 6004.1.3 amended – Exhausted Enclosures.			X	C, G & T
20.24.320	CFC Section 6004.1.4 added – Automatic shut-off valve.	X		X	C, G & T
20.24.330	CFC Section 6004.1.5 added – Annual Maintenance.	X		X	C, G & T
20.24.340	CFC Section 6004.1.6 added – Maximum threshold quantity.	X		X	C, G & T
20.24.350	CFC Section 6004.1.7 added – Reduced flow valve.	X		X	C, G & T
20.24.360	CFC Section 6004.1.8 added – Fire extinguishing systems.	X		X	C, G & T
20.24.370	CFC Section 6004.1.9 added – Local gas shut off.	X		X	C, G & T
20.24.380	CFC Section 6004.1.10 added – Exhaust ventilation monitoring.	X		X	C, G & T
20.24.390	CFC Section 6004.1.11 added – Emergency response plan.	X		X	C, G & T

Section	Title	Added to CA Code	Deleted from CA Code	Amended CA Code	Justification (see below for Key to Justifications)
20.24.400	CFC Section 6004.1.12 added – Emergency Response Liaisons.	X		X	C, G & T
20.24.410	CFC Section 6004.1.13 added – Emergency Drills.	X		X	C, G & T
20.24.420	CFC Section 6004.1.14 added – Cylinder leak testing.	X		X	C, G & T
20.24.430	CFC Section 6004.1.15 added – Inert gas purge system.	X		X	C, G & T
20.24.440	CFC Section 6004.1.16 added – Seismic shutoff valve.	X		X	C, G & T
20.24.450	CFC Section 6004.1.17 added – Fittings and connections.	X		X	C, G & T
20.24.460	CFC Section 6004.2 amended – Indoor storage and use.			X	C, G & T
20.24.470	CFC Section 6004.2.1 amended – Applicability.			X	C, G & T
20.24.480	CFC Section 6004.2.1.1 amended – Quantities not exceeding the maximum allowable quantity per control area.			X	C, G & T
20.24.490	CFC Section 6004.2.1.4 added – Quantities not exceeding minimum threshold quantity per control area.	X		X	C, G & T
20.24.500	CFC Section 6004.2.1.5 added – Quantities exceeding minimum threshold quantity per control area.	X		X	C, G & T
20.24.510	CFC Section 6004.2.2 amended – General indoor requirements.			X	C, G & T
20.24.520	CFC Section 6004.2.2.5 amended – Piping and controls -stationary tanks, Item 1.			X	C, G & T
20.24.530	CFC Section 6004.2.2.7 amended – Treatment systems.			X	C, G & T
20.24.540	CFC Section 6004.2.2.10.1 amended – Alarms.			X	C, G & T
20.24.550	CFC Section 6004.3 amended – Outdoor storage and use.			X	C, G & T
20.24.560	CFC Section 6004.3.1 amended – Applicability.			X	C, G & T
20.24.570	CFC Section 6004.3.1.1 amended – Quantities not exceeding the maximum allowable quantity per control area.			X	C, G & T

Section	Title	Added to CA Code	Deleted from CA Code	Amended CA Code	Justification (see below for Key to Justifications)
20.24.580	CFC Section 6004.3.1.4 added – Quantities not exceeding the minimum threshold quantity per control area.	X		X	C, G & T
20.24.590	CFC Section 6004.3.1.5 added – Quantities exceeding the minimum threshold quantity per control area.	X		X	C, G & T
20.24.600	CFC Section 6004.3.2 amended – General outdoor requirements.			X	C, G & T
20.24.610	CFC Section 6004.3.3 amended – Outdoor storage weather protection for portable tanks and cylinders.			X	C, G & T
20.26.020	Section 101.3 amended – Scope.			X	C
20.26.030	Section 107 added –Local Enforcing Agency.	X			C
20.26.040	Chapter 2 Definitions - amended			X	C
20.26.050	Chapter 2 Definitions - added	X			C
20.26.060	Section 301.1.1 amended –Additions and alterations.			X	C
20.26.070	Section 4.106.1 amended –Site Development.			X	C
20.26.080	Section 4.106.4 amended – Electric Vehicle EV Charging) for new construction.			X	C
20.26.090	Section 4.106.4.1 amended – New one- and two-family dwellings and townhouses with attached private garages.			X	C
20.26.100	Section 4.106.4.1.1 amended -identification.			X	C
20.26.110	Section 4.106.4.1.2 added - Existing Building.	X			C
20.26.120	Section 4.106.4.2 amended – New Multifamily dwellings, hotels and motels and new residential parking facilities.			X	C
20.26.210	Section 4.106.4.2.5 amended – Electric vehicle ready space signage.			X	C
20.26.230	Section 4.106.4.5 added – Direct current fast charging stations.	X			C
20.26.240	Section 4.106.5 added – All-electric buildings.	X			C
20.26.250	Section 4.106.5.1 added - New construction qualifying alteration projects.	X			C
20.26.260	Section 4.106.5.2 added – Requirements for combustion equipment.	X			C

Section	Title	Added to CA Code	Deleted from CA Code	Amended CA Code	Justification (see below for Key to Justifications)
20.26.270	Section 4.408 amended – Construction Waste Reduction, Disposal and Recycling.			X	C
20.26.280	Section 5.106.1 amended – Stormwater pollution prevention for projects that disturb less than 1 acre of land.			X	C
20.26.290	Section 5.106.5.3 amended – Electric vehicle (EV) charging.			X	C
20.26.300	Section 5.106.5.3.1 amended – EV capable Spaces.			X	C
20.26.310	Section 5.106.5.3.2 amended- Electric vehicle charging stations (EVCS)			X	C
20.26.320	Section 5.106.5.3.3 amended – Use of Automatic Load Management Systems (ALMS).			X	C
20.26.330	Section 5.106.5.3.4 amended Accessible EVCS.			X	C
20.26.340	Section 5.106.5.5 amended Electric vehicle (EV) charging: medium-duty and heavy-duty.			X	C
20.26.350	Section 5.106.5.5.1 amended Electric vehicle charging readiness requirements for warehouses, grocery stores and retail stores with planned off-street loading spaces.			X	C
20.26.360	Table 5.106.5.1.1 added – Raceway and panel power requirements for medium- and heavy-duty EVSE.	X			C
20.26.370	Section 5.106.13 added – All-electric buildings.	X			C
20.26.380	Section 5.408 amended – Construction Waste Reduction, Disposal and Recycling.			X	C

KEY TO JUSTIFICATIONS FOR AMENDMENTS TO TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS:

C.	This amendment is justified on the basis of a local climatic and environmental conditions. Local climatic conditions include a low amount of average yearly rainfall, which tend to be concentrated from October through April. From May through September, a dry period occurs where daily temperatures remain high, and there is little measurable precipitation. In addition, the local climate frequently includes high winds which sweep down through the valley. These seasonal climatic conditions during the late summer and fall period create severe fire hazards to the public health and welfare in the City. The California Division of Forestry & Fire Protection has classified areas within and adjacent to the City as Very High Fire Severity Zones. Since Pleasanton is inland, it is more susceptible to ozone formation, as pollutants from coastal areas can be transported inland and react with sunlight. Historic air quality issues have reflected struggles with smog and other pollutants, influenced heavily by vehicle emissions, industrial sources, and geography. Despite modern, cleaner engines, traffic continues to be a major contributor to air pollution in the area. The need for electrification and EV charging is required to improve air quality, reduce energy usage, decrease greenhouse gas emissions, and expand the use of clean renewable energy. The aforementioned conditions combined with the geological characteristics of the hills, topographical and climatic conditions, combined with the local environmental conditions within the City create hazardous conditions for which departure from the California Building Standards is required
G.	This amendment is justified on the basis of a local geologic condition. The City is subject to earthquake hazards caused a number of earthquake faults that are located either within or in close proximity to the City. Those with the most direct and potentially destructive impact are the San Andreas, Calaveras, Hayward, Greenville and Concord-Green Valley Faults. The U.S. Geological Survey (USGS) has identified a 72% probability of at least one earthquake of magnitude 6.7 or greater occurring in the region before 2043. Recent earthquake damage studies, including the 1994 Northridge earthquake, have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants. Because the City is within a seismic area which includes earthquake faults within and through the jurisdictional limits of the City, the modifications and changes cited herein are designed to better limit property damage as a result of seismic activity and to establish criteria for repair of damaged property following a local emergency.
T.	This amendment is justified on the basis of a local topographic condition. Local topographical conditions include hills on the western border and flat area on the eastern border. The narrow and winding access along with steeply sloped streets in the hills makes timely response by fire suppression vehicles difficult. Interstate 680 divides the City into two sections, and circulation between areas of the City rely on both freeway overpasses and underpasses. In addition, local traffic must also pass over railroad tracks, creeks, and bridges (to cross arroyos). Water lines which come from tanks on the hills of the City must also cross the interstate to feed the automatic fire sprinkler systems installed in buildings throughout the City. During peak a.m. and p.m. traffic periods, the City experiences heavy traffic congestion at key intersections, and near many freeway on-ramp and off-ramps. In the event of an accident or emergency at one of these key intersections, bridges, or other circulation corridors, sections of the City could become isolated and response times increased beyond ideal levels. Combined with both the climatic and geologic hazards, these topographical conditions require modifications from the State Building Standards to mitigate these conditions.

EXHIBIT B

The following amendments are proposed to various chapters and sections of Title 20 of the Pleasanton Municipal Code. Proposed text to be inserted is indicated in underline, and proposed text to be deleted in ~~striketrough~~ format.

TITLE 20 BUILDINGS AND CONSTRUCTION

Chapter 20.04 PLEASANTON BUILDING ADMINISTRATIVE CODE

Sections:

20.04.210 Time limitation of application amended.

20.04.220 Permit Expiration amended.

20.04.350 Required building inspections amended.

To conform with requirements in AB2913, Section 20.04.210 is amended to read as follows:

20.04.210 Time Limitation of Application.

An application for a permit for any proposed work that did not require a plan review shall be deemed to have been abandoned 12 months after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building and Safety Official is authorized to grant one or more extensions of time for an additional period not exceeding 180 days. The extension shall be requested in writing and justifiable cause demonstrated. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application.

To conform with requirements in AB2913, Section 20.04.280 is amended to read as follows:

20.04.280 Permit expiration.

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 12 months after its issuance. The permit will become invalid if the work authorized by such permit is suspended or abandoned for a period of 180 days following an approval given by the Building and Safety Official for a required inspection, as enumerated in Section 20.04.350 of this code. The Building and Safety Official is authorized to grant, in writing, one or more extension of time, for a period not more than 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

If the permit has expired, before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and

provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building and Safety Official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

To conform with requirements in SB721, Section 20.04.350 is amended to read as follows:

20.04.350 Required building inspections.

Reinforcing steel or structural framework of any part of a building or structure or any plumbing, mechanical or electrical components shall not be covered or concealed without first obtaining the approval of the Building and Safety Official. Protection of joints and penetrations in fire- resistive assemblies shall not be concealed from view until inspected and approved.

The Building and Safety Official shall require notification from the permit holder in order to make the following inspections:

1. Foundation Inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. Plumbing, mechanical or electrical components are required to be in place. For concrete foundations, required forms shall be in place prior to inspection. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.
2. Under-slab and Under-floor Inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, wiring, ducting, piping accessories or other ancillary equipment items are in place, but before any concrete is placed, or insulation and/or floor sheathing is installed, including the subfloor.
3. Floodplain Inspection, in designated flood hazard areas. Upon placement of the lowest floor and prior to further vertical construction, a registered design professional shall prepare and submit documentation to the Building and Safety Official of the elevation of the lowest floor, including basement, as required in Section 1612.4 of the California Building Code, or for one-and two-family dwellings, Section R306 of the California Residential Code.
4. Shear and Roof Inspection. A lateral bracing, roof framing and sheathing inspection shall be made before any weather protection covering or roofing material is installed on the walls or roof of any building.
5. Plumbing, Mechanical, Gas and Electrical Inspection. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection.

6. **Frame Inspection.** Framing inspections shall be made after the roof deck or sheathing are approved and the structure is adequately protected from weather intrusion, all framing, fire-blocking and bracing are in place, all pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating, wiring, piping and ducts are approved. Moisture content of framing members shall be verified in accordance with the California Green Building Standards Code.
7. **Sprinkler System Pre-Concealment Inspection.** Fire sprinklers shall be installed in all required locations, and the sprinkler piping installation shall be tested and inspected prior to the concealment of any sprinkler system piping.
8. **Energy Efficiency Inspections.** Inspections shall be made to determine compliance with the California Energy Code, Title 24, Part 6 and shall include, but not be limited to, inspections for: envelope insulation R- and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment efficiency. Wall and concealed ceiling insulation inspections are required to be made after the frame inspection is approved and before being covered.
9. **Lath and/or wallboard Inspection.** Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

EXCEPTION: Gypsum board that is not part of a fire-resistance-rated assembly.

10. **Fire-resistance-rated Construction Inspection.** Wherever fire-resistance-rated construction is required, the Building and Safety Official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.
11. **Weather-exposed balcony and walking surface waterproofing.** Where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

EXCEPTION: Where special inspections are provided in accordance with California Building Code Section 1705.1.1, Item 3.

12. **Other Inspections.** In addition to the inspections specified above, the Building and Safety Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.
13. **Final Inspection.** Final inspection shall be made after the permitted work is complete and prior to occupancy.

Chapter 20.06 EXISTING BUILDING CODE

Sections:

20.06.010 California Existing Building Code adopted.

20.06.020 CEBC Chapter 1 Division I amended.

20.06.030 CEBC Chapter 1 Division II deleted.

20.06.010 California Existing Building Code adopted.

- A. The International Existing Building Code, 2024 Edition, as amended and set forth in the California Existing Building Code, Title 24, Part 10 of the California Code of Regulations, published by the International Code Council (including Appendices Chapters A1, A3 and A4) is hereby adopted.
- B. The International Existing Building Code (IEBC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Existing Building Code (CEBC).
- C. Where there is a reference in the CEBC to the "Building Official" or "Authority Having Jurisdiction" it shall mean the "Building and Safety Official" or in the absence of the Building and Safety Official, the interim, temporary or acting Building and Safety Official.

20.06.020 CEBC Chapter 1 Division I amended.

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted.

20.06.030 CEBC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code.

Chapter 20.08 PLEASANTON BUILDING CODE

Sections:

- 20.08.010 California Building Code adopted.**
- 20.08.020 CBC Chapter 1 Division I amended.**
- 20.08.030 CBC Chapter 1 Division II deleted.**
- 20.08.040 CBC Section 903 amended – Automatic Sprinkler Systems.**
- 20.08.050 CBC Section 904 amended – Alternative Automatic Fire-Extinguishing Systems.**
- 20.08.060 CBC Section 1505 amended – Fire Classification.**
- 20.08.070 CBC Section 1704 amended – Concrete Construction.**
- 20.08.080 CBC Section 1905.1.7 amended – ACI 318 section 14.1.4.**

20.08.010 California Building Code adopted.

- A. The International Building Code, 2024 Edition, as amended and set forth in the California Building Code, Title 24, Part 2 of the California Code of Regulations, published by the International Code Council is hereby adopted, together with Appendices C, G, J, and N except as set forth in this chapter.
- B. The International Building Code (IBC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Building Code (CBC).
- C. These regulations shall be known as the Pleasanton Building Code, hereinafter referred to as “this code.”
- D. Where there is a reference in the code to the "Building Official" or “Authority Having Jurisdiction” it shall mean the "Building and Safety Official" or in the absence of the Building and Safety Official, the interim, temporary or acting Building and Safety Official.

20.08.020 CBC Chapter 1 Division I amended.

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted.

20.08.030 CBC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code.

20.08.040 CBC Section 903 amended – Automatic Sprinkler Systems.

Section 903 of the *California Building Code* 2025 Edition, (T24 C.C.R. Part 2), and including by reference the International Building Code, 2024 Edition is amended to read as shown in section 903 of the Pleasanton Fire Code (PMC Chapter 20.24).

20.08.050 CBC Section 904 amended – Alternative Automatic Fire-Extinguishing Systems.

Section 904 of the *California Building Code* 2025 Edition, (T24 C.C.R. Part 2), and including by reference the International Building Code, 2024 Edition is amended to read as shown in section 904 of the Pleasanton Fire Code (PMC Chapter 20.24).

20.08.060 CBC Section 1505 amended – Fire Classification.

Table 1505.1 Minimum Roof Coverings Classification is deleted, and Section 1505.1 is amended to add the following paragraph to read as follows:

1505.1 General. Roof coverings shall have a Class B or higher fire resistance rating for all buildings regardless of type of construction.

20.08.070 CBC Section 1705.3 amended – Concrete Construction.

Section 1705.3 Exception 1 is amended to read as follows:

1705.3 Concrete Construction. Special inspections and tests of concrete construction shall be performed in accordance with this section and Table 1705.3.

Exception: Special inspections shall not be required for isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'_c , not more than 2,500 pounds per square inch (psi) (17.2 Mpa) regardless of the compressive strength specified in the construction documents or used in the footing construction.

20.08.080 CBC Section 1905.6 Plain Concrete-amended

Section 1905.62 is amended to read as follows:

1905.6.2 Seismic Design Categories C, D, E and F is deleted and replaced with the following:

1905.6.2 Seismic Design Categories C, D, E and F Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

- Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.
- Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Chapter 20.10 PLEASANTON RESIDENTIAL CODE

Sections

- 20.10.010 California Residential Code adopted.**
- 20.10.020 CRC Chapter 1 Division I amended.**
- 20.10.030 CRC Chapter 1 Division II deleted.**
- 20.10.040 CRC Table R301.2(1) amended – Climate and Geographic Design Criteria.**
- 20.10.050 CRC Section R309 amended– Automatic Fire Sprinkler Systems.**
- 20.10.060 CRC Table R602.10.3(3) amended – Bracing Requirements based on Seismic Design Category.**
- 20.10.070 CRC Section R602.10.4.5 added – Limits on methods GB and PCP.**
- 20.10.080 CRC Section R902.1 amended – Roof assemblies.**

20.10.010 California Residential Code adopted.

- A. The International Residential Code, 2024 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 2.5, published by the International Code Council is hereby adopted, except as set forth in this chapter.
- B. The International Residential Code (IRC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Residential Code (CRC).
- C. These regulations shall be known as the Pleasanton Residential Code, hereinafter referred to as “this code.”
- D. Where there is a reference in the code to the "Building Official" or “Authority Having Jurisdiction” it shall mean the "Building and Safety Official" or in the absence of the Building and Safety Official, the interim, temporary or acting Building and Safety Official.

20.10.020 CRC Chapter 1 Division I amended.

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted.

20.10.030 CRC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code.

20.10.040 CRC Table R301.2 amended – Climate and Geographic Design Criteria.

Table R301.2 is amended to read as follows:

GROUND SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^r	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDER LAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topo-graphic effects ^k	Special wind region ^l	Wind-borne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c					
N/A	85 mph	NO	NO	NO	D ₀ , D ₁ , D ₂ , E	Negligi ble	N/A	Very Heav y	32°	NO	See footnote g	2%	58.7°
MANUAL J DESIGN CRITERIAⁿ													
Elevation	Latitude		Wint er heati ng	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference					
350 ft	38'		32°	93°	1.0	70°	75°	38°					
Cooling temperature difference			Wind veloc ity heati ng	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer humidity					
18°			15 mph	7.5 mph	67	35	75%	75%					

1. For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.
2. The weathering index for the City of Pleasanton is classified as “negligible”.
3. The City of Pleasanton does not require additional depth of footing below finish grade.
4. The City of Pleasanton has a history of local subterranean termite damage.
5. The City of Pleasanton is in the 85 mph wind speed zone.
6. The outdoor design dry-bulb temperature for the City of Pleasanton was selected from the columns of 97½-percent values for winter from Appendix D of the *2018 International Plumbing Code*.
7. The City of Pleasanton is in Seismic design categories D₀, D₁, D₂ and E.
8. The date of the City of Pleasanton’s entry into the National Flood Insurance Program: May 5, 1971.
9. The date(s) of the Flood Insurance Study: August 3, 2009. The panel numbers of all currently effective FIRMs adopted by the City of Pleasanton, as amended:
10. Panel 06001C0304G; Panel 06001C0308G; Panel 06001C0309G; Panel 06001C0316G; Panel 06001C0317G; Panel 06001C0318G; Panel 06001C0319G; Panel 06001C0328G; Panel 06001C0336G; Panel 06001C0337G; Panel 06001C0339G; Panel 06001C0343G; Panel 06001C0460G; Panel 06001C0476G; Panel 06001C0480G; and Panel 06001C0485G.
11. The City of Pleasanton does not have a history of local damage from the effects of ice damming.
12. The City of Pleasanton selected the 100-year (99%) value on the National Climatic Data Center data table “Air Freezing Index- USA Method (Base 32°)” at www.ncdc.noaa.gov/fpsf.html.

13. The City of Pleasanton selected the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F)” at www.ncdc.noaa.gov/fpsf.html.
14. No local historical data documenting structural damage to buildings due to topographic wind speed-up effects in the City of Pleasanton.
15. The City of Pleasanton is not in a Special Wind Region.
16. The City of Pleasanton is not in a Wind-borne debris zone.
17. The City of Pleasanton is using Table 1B for Pleasanton, CA from ACCA Manual J.
18. The City of Pleasanton does not have Ground Snow Loading.

20.10.050 CRC Section R309 amended – Automatic Fire Sprinkler Systems.

Section R309 is deleted in its entirety and amended to read as follows:

R309.1 Automatic Fire Sprinkler Systems.

An automatic residential fire sprinkler system shall be designed and installed in accordance with NFPA 13D in all new one- and two- family dwellings and townhouses. In addition, the fire-sprinkler system shall be designed and sprinklers shall be installed in the following locations:

1. Attic shall be provided with intermediate temperature-rated residential fire sprinklers for detection coverage, and located at a spacing equivalent to 30 feet by 30 feet centers and a maximum distance of 15 feet from outside walls.
2. Fire sprinklers shall be provided in garages. Fire sprinklers shall be intermediate rated, quick response type, with a maximum coverage area of 130 square feet per sprinkler.

R309.2 Large One- and Two-Family Dwelling Residential Sprinkler Systems.

In addition to the requirements specified in R309.1, one- and two- family dwellings with a habitable floor area greater than 7,500 square feet shall have an automatic fire-sprinkler system designed to include all sprinklers within a compartment, up to a maximum of four sprinklers.

20.10.060 CRC Table R602.10.3(3) amended – Bracing Requirements based on Seismic Design Category.

Table R602.10.3(3) is amended to read as follows:

Table column title MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE is amended to add footnote “i”.

Footnote “i” is added, to read as follows:

- i. Method CS-SFB and Method GB are not permitted, and the use of Method PCP is limited to one-story single-family dwellings and accessory structures.

20.10.070 CRC Section R602.10.4.5 added – Limits on methods GB and PCP.

Section R602.10.4.5 is added, to read as follows:

Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be placed on the opposite side of the studs from other types of braced wall panel sheathing. The use of Method PCP is limited to one-story single-family dwellings and accessory structures.

20.10.080 CRC Section R902.1 amended – Roof assemblies.

Section R902.1 is amended to read as follows:

R902.1 Roof assemblies.

Roofs shall be covered with materials as set forth in Section R905. A minimum Class B roofing, listed and tested in accordance with UL 790 or ASTM E108, is required in the City of Pleasanton.

Chapter 20.12 PLEASANTON PLUMBING CODE

Sections:

20.12.010 Uniform Plumbing Code adopted.

20.12.020 CPC Chapter 1 Division I amended.

20.12.030 CPC Chapter 1 Division II deleted.

20.12.010 Uniform Plumbing Code adopted.

- A. The Uniform Plumbing Code, 2024 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 5, published by the International Association of Plumbing and Mechanical Officials is hereby adopted, together with Appendix A except as set forth in this chapter.
- B. The Uniform Plumbing Code (UPC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Plumbing Code.
- C. These regulations shall be known as the Pleasanton Plumbing Code, hereinafter referred to as “this code.”
- D. Where there is a reference in the code to the "Building Official" or “Authority Having Jurisdiction” it shall mean the "Building and Safety Official" or in the absence of the Building and Safety Official, the interim, temporary or acting Building and Safety Official.

20.12.020 CPC Chapter 1 Division I amended.

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted.

20.12.030 CPC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code.

Chapter 20.16 PLEASANTON MECHANICAL CODE

Sections:

20.16.010 California Mechanical Code adopted.

20.16.020 CMC Chapter 1 Division I amended.

20.16.030 CMC Chapter 1 Division II is deleted.

20.16.010 California Mechanical Code adopted.

- A. The Uniform Mechanical Code, 2024 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 4, published by the International Association of Plumbing and Mechanical Officials is hereby adopted.
- B. The Uniform Mechanical Code (UPC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Mechanical Code.
- C. These regulations shall be known as the Pleasanton Mechanical Code, hereinafter referred to as “this code.”
- D. Where there is a reference in the code to the "Building Official" or “Authority Having Jurisdiction” it shall mean the "Building and Safety Official" or in the absence of the Building and Safety Official, the interim, temporary or acting Building and Safety Official.

20.16.020 CMC Chapter 1 Division I amended.

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted.

20.16.030 CMC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code.

Chapter 20.20 PLEASANTON ELECTRICAL CODE

Sections:

20.20.010 California Electrical Code adopted.

20.20.020 CEC Section 89.108.4 is deleted.

20.20.010 California Electrical Code adopted.

- A. The National Electrical Code, 2023 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 3, published by the National Fire Protection Association is hereby adopted, together with appendix C except as set forth in this chapter.
- B. The National Electrical Code (NEC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Electrical Code.

- C. These regulations shall be known as the Pleasanton Electrical Code, hereinafter referred to as “this code.”
- D. Where there is a reference in the code to the "Building Official" or “Authority Having Jurisdiction” it shall mean the "Building and Safety Official" or in the absence of the Building and Safety Official, the interim, temporary or acting Building and Safety Official.

20.20.020 CEC Section 89.108.4 deleted-Permits, Fees, Applications and Inspections.

Section 89.108.4 is deleted.

Chapter 20.22 PLEASANTON WILDLAND-URBAN INTERFACE CODE

Sections

- 20.22.010 California Wildland-Urban Interface Code adopted.**
- 20.10.020 CWUIC Chapter 1 Division I amended.**
- 20.10.030 CWUIC Chapter 1 Division II deleted.**

20.22.10 California Wildland-Urban Interface Code adopted.

- A. The International Wildland-Urban Interface Code, 2024 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 7, published by the International Code Council is hereby adopted, except as set forth in this chapter.
- B. The International Wildland-Urban Interface Code (IWUIC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Wildland-Urban Interface Code (CWUIC).
- C. These regulations shall be known as the Pleasanton Wildland-Urban Interface Code, hereinafter referred to as “this code.”
- D. Where there is a reference in the code to the “Fire Official,” "Fire Code Official" or “Authority Having Jurisdiction,” it shall mean the "Fire Chief" or in the absence of the Fire Chief, the Fire Marshal.

20.10.020 CWUIC Chapter 1 Division I amended.

Chapter 1 Division I Sections 1.11.4, 1.11.5 are deleted.

20.10.030 CWUIC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code.

Chapter 20.24 PLEASANTON FIRE CODE

20.24.010	California Fire Code Adopted.
20.24.020	CFC Chapter 1 Division II, Section 103.1 amended- Creation of agency.
20.24.030	CFC Chapter 1, Division II, Table 105.5.9 amended – Permit Amounts for Compressed Gases.
20.24.040	CFC Chapter 1, Division II, Table 105.5.11 amended – Permit Amounts for Cryogenic Fluids.
20.24.050	CFC Chapter 1, Division II, Section 105.5.18 Item 3 amended – Flammable and combustible liquids.
20.24.060	CFC Chapter 1, Division II, Section 105.5.18 Item 12 added – Permit Amounts for Hazardous Materials, Flammable and Combustible Liquids and Gases at Residential Occupancies.
20.24.070	CFC Chapter 1, Division II, Table 105.5.22 amended – Permit Amounts for Hazardous Materials.
20.24.080	CFC Chapter 1, Division II, Section 105.5.59 Item 4 added – Radioactive Materials.
20.24.090	CFC Chapter 1, Division II, Section 112 deleted – Means of Appeals.
20.24.095	CFC Chapter 1, Division II, Section 113.4 amended – Violation Penalties
20.24.100	CFC Chapter 1, Division II, Section 116 added – Unauthorized Discharges.
20.24.110	CFC Chapter 2 Definitions amended – Hazardous Materials.
20.24.120	CFC Chapter 2 Definitions amended – Health Hazard.
20.24.130	CFC Chapter 2 Definitions added – Maximum Threshold Quantity.
20.24.140	CFC Chapter 2 Definitions added – Moderately Toxic Gas.
20.24.145	CFC Section 603.10 added – Multiple Sources of Non-Utility Electricity.
20.24.150	CFC Section 611 added – Immersion Heaters.
20.24.155	CFC Section 901.6.4 added- Prevention of False Alarms
20.24.160	CFC Section 903.2 amended – Automatic Sprinkler Systems.
20.24.170	CFC Section 903.3.1.2 amended – NFPA 13R Sprinkler Systems.
20.24.180	CFC Section 903.3.1.3 amended – NFPA 13D Sprinkler Systems.
20.24.185	CFC Section 3208.3.1 amended – Flue Space Protection.
20.24.190	CFC Section 5001.5.3 added – Hazardous Materials Management Plan (HMMP)
20.24.192	CFC Section 5001.5.2.1 added- Hazardous Materials Inventory Statement (HMIS)
20.24.195	CFC Section 5001.5.3 added – Hazardous Materials Business Plan (HMBP) Reporting Thresholds.
20.24.200	CFC Section 5003.2.10 added – Biodiesel and methanol equipment
20.24.210	CFC Section 5003.5.2 added – Ventilation ducting.
20.24.220	CFC Section 5003.5.3 added – H Occupancies.
20.24.230	CFC Section 5003.14 added – Automatic Filling of Tanks.
20.24.240	CFC Section 5005.5 added – Emergency Alarms, supervision and monitoring.
20.24.250	CFC Section 5601.1.3 amended – Fireworks.

20.24.260	Reserved
20.24.270	CFC Section 5704.2.7.5.8 amended – Exception.
20.24.280	CFC Chapter 60 amended – Title.
20.24.290	CFC Section 6004.1 amended – General.
20.24.300	CFC Section 6004.1.2 amended – Gas Cabinets.
20.24.310	CFC Section 6004.1.3 amended – Exhausted Enclosures.
20.24.320	CFC Section 6004.1.4 added – Automatic shut-off valve.
20.24.330	CFC Section 6004.1.5 added – Annual Maintenance.
20.24.340	CFC Section 6004.1.6 added – Maximum threshold quantity.
20.24.350	CFC Section 6004.1.7 added – Reduced flow valve.
20.24.360	CFC Section 6004.1.8 added – Fire extinguishing systems.
20.24.370	CFC Section 6004.1.9 added – Local gas shut off.
20.24.380	CFC Section 6004.1.10 added – Exhaust ventilation monitoring.
20.24.390	CFC Section 6004.1.11 added – Emergency response plan.
20.24.400	CFC Section 6004.1.12 added – Emergency Response Liaisons.
20.24.410	CFC Section 6004.1.13 added – Emergency Drills.
20.24.420	CFC Section 6004.1.14 added – Cylinder leak testing.
20.24.430	CFC Section 6004.1.15 added – Inert gas purge system.
20.24.440	CFC Section 6004.1.16 added – Seismic shutoff valve.
20.24.450	CFC Section 6004.1.17 added – Fittings and connections.
20.24.460	CFC Section 6004.2 amended – Indoor storage and use.
20.24.470	CFC Section 6004.2.1 amended – Applicability.
20.24.480	CFC Section 6004.2.1.1 amended – Quantities not exceeding the maximum allowable quantity per control area.
20.24.490	CFC Section 6004.2.1.4 added – Quantities not exceeding minimum threshold quantity per control area.
20.24.500	CFC Section 6004.2.1.5 added – Quantities exceeding minimum threshold quantity per control area.
20.24.510	CFC Section 6004.2.2 amended – General indoor requirements.
20.24.520	CFC Section 6004.2.2.5 amended – Piping and controls -stationary tanks, Item 1.
20.24.530	CFC Section 6004.2.2.7 amended – Treatment systems.
20.24.540	CFC Section 6004.2.2.10.1 amended – Alarms.
20.24.550	CFC Section 6004.3 amended – Outdoor storage and use.
20.24.560	CFC Section 6004.3.1 amended – Applicability
20.24.570	CFC Section 6004.3.1.1 amended – Quantities not exceeding the maximum allowable quantity per control area.
20.24.580	CFC Section 6004.3.1.4 added – Quantities not exceeding the minimum threshold quantity per control area.
20.24.590	CFC Section 6004.3.1.5 added – Quantities exceeding the minimum threshold quantity per control area.

20.24.600 CFC Section 6004.3.2 amended – General outdoor requirements.

20.24.610 CFC Section 6004.3.3 amended – Outdoor storage weather protection for portable tanks and cylinders.

20.24.010 California Fire Code Adopted.

- A. The International Fire Code, 2024 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 9, published by the International Code Council is hereby adopted, together with Appendices D, E (informational purposes), F, and H except as set forth in this chapter.
- B. The International Fire Code (IFC) adopted by reference for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2025 California Fire Code (CFC).
- C. These regulations shall be known as the Pleasanton Fire Code, hereinafter referred to as “this code.”
- D. Where there is a reference in the code to the “Fire Official,” “Fire Code Official” or “Authority Having Jurisdiction,” it shall mean the “Fire Chief” or in the absence of the Fire Chief, the Fire Marshal.

20.24.020 CFC Chapter 1 Division II, Section 103.1- Creation of agency

Chapter 1 Division II, Section 103.1 is amended to read:

The Livermore-Pleasanton Fire Department is hereby created as the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

20.24.030 CFC Chapter 1, Division II, Table 105.5.9 amended – Permit Amounts for Compressed Gases.

Table 105.6.8 is amended to read:

Type of Gas	Amount (cubic feet at NTP)
Carbon dioxide used in carbon dioxide enrichment systems	875 (100 lb.)
Carbon dioxide used in insulated carbon dioxide beverage dispensing applications	875 (100 lb.)
Corrosive	200
Flammable (except cryogenic fluids and LPG)	200
Highly Toxic	Any amount
Inert, carbon dioxide (not otherwise permitted above), simple asphyxiant and other gases with a 1,000 cubic foot threshold for the HMBP program	1000
Moderately Toxic	Any amount
Oxydizing (including oxygen)	200
Pyrophoric	Any amount
Toxic	Any amount
All other gases not otherwise permitted above subject to HMBP reporting (per material)	200

20.24.040 CFC Chapter 1, Division II, Table 105.5.11 amended – Permit Amounts for Cryogenic Fluids.

Table 105.5.11 is amended to read:

Type of Cryogenic Fluid	Cubic feet at NTP
Corrosive	Any Amount
Flammable	Any Amount
Inert, simple asphyxiant and other gases with a 1,000 cubic foot threshold for the HMBP program	1000
Oxidizing (including oxygen)	200
Physical or health hazard not indicated above	Any amount
All other materials not otherwise permitted above subject to HMBP requirements (per material)	200

20.24.050 CFC Chapter 1, Division II, Section 105.5.18 Item 3 amended – Flammable and combustible liquids.

Section 105.5.18, Item 3 is amended to read:

3. To store, handle or use Class II or Class IIIA liquids in excess of 25 gallons except for fuel oil in the fuel tanks of portable equipment.

20.24.060 CFC Chapter 1, Division II, Section 105.5.18 Item 12 added – Permit Amounts for Hazardous Materials, Flammable and Combustible Liquids and Gases at Residential Occupancies.

Section 105.18, Item 12 is added to read:

12. Storage of flammable and combustible liquids and flammable gases at Group R occupancies are limited as follows:
 - 12.1. Outside storage of flammable liquids (including gasoline) is limited to 30 gallons.
 - 12.2. Outside storage of combustible liquids (including diesel and kerosene) is limited to 55 gallons.
Exception: Emergency generators used for life safety purposes.
 - 12.3. Outside storage of compressed and liquefied flammable gas is limited to 15 gallons or 540 cubic feet.
Exceptions:
 - a. Emergency generators used for life safety purposes.
 - b. Fixed gas supply for occupancies not provided with natural gases services. Amounts over 1,000 gallons must be approved by the fire official.
 - 12.4. Manufacture of Biodiesel and Methanol at Residential Occupancies. The manufacture of biodiesel and methanol is prohibited in Residential Occupancies and in U Occupancies associated with Residential Occupancies both inside and outside buildings.

20.24.070 CFC Chapter 1, Division II, Table 105.5.22 amended – Permit Amounts for Hazardous Materials.

Table 105.6.21 is amended to add the following lines:

TYPE OF MATERIAL	AMOUNT
Moderately toxic gas	20 cubic feet
Irritants and Sensitizers	550 gallons (liquids) 5000 pounds (solids)
Other materials subject to HMBP requirements	55 gallons (liquids) 500 pounds (solids)

20.24.080 CFC Chapter 1, Division II, Section 105.5.59 Item 4 added – Radioactive Materials.

Section 105.5.59 Item 4 is added to read:

4. **Radioactive Materials.** To store or handle more than one micro curie (37,000 Becquerel) of radioactive material not contained in a sealed source or more than 1 mill curie (37,000,000 Becquerel) of radioactive material in a sealed source or sources, or any amount of radioactive material for which a specific license from the Nuclear Regulatory Commission is required.

20.24.090 CFC Chapter 1, Division II, Section 112 deleted - Means of Appeals.

Section 111 is deleted and replaced by PMC 20.04.100.

20.24.095 CFC Chapter 1, Division II, Section 113.4 amended- violation penalties.

Section 113.4 is amended to read:

112.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents, or directive of the fire code official, or of a permit, or certificate used under provisions of this code, shall be punished in accordance with the fines and penalties established by the Pleasanton Municipal Code and/or, as specified by California Government Code, Section 36900. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

20.24.100 CFC Chapter 1, Division II, Section 116 added – Unauthorized Discharges.

Section 116 is added to read:

Unauthorized Discharges. The Livermore-Pleasanton Fire Department may charge fees to recover the cost of response to incidents involving the discharge or the threatened discharge of a hazardous (or suspected hazardous) material.

20.24.110 CFC Chapter 2 Definitions amended – Hazardous Materials.

The definition of Hazardous Materials is amended as follows:

HAZARDOUS MATERIALS. Those chemicals or substances which are physical hazards or health hazards as defined and classified in this chapter and/or are compressed gases, whether the materials are in usable or waste condition.

20.24.120 CFC Chapter 2 Definitions amended – Health Hazard.

The definition of Health Hazard is amended as follows:

HEALTH HAZARD. A classification of chemical for which there is statistically significant evidence that acute or chronic health effects are capable of occurring in exposed persons. The term “health hazard” includes chemicals that are moderately toxic, toxic, highly toxic, or corrosive.

20.24.130 CFC Chapter 2 Definitions added – Maximum Threshold Quantity

The definition of Maximum Threshold Quantity is added as follows:

MAXIMUM THRESHOLD QUANTITY. The following formula shall be used to calculate the maximum threshold quantity for toxic, highly toxic, and moderately toxic gases:

$$\text{Max TQ (lbs.)} = \text{LC50 (ppm)} \times 2 \text{ lb.}$$

For gas mixtures containing one or more toxic, highly toxic or moderately toxic components, the LC50 shall be calculated using CGA Standards P-20 and P-23.

20.24.140 CFC Chapter 2 Definitions added – Moderately Toxic Gas

The definition of Moderately Toxic Gas is added as follows:

MODERATELY TOXIC GAS. A chemical or substance that has a medial lethal concentration (LC50) in air of more than 2,000 parts per million but not more than 5,000 parts per million by volume of gas or vapor, when administered by continuous inhalation for an hour, or less if death occurs within one hour, to albino rats weighing between 200 and 300 grams each.

20.24.145 CFC Chapter 6, Section 603.10 added- Multiple sources of non-utility electricity

Section 603.10 is added to read:

603.10 Multiple sources of non-utility electricity. When a facility has more than one source of non-utility-based electrical utility power, including emergency and standby power systems, a written shutdown plan shall be provided. A copy of the plan will be posted at or near the main electrical panel in a location approved by the Fire Department. A copy of the plan will be provided in a format acceptable to the Fire Department.

20.24.150 CFC Section 611 added – Immersion Heaters.

Section 611 is added to read:

611.1 Immersion Heaters. All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

CFC Section 901.6.4 added – Prevention of False Alarms

901.6.4 is added to read:

901.6.4 Prevention of False Alarms.

1. It is unlawful for any property owner or licensed contractor to fail to notify the police/fire department dispatch center prior to any test, installation, repair, modification, addition, or maintenance of any fire alarm or fire extinguishing system which could result in the transmission of an unwanted alarm.

2. The fire department may charge fees that reasonably constitute the cost of response to unwanted alarms when it is determined that the report is malicious, or resulting from the failure to maintain a fire protection alarm system.

20.24.160 CFC Section 903.2 amended – Automatic Sprinkler Systems

903.2 is deleted and replaced with the following:

903.2 Where required.

1. Automatic fire extinguishing systems shall be provided in all new buildings and structures, including any detached or attached structure added to a parcel of land already containing automatic extinguishing system protected buildings.
Exception:
 - a. Detached U Occupancies, other than trash enclosures, that do not exceed 400 square feet of floor area.
 - b. Trash enclosures that have been exempted by the fire code official or that meet the following conditions:
 - i. The enclosure, including the cover and door, are constructed of non-combustible materials.
 - ii. The enclosure does not exceed 180 square feet in size
 - iii. The enclosure is stand-alone structure, be a minimum of 20 feet from adjacent buildings and a minimum of 10 feet from property line(s).
 - iv. The enclosure is used exclusively for waste garbage contained within approved trash containers. No outdoor storage is permitted within the trash enclosure,
 - c. Photo Voltaic Arrays covering parking stalls only.
2. Existing commercial or industrial buildings not currently provided with automatic fire extinguishing systems shall be provided with an automatic fire extinguishing systems as follows:
 - a. When modification to the building results in a 50% or greater increase of the total floor area of the building or brings the over total of floor area of the building to more than 8,000 square feet, the entire building shall be provided with an automatic fire extinguishing system.
Exception: Additions providing accessory storage space not greater than 500 square feet in area to an existing non-fire sprinklered building or solely for the purpose of providing accessibility shall not result in a requirement that the building be provided with an automatic extinguishing system.
 - b. When a change in occupancy classification results in an increased fire hazard or risk to business operations or increased life safety hazard of the occupants, the new occupancy and all fire areas that the new occupancy exits through shall be provided with an automatic extinguishing system.
Exception: Public assembly occupancies not exceeding an occupant load of 150, whether occupying an entire building or a portion of a building.
3. Existing residential buildings not currently provided with automatic fire extinguishing systems shall be provided with an automatic fire extinguishing systems as follows:
 - a. When a modification or modifications to the building results in a 50% or greater increase of the total original approved floor area of the building

- b. In the garage when a new attached or detached garage is added and the modification does not otherwise require the addition of an automatic fire protection system throughout the building.

20.24.170 CFC Section 903.3.1.2 amended – NFPA 13R Sprinkler Systems.

Section 903.3.1.2.3 is amended to read:

903.3.1.2.3 Attics. Automatic fire sprinklers shall be provided in all attic areas.

20.24.180 CFC Section 903.3.1.3 amended – NFPA 13D Sprinkler Systems.

Section 903.3.1.3 is amended to read:

903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D, as amended in Chapter 80.

In addition, the fire-sprinkler system shall be designed and sprinklers shall be installed in the following additional locations:

1. Attic shall be provided intermediate temperature-rated residential fire sprinklers for detection coverage and located at a spacing equivalent to 30 feet by 30 feet centers and maximum of 15 feet from outside walls.
2. Fire sprinklers shall be provided in garages. Fire sprinklers shall be intermediate rated, quick response, with a maximum coverage of 130 square feet per sprinkler.
3. Any bathroom located under a stairway, regardless of the bathroom's size.
4. Any closet located under a stairway regardless of the closet's size or surfacing materials.

20.24.185 CFC Section 3208.3.1 amended – Flue space protection.

Section 3208.3.1 is amended to read:

3208.3.1 Flue space protection. Flue spaces required by Table 3208.3 above the first tier of storage in single-, double- or multiple-row rack storage installation shall be equipped with approved protection devices. Such devices shall not be removed or modified. Such devices must be repaired or replaced if damaged.

CFC Section 5001.5.1.1 added - Hazardous Materials Management Plan (HMMP).

Section 5001.1.1 is added to read:

5001.5.1.1 Hazardous Materials Management Plan (HMMP). The HMMP shall comply with California Health and Safety Code, Chapter 6.95, Sections 25500 through 25545, and California Code of Regulations, Title 19, Division 2, Chapter 4.

CFC Section 5001.5.2.1 added - Hazardous Materials Inventory Statement (HMIS).

Section 5001.2.1 is added to read:

5001.5.2.1 Hazardous Materials Inventory Statement (HMIS). The HMIS shall comply with California Health and Safety Code, Chapter 6.95, Sections 25500 through 25545, and California Code of Regulations, Title 19, Division 2, Chapter 4.

20.24.195 CFC Section 5001.5.3 added – Hazardous Materials Business Plan (HMBP) Reporting Thresholds.

Section 5001.5.3 is added as follows:

In addition to the reporting requirements of California Health and Safety Code, Chapter 6.95, Sections 25500 through 25545, and California Code of Regulations, Title 19, Division 2, Chapter 4, regulated facilities are required to report any amount of highly toxic, toxic, and moderately toxic gases, oxidizing materials Class 4, oxidizing materials Class 3, unstable (reactive) Class 4, unstable (reactive) Class 3, pyrophoric materials, water reactive Class 3.

20.24.200 CFC Section 5003.2.10 added – Biodiesel and methanol equipment.

Section 5003.2.10 is added to read:

5003.2.10 Biodiesel and methanol equipment. Biodiesel and methanol manufacturing/processing equipment shall be listed or approved. Such equipment shall at a minimum adequately address electrical system, materials of construction, ventilation, seismic and process control and shut-down safety issues.

20.24.210 CFC Section 5003.5.2 added – Ventilation ducting.

Section 5003.5.2 is added to read:

5003.5.2 Ventilation ducting. Product conveying ducts for venting hazardous materials operations shall be labeled with the hazard class of the material being vented and the direction of flow.

20.24.220 CFC Section 5003.5.3 added – H Occupancies.

Section 5003.5.3 is added to read:

5003.5.3 H Occupancies. In “H” occupancies, all piping and tubing may be required to be identified when there is any possibility of confusion with hazardous materials transport tubing or piping. The

identification label must include the product/waste name and flow direction indicator. Labels to be placed no less than once every 20 feet of piping and at changes of direction.

20.24.230 CFC Section 5003.14 added – Automatic Filling of Tanks.

Section 5003.14 is added to read:

5003.13 Automatic Filling of Tanks. Systems that automatically fill flammable or combustible liquid tanks shall be equipped with approved overfill protection that sends an alarm signal to a location that is normally occupied during normal business hours and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be tested in a manner acceptable to the fire code official on an annual basis and records of such testing shall be maintained on-site for a period of five (5) years.

Exception: Emergency generator tanks.

20.24.240 CFC Section 5005.5 added – Emergency Alarms, supervision and monitoring

Section 5005.5 is added as follows:

5005.5 Emergency alarms, supervision and monitoring. Emergency alarms, supervision and monitoring shall be provided in accordance with Sections 5004.9 and 5004.10.

20.24.250 CFC Section 5601.1.3 amended – Fireworks.

Section 5601.1.3 is amended as follows:

5601.1.3 Fireworks. The possession, manufacturing, storage, sale, handling, and use of fireworks are prohibited.

Exceptions:

1. Exception 1 is deleted.
2. Exception 2 is deleted.
3. No amendments.
4. Exception 4 is deleted.
5. Snap caps and party poppers classified by the California Office of the State Fire Marshal (SFM) as pyrotechnic devices.

20.24.260 Reserved.

20.24.270 CFC Section 5704.2.7.5.8 amended – Overfill Prevention Exception.

Section 5704.2.7.5.8, Overfill Prevention Exception, is amended to read:

Exception: Outside aboveground tanks with a capacity of 100 gallons (378 L) or less.

20.27.280 CFC Chapter 60 Title amended – Highly Toxic and Toxic Materials.

CFC Chapter 60 title is amended to read:

CHAPTER 60

**HIGHLY TOXIC AND TOXIC MATERIALS AND MODERATELY TOXIC GASES
INCLUDING THOSE USED AS REFRIGERANTS**

20.24.290 CFC Section 6004.1 amended – General.

Section 6004.1 is hereby amended and Table 6004.1 is added to read as follows:

6004.1 General. Materials that are stored and used as a gas whether or not the material meets the definition of a compressed gas, and that meet the definition of a highly toxic, toxic or moderately toxic gas shall comply with Section 6004.

Performance based design alternatives may be used for refrigeration systems.
Moderately toxic gases with an LC₅₀ less than or equal to 3,000 parts per million shall comply with the requirements for toxic gases in Sections 6004.2.2.1 through 6004.2.2.10.4.

Moderately toxic gases with an LC₅₀ more than 3000 parts per million but not greater than 5000 parts per million and exceeding the maximum threshold quantity, as determined by Section 6004.1.6, shall comply with the requirements for toxic gases in Sections 6004.2.2.1 through 6004.2.2.7.

The minimum threshold quantity for highly toxic, toxic and moderately toxic gases, vapors and mists for indoor and exterior storage and use are set forth in Table 6004.1.

Table 6004.1

Minimum Threshold Quantities for Highly Toxic, Toxic and Moderately Toxic Gases

Highly Toxic	0 cubic feet
Toxic	10 cubic feet
Moderately Toxic	20 cubic feet

20.24.300 CFC Section 6004.1.2 amended – Gas Cabinets.

Section 6004.1 is hereby amended as follows:

6004.1.2 Gas cabinets. Gas cabinets containing highly toxic, toxic or moderately toxic gases shall comply with Section 5003.8.6 and the following requirements:
[balance to remain the same]

20.24.310 CFC Section 6004.1.3 amended – Exhausted Enclosures.

Section 6004.1.3 is hereby amended as follows:

6004.1.3 Exhausted enclosures. Exhausted enclosures containing highly toxic, toxic or moderately toxic gases shall comply with Section 5003.8.5 and the following requirements:
[balance to remain the same]

20.24.320 CFC Sections 6004.1.4 added – Automatic shut-off valve.

Section 6004.1.4 is added to read:

6004.1.4 Automatic shut-off valve. An automatic shut-off valve, which is of a fail-safe to close design, shall be provided to shut off the supply of highly toxic gases as close as possible to the supply container for any of the following:

1. Activation of a manual fire alarm system.
2. Activation of the gas detection system.
3. Failure of emergency power.
4. Failure of primary containment.
5. Seismic activity.
6. Failure of required ventilation.
7. Manual activation at an approved remote location.

20.24.330 CFC Section 6004.1.5 added – Annual Maintenance.

Section 6004.1.5 is added to read:

6004.1.5 Annual Maintenance. All safety control systems at a facility shall be maintained in good working condition and tested not less frequently than annually. Maintenance and testing shall be performed by persons qualified to perform the maintenance and tests. Maintenance records and certifications shall be kept for a minimum of three years and shall be made available to any representative of the Livermore-Pleasanton Fire Department for inspection upon request.

20.24.340 CFC Section 6004.1.6 added – Maximum threshold quantity.

Section 6004.1.6 is added to read:

6004.1.6 Maximum threshold quantity. Toxic gases stored or used in quantities exceeding the maximum threshold quantity in a single vessel per control area or outdoor control area or H-Occupancy shall comply with the additional requirements for highly toxic gases of Section 6004 of this code.

Moderately toxic gases stored or used in quantities exceeding the maximum threshold quantity in a single vessel per control area or outdoor control area or H-Occupancy shall comply with the additional requirements for toxic gases of Section 6004 of this code.

20.24.350 CFC Section 6004.1.7 added – Reduced flow valve.

Section 6004.1.7 is added to read:

6004.1.7 Reduced flow valve. All containers of materials other than lecture bottles containing highly toxic material and having a vapor pressure exceeding 29 psi shall be equipped with a reduced flow valve when available. If a reduced flow valve is not available, the container shall be used with a flow-limiting device. All flow limiting devices shall be part of the valve assembly and visible to the eye when possible; otherwise, they shall be installed as close as possible to the cylinder source.

Exception: When the process use rate is approximately equal to the maximum flow rate of the cylinder/tank valve.

20.24.360 CFC Section 6004.1.8 added – Fire extinguishing systems.

Section 6004.1.8 is added to read:

6004.1.8 Fire extinguishing systems. Buildings and covered exterior areas for storage and use areas of materials regulated by this Chapter shall be protected by an automatic fire sprinkler system in accordance with NFPA 13. The design of the sprinkler system for any room or area where highly toxic, toxic and moderately toxic gases are stored, handled or used shall be in accordance with Section 5004.5.

20.24.370 CFC Section 6004.1.9 added – Local gas shut off.

Section 6004.1.9 is added to read:

6004.1.9 Local gas shut off. Manual activation controls shall be provided at locations near the point of use and near the source, as approved by the fire code official. The fire code official may require additional controls at other places, including, but not limited to, the entry to the building, storage or use areas, and emergency control stations. Manual activated shut-off valves shall be of a fail-safe-to-close design.

20.24.380 CFC Section 6004.1.10 added – Exhaust ventilation monitoring.

Section 6004.1.10 is added to read:

6004.1.10 Exhaust ventilation monitoring. For highly toxic gases, toxic and moderately toxic gases exceeding minimum threshold quantities, a continuous monitoring system shall be provided to assure that the required exhaust ventilation rate is maintained. The system shall monitor actual air flow in the exhaust system. The monitoring system shall initiate a local alarm. The alarm shall be both visual and audible and shall be designed to provide warning both inside and outside of the interior storage, use, or handling area.

20.24.390 CFC Section 6004.1.11 added – Emergency response plan.

Section 6004.1.11 is added to read:

6004.1.11 Emergency response plan. If the preparation of an emergency response plan for the facility is not required by any other law, responsible persons shall prepare, or cause to be prepared, and filed with the fire code official, a written emergency response plan. If the preparation of an emergency response plan is required by other law, a responsible person shall file a copy of the plan with the fire code official.

20.24.400 CFC Section 6004.1.12 added – Emergency Response Liaisons.

Section 6004.1.12 is added to read:

6004.1.12 Emergency Response Liaisons. Responsible persons shall be designated and trained to be liaison personnel for the Livermore-Pleasanton Fire Department. These persons shall aid the Fire Department in preplanning emergency responses and understanding the materials and operations utilizing the gases.

20.24.410 CFC Section 6004.1.13 added – Emergency Drills.

Section 6004.1.13 is added to read:

6004.1.13 Emergency Drills. Emergency drills of the on-site emergency response personnel and liaisons shall be conducted on a regular basis but not less than every six months. Records of drills conducted shall be maintained for three years.

20.24.420 CFC Section 6004.1.14 added – Cylinder leak testing.

Section 6004.1.14 is added to read:

6004.1.14 Cylinder leak testing. Cylinders shall be tested for leaks immediately upon delivery and again immediately prior to departure. Testing shall be approved by the fire code official in accordance with appropriate nationally recognized industry standards and practices, if any. Appropriate remedial action shall be immediately undertaken when leaks are detected.

20.24.430 CFC Section 6004.1.15 added – Inert gas purge system.

Section 6004.1.15 is added to read:

6004.1.15 Inert gas purge system. Gas systems shall be provided with dedicated inert gas purge systems. A dedicated inert gas purge system may be used to purge more than one gas, provided the gases are compatible. Purge gas systems inside buildings shall be located in an approved gas cabinet unless the system operates by vacuum demand.

Exception: Refrigeration systems.

20.24.440 CFC Section 6004.1.16 added – Seismic shutoff valve.

Section 6004.1.16 is added to read:

6004.1.16 Seismic shutoff valve. An automatic seismic shut-off valve, which is of a fail-safe to close design, shall be provided to shutoff the supply of highly toxic, toxic and moderately toxic gases with an LC50 less than 3,000 parts per million upon a seismic event within 5 seconds of a horizontal sinusoidal oscillation having a peak acceleration of 0.3G (1.47m/sec²) and a period of 0.4 seconds.

20.24.450 CFC Section 6004.1.17 added – Fittings and connections.

Section 6004.1.17 is added to read:

6004.1.17 Fittings and connections. Fittings and connections shall be located in a gas cabinet, exhausted enclosure, gas room or exhausted valve manifold box.

Exception: Welded connections.

20.24.460 CFC Section 6004.2 amended – Indoor storage and use.

Section 6004.2 is hereby amended to read:

6004.2 Indoor storage and use amended. The indoor storage or use of highly toxic, toxic and moderately toxic compressed gases shall be in accordance with Sections 6004.2.1 through 6004.2.2.10.4.

20.24.470 CFC Section 6004.2.1 amended – Applicability.

Section 6004.2.1 is hereby amended to read:

6004.2.1 Applicability. The applicability of regulations governing the indoor storage and use of highly toxic, toxic and moderately toxic compressed gases shall be in accordance with Sections 6004.2.1.1 through 6004.2.1.5.

20.24.480 CFC Section 6004.2.1.1 amended – Quantities not exceeding the maximum allowable quantity per control area.

Section 6004.2.1.1 is hereby amended to read:

6004.2.1.1 Quantities not exceeding the maximum allowable quantity per control area. The indoor storage or use of highly toxic and toxic compressed gases in amounts not exceeding the maximum allowable quantity per control area set forth in Table 5003.1.1(2) shall be in accordance with Sections 5001, 5003, 6001, 6004.1, 6004.2.1.4 and 6004.2.1.5.

20.24.490 CFC Section 6004.2.1.4 added – Quantities not exceeding minimum threshold quantity per control area.

Section 6004.2.1.4 is added to read:

6004.2.1.4 Quantities not exceeding minimum threshold quantity per control area. The indoor storage or use of highly toxic, toxic and moderately toxic gases in amounts not exceeding the minimum threshold quantity per control area set forth in Table 6004.1 shall be in accordance with Sections 6001, and 6004.1 and Chapter 50.

20.24.500 CFC Section 6004.2.1.5 amended – Quantities exceeding minimum threshold quantity per control area.

Section 6004.2.1 is added to read:

6004.2.1.5 Quantities exceeding the minimum threshold quantity per control area. The indoor storage or use of highly toxic, toxic and moderately toxic gases in amounts exceeding the minimum threshold quantity per control area set forth in Table 6004.1 shall be in accordance with Sections 6001, 6004.1, 6004.2 and Chapter 50.

20.24.510 CFC Section 6004.2.2 amended – General indoor requirements.

Section 6004.2.2 is hereby amended to read:

6004.2.2 General indoor requirements. The general requirements applicable to the indoor storage and use of highly toxic, toxic and moderately toxic compressed gases shall be in accordance with Sections 6004.2.2.1 through 6004.2.2.10.3.

Moderately toxic gases shall not be considered as toxic gases for maximum allowable quantities determinations under Table 5003.1.1(2).

20.24.520 CFC Section 6004.2.2.5 amended – Piping and controls -stationary tanks, Item 1.

The Exception in Section 6004.2.2.5 Piping and controls – stationary tanks, Item 1 exception deleted.

20.24.530 CFC Section 6004.2.2.7 amended – Treatment systems.

Exception 2 in Section 6004.2.2.7 Treatment systems is deleted.

20.24.540 CFC Section 6004.2.2.10.1 amended – Alarms.

The Exception in Section 6004.2.2.10.1 Alarms is deleted.

20.24.550 CFC Section 6004.3 amended – Outdoor storage and use.

Section 6004.3 is hereby amended to read:

6004.3 Outdoor storage and use. The outdoor storage or use of highly toxic, toxic and moderately toxic gases shall be in accordance with Sections 6004.3.1 through 6004.3.4. The minimum threshold quantity for highly toxic, toxic and moderately toxic gases for outdoor storage and use are set forth in Table 6004.1.

20.24.560 CFC Section 6004.3.1 amended – Applicability.

Section 6004.3.1 is hereby amended to read:

6004.3.1 Applicability. The applicability of regulations governing the outdoor storage and use of highly toxic, toxic, and moderately toxic gases shall be as set forth in Sections 6004.3.1.1 through 6004.3.1.5.

20.24.570 CFC Section 6004.3.1.1 amended – Quantities not exceeding the maximum allowable quantity per control area.

Section 6004.3.1.1 is hereby amended to read:

6004.3.1.1 Quantities not exceeding the maximum allowable quantity per control area. The outdoor storage or use of highly toxic and toxic gases in amounts exceeding the threshold quantity per control area set forth in Table 5003.1.1(4) shall be in accordance with Sections 5001, 5003, 6001, 6004.1, and 6004.3.1.4 and 6004.3.1.5.

20.24.580 CFC Section 6004.3.1.4 added – Quantities not exceeding the minimum threshold quantity per control area.

Section 6004.3.1.4 is hereby added to read:

6004.3.1.4 Quantities not exceeding the minimum threshold quantity per control area. The outdoor storage or use of highly toxic, toxic and moderately toxic gases in amounts not exceeding the minimum threshold quantity per control area set forth in Table 6004.1 shall be in accordance with Sections 6001, 6004.1 and Chapter 50.

20.24.590 CFC Section 6004.3.1.5 added – Quantities exceeding the minimum threshold quantity per control area.

Section 6004.3.1.5 is hereby added to read:

6004.3.1.5 Quantities exceeding the minimum threshold quantity per control area. The outdoor storage or use of highly toxic, toxic and moderately toxic gases in amounts exceeding the minimum threshold quantity per control area set forth in Table 6004.1 shall be in accordance with Sections 6001, 6004.1, 6004.3 and Chapter 50.

20.24.600 CFC Section 6004.3.2 amended – General outdoor requirements.

Section 6004.3.2 is hereby amended to read:

6004.3.2 General outdoor requirements. The general requirements applicable to the outdoor storage and use of highly toxic, toxic and moderately toxic gases shall be in accordance with Sections 6004.3.2.1 through 6004.3.2.4.

Moderately toxic gases with an LC50 equal to or less than 3000 parts per million shall comply with the requirements for toxic gases in Sections 5001, 5003, 6001, 6004.1 and 6004.3.

Moderately toxic gases with an LC50 more than 3000 parts per million but not greater than 5000 parts per million and exceeding the maximum threshold quantity, as determined by 6004.1.6, shall comply with the requirements for toxic gases in Sections 5001, 5003, 6001, 6004.1 and 6004.3.2.1 through 6004.3.2.4.

Moderately toxic gases shall not be considered as toxic gases for maximum allowable quantities determinations under Table 5003.1.1(2).

20.24.610 CFC Section 6004.3.3 amended – Outdoor storage weather protection for portable tanks and cylinders.

Section 6004.3.3 is hereby amended to read:

6004.3.3 Outdoor storage weather protection for portable tanks and cylinders. Weather protection in accordance with Section 5004.13 shall be provided for portable tanks and cylinders located outdoors and not within gas cabinets or exhausted enclosures. The storage area shall be equipped with an approved automatic sprinkler system in accordance with Section 5004.5.
(Exceptions deleted)

Chapter 20.26 GREEN BUILDING CODE

Sections:

20.26.010	California Green Building Standards (CALGreen) Code adopted.
20.26.020	Section 101.3 amended – Scope.
20.26.030	Section 107 added – Local Enforcing Agency.
20.26.040	Chapter 2 Definitions - amended
20.26.050	Chapter 2 Definitions - added
20.26.060	Section 301.1.1 amended – Additions and alterations.
20.26.070	Section 4.106.1 amended – Site Development.
20.26.080	Section 4.106.4 amended – Electric Vehicle (EV Charging) for new construction.
20.26.090	Section 4.106.4.1 amended – New one- and two-family dwellings and townhouses with attached private garages.
20.26.100	Section 4.106.4.1.1 amended - Identification.
20.26.110	Section 4.106.4.1.2 added - Existing Building.
20.26.120	Section 4.106.4.2 amended – New Multifamily dwellings, hotels and motels and new residential parking facilities.
20.26.210	Section 4.106.4.2.5 amended – Electric vehicle ready space signage.
20.26.230	Section 4.106.4.5 added – Direct current fast charging stations.
20.26.240	Section 4.106.5 added – All-electric buildings.
20.26.250	Section 4.106.5.1 added - New construction qualifying alteration projects.
20.26.260	Section 4.106.5.2 added – Requirements for combustion equipment.
20.26.270	Section 4.408 amended – Construction Waste Reduction, Disposal and Recycling.
20.26.280	Section 5.106.1 amended – Stormwater pollution prevention for projects that disturb less than 1 acre of land.
20.26.290	Section 5.106.5.3 amended – Electric vehicle (EV) charging.
20.26.300	Section 5.106.5.3.1 amended – EV capable Spaces.
20.26.310	Section 5.106.5.3.2 amended- Electric vehicle charging stations (EVCS)
20.26.320	Section 5.106.5.3.3 amended – Use of Automatic Load Management Systems (ALMS).
20.26.330	Section 5.106.5.3.4 amended Accessible EVCS.
20.26.340	Section 5.106.5.5 amended Electric vehicle (EV) charging: medium-duty and heavy-duty.
20.26.350	Section 5.106.5.5.1 amended Electric vehicle charging readiness requirements for warehouses, grocery stores and retail stores with planned off-street loading spaces.
20.26.360	Table 5.106.5.1.1 added – Raceway and panel power requirements for medium- and heavy-duty EVSE.
20.26.370	Section 5.106.13 added – All-electric buildings.

20.26.380 Section 5.408 amended – Construction Waste Reduction, Disposal and Recycling.

20.26.010 California Green Building Standards (CALGreen) Code adopted.

There is adopted by reference that certain code known as the California Green Building Standards (CALGreen) Code at Title 24 California Code of Regulations Part 11 (2025 edition), as more particularly described in this section, except such provisions that are amended, modified or deleted in this chapter, and the same is adopted and incorporated as fully as if set out in this chapter. A copy of said code is available for use by the public at the City of Pleasanton's Building Division.

20.26.020 Section 101.3 Scope amended.

Section 101.3 Scope is amended to read as follows:

101.3 Scope. The provisions of this code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, unless otherwise indicated in this code, throughout the State of California. Any "Newly constructed building or structure" subject to CALGreen and this chapter does not include renovations, repairs or additions, to historic buildings, defined as any building listed or eligible for listing on a national, state or local register or listing of historic resources.

It is not the intent that this code substitute or be identified as meeting the certification requirements of any green building program.

20.26.030 Section 107 added – Local Enforcing Agency.

Section 107 is added to read as follows:

107.1 Local Enforcing Agency. The Building Division of the City of Pleasanton shall enforce all the provisions of this law, this code and the other rules and regulations promulgated by the Building Standards Commission, the Department of Housing and Community Development or the Division of the State Architect, and Chapter 20.04, the Pleasanton Building Administrative Code.

20.26.040 Chapter 2 Definitions – amended.

Chapter 2 Definitions are amended to read as follows:

AUTOMATIC LOAD MANAGEMENT SYSTEM (ALMS). A control system designed to manage load across one or more electric vehicle supply equipment (EVSE), circuits, panels and to share electrical capacity and/or automatically manage power at each connection point. ALMS systems shall be designed to deliver no less than 3.3 kVa (208/240 volt, 16-ampere) to each EV Capable, EV Ready or EVCS space served by the ALMS, and meet the requirements of California Electrical Code Article 625. The connected amperage to the building site for the EV charging infrastructure shall not be lower than the required connected amperage per California Green Building Standards Code, Title 24 Part 11.

ELECTRIC VEHICLE CHARGING STATION (EVCS). A parking space that includes installation of electric vehicle supply equipment (EVSE) at an EV Ready space. An EVCS space may be used to satisfy EV Ready space requirements. EVSE shall be installed in accordance with the California Electrical Code, Article 625.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The electric vehicle charging connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

LOW POWER LEVEL 2 EV READY. A parking space that is served by a complete electric circuit with the following requirements:

- i. A minimum of 4.1 kVA (208/240 Volt, 20-ampere) capacity wiring.
- ii. A receptacle labeled “Electric Vehicle Outlet” or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.
- iii. Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

20.26.050 Chapter 2 Definitions - added

Chapter 2 Definitions are added to read as follows:

AFFORDABLE HOUSING. Residential buildings that entirely consist of units below market rate and whose rents or sales prices are governed by local agencies to be affordable based on area median income.

ALL-ELECTRIC BUILDING. A building that contains no *combustion equipment* or plumbing for combustion equipment serving space heating (including fireplaces), water heating (including pools and spas), cooking appliances (including barbeques), and clothes drying, within the building or building property lines, and instead uses electric heating appliances for service.

COMBUSTION EQUIPMENT. Any equipment or appliance used for space heating, water heating, cooking, clothes drying and/or lighting that uses *fuel gas*.

COMMERCIAL FOOD HEAT-PROCESSING EQUIPMENT. An equipment used in a food establishment for heat-processing food or utensils and that produces grease vapors, steam, fumes, smoke, or odors that are required to be removed through a local exhaust ventilation system, as defined in the California Mechanical Code.

DIRECT CURRENT FAST CHARGING (DCFC). A parking space provided with electrical infrastructure that meets the following conditions:

- i. A minimum of 48 kVa (480 volt, 100-ampere) capacity wiring.
- ii. Electric vehicle supply equipment (EVSE) located within three (3) feet of the parking space providing a minimum capacity of 80-ampere.

ELECTRIC HEATING APPLIANCE. A device that produces heat energy to create a warm environment by the application of electric power to resistance elements, refrigerant compressors, or dissimilar material junctions, as defined in the California Mechanical Code.

FUEL GAS. A gas that is natural, manufactured, liquefied petroleum, or a mixture of these.

INDUSTRIAL PROCESS HEAT. A process or manufacturing equipment for which sustained temperatures typically in excess of three hundred fifty degrees Fahrenheit are required and demonstrably not achievable with commercial electric equipment.

LEVEL 2 EV CAPABLE. A parking space provided with electrical infrastructure that meets the following requirements:

- i. Conduit that links a listed electrical panel with sufficient capacity to a junction box or receptacle located within three (3) feet of the parking space.
- ii. The conduit shall be designed to accommodate at least 8.3 kVa (208/240 volt, 40-ampere) per parking space. Conduit shall have a minimum nominal trade size of 1 inch inside diameter and may be sized for multiple circuits as allowed by the California Electrical Code. Conduit shall be installed at a minimum in spaces that will be inaccessible after construction, either trenched underground or where penetrations to walls, floors, or other partitions would otherwise be required for future installation of branch circuits, and such additional elements deemed necessary by the Building Official. Construction documents shall indicate future completion of conduit from the panel to the parking space, via the installed inaccessible conduit.
- iii. The electrical panel shall reserve a space for a 40-ampere overcurrent protective device space(s) for EV charging, labeled in the panel directory as “EV CAPABLE.”
- iv. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.
- v. The parking space shall contain signage with at least a 12” font adjacent to the parking space indicating the space is EV Capable.

LEVEL 1 EV READY. A parking space that is served by a complete electric circuit with the following requirements:

- i. A minimum of 2.2 kVa (110/120 volt, 20-ampere) capacity wiring.
- ii. A receptacle labeled “Electric Vehicle Outlet” or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.
- iii. Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

LEVEL 2 EV READY. A parking space that is served by a complete electric circuit with the following requirements:

- i. A minimum of 8.3 kVa (208/240 volt, 40-ampere) capacity wiring.
- ii. A receptacle labeled “Electric Vehicle Outlet” or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 30-ampere.

LOW POWER LEVEL 2 EV READY. A parking space that is served by a complete electric circuit with the following requirements:

- i. A minimum of 4.1 kVA (208/240 Volt, 20-ampere) capacity wiring.
- ii. A receptacle labeled “Electric Vehicle Outlet” or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.
- iii. Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

20.26.060 Section 301.1.1 amended – Additions and alterations.

Section 301.1.1 is amended to read as follows:

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. (No change to existing California amendment.)

The mandatory provisions of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings.

The mandatory provisions of Section 5.106.5.3 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing nonresidential buildings.

NOTE: Repairs including, but not limited to, resurfacing, restriping, and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

20.26.070 Section 4.106.1 amended – Site Development.

Section 4.106.1 is amended to read as follows:

4.106.1 General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall be in conformance with Municipal Code Chapter 9.14 Stormwater Management and Discharge Control, or any other requirements in effect at the time of application.

20.26.080 Section 4.106.4 amended – Electric Vehicle (EV Charging) for new construction.

Section 4.106.4 is amended to read as follows:

4.106.4 Electric vehicle (EV) charging. New construction shall comply with Section 4.106.4.1 or 4.106.4.2, and 4.106.4.3, to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625. For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
 - 1.1. Where there is no local utility power supply or the local utility is unable to supply adequate power.
 - 1.2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities and without electrical panel upgrade or new panel installation.

ADUs and JADUs without additional parking but with electrical panel upgrades or new panels must have reserved breakers and electrical capacity according to the requirements of 4.106.4.1.

3. Multifamily residential R-2 building projects that have approved entitlements before the code effective date.

20.26.090 Section 4.106.4.1 amended – New one- and two-family dwellings and townhouses with attached private garages.

Section 4.106.4.1 the title block is amended to read as follows:

4.106.4.1 One- and two-family dwellings and town-houses with attached private garages.

20.26.100 Section 4.106.4.1.1 amended - Identification.

Section 4.106.4.1.1 is amended to read as follows:

4.106.4.1.1 New Construction. Two parking space(s), if provided, shall be *Level 2 EV Ready* spaces.

20.26.110 Section 4.106.4.1.2 added - Existing Building.

Section 4.106.4.1.2 is added to read as follows:

4.106.4.1.2. Existing Building. Electrical panel upgrades must have reserved breaker spaces and electrical capacity according to the requirements of 4.106.4.1.1.

20.26.120 Section 4.106.4.2 amended – New Multifamily dwellings, hotels and motels and new residential parking facilities.

Section 4.106.4.2 the title block is amended to read as follows:

4.106.4.2 Multifamily dwellings with residential parking facilities

20.26.210 Section 4.106.4.2.5 amended – Electric vehicle ready space signage.

Section 4.106.4.2.5 is deleted.

20.26.230 Section 4.106.4.5 added – Direct current fast charging stations.

Section 4.106.4.5 is added to read as follows:

4.106.4.5 Direct current fast charging stations. One DCFC may be substituted for up to five (5) EVCS to meet the requirements of 4.106.4.1 and 4.106.4.2. Where ALMS serve DCFC stations, the power demand from the DCFC shall be prioritized above Level 1 and Level 2 spaces.

20.26.240 Section 4.106.5 added – All-electric buildings.

Section 4.106.5 is added to read as follows:

4.106.5 All-electric buildings. New construction buildings and qualifying alteration projects shall comply with Section 4.106.5.1 or 4.106.5.2 so that they do not use *combustion equipment* or are ready to accommodate installation of *electric heating appliances*.

20.26.250 Section 4.106.5.1 added - New construction qualifying alteration projects.

Section 4.106.5.1 is added to read as follows:

4.106.5.1. New construction and qualifying alteration projects. All newly constructed buildings shall be *all-electric buildings*. Alterations that include replacement of over 50 percent of the existing foundation for purposes other than a repair or reinforcement as defined in California Existing Building Code Section 202; or where over 50 percent of the existing framing above the sill plate is removed or replaced for purposes other than repair, shall be *all-electric buildings*. If either of these criteria are met within a three-year period, measured from the date of the most recent previously obtained permit final date, the project shall be subject to the *all-electric buildings* requirements.

The final determination whether a project meets the definition of substantial reconstruction/alteration shall be made by the local enforcing agency.

Exceptions:

1. Multifamily residential building projects that have approved entitlements before the effective date of this ordinance may install fuel gas for water heating systems serving multiple dwelling units. The applicant shall comply with Section 4.106.5.2.
2. If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards using commercially available technology and an approved calculation method, then the local enforcing agency may grant a modification. The applicant shall comply with Section 4.106.5.2.

Inactive *Fuel Gas Infrastructure* may be extended to spaces that are anticipated to qualify for the exceptions contained in this chapter. The inactive *Fuel Gas Infrastructure* shall not be activated, have a meter installed, or otherwise used unless the exemptions specified in this chapter have been confirmed as part of the issuance of a building permit. If the *Fuel Gas Infrastructure* is no longer serving one of the exceptions contained in this chapter, it shall either be capped, otherwise terminated, or removed by the entity previously entitled to the exemption, in a manner pursuant to all applicable Codes.

Pleasanton shall have the authority to approve alternative materials, design and methods of construction or equipment per 20.04.050 of the Pleasanton Building Administrative Code

20.26.260 Section 4.106.5.2 added – Requirements for combustion equipment.

Section 4.106.5.2 is added to read as follows:

4.106.5.2 Requirements for *combustion equipment*.

Where *combustion equipment* is allowed per Exceptions under 4.106.5.1, the construction drawings shall indicate electrical infrastructure and physical space accommodating the future installation of an *electrical heating appliance* in the following ways, as certified by a registered design professional or licensed electrical contractor:

1. Branch circuit wiring, electrically isolated and designed to serve all electrical heating appliances in accordance with manufacturer requirements and the California Electrical Code, including the appropriate voltage, phase, minimum amperage, and an electrical receptacle or junction box within five feet of the appliance that is accessible with no obstructions. Appropriately sized conduit may be installed in lieu of conductors; and
2. Labeling of both ends of the unused conductors or conduit shall be with “For Future Electrical Appliance”; and
3. Reserved circuit breakers in the electrical panel for each branch circuit, appropriately labeled (i.e., “Reserved for Future Electric Range”), and positioned on the opposite end of the panel supply conductor connection; and
4. Connected subpanels, panelboards, switchboards, busbars, and transformers shall be sized to serve the future electrical heating appliances. The electrical capacity requirements shall be adjusted for demand factors in accordance with the California Electric Code; and
5. Physical space for future electrical heating appliances, including equipment footprint, and if needed a pathway reserved for routing of ductwork to heat pump evaporator(s), shall be depicted on the construction drawings. The footprint necessary for future electrical heating appliances may overlap with non-structural partitions and with the location of currently designed combustion equipment.

20.26.270 Section 4.408 amended – Construction Waste Reduction, Disposal and Recycling.

Section 4.408 is amended to read as follows:

4.408.1 Construction waste management. As provided in Municipal Code Chapter 9.21, "regulated projects" as defined therein shall comply with Municipal Code Chapter 9.21. Projects that are not regulated by Municipal Code Chapter 9.21 shall comply with CALGreen Section 4.408, as applicable.

20.26.280 Section 5.106.1 amended – Stormwater pollution prevention for projects that disturb less than 1 acre of land.

Section 5.106.1, is amended to read as follows:

5.106.1 Stormwater water pollution prevention. Newly constructed projects and additions which disturb less than one acre of land and are not part of a larger common plan of development shall prevent the pollution of stormwater runoff from construction activities and shall be in conformance with Municipal Code Chapter 9.14 Stormwater Management and Discharge Control, or any other requirements in effect at the time of application.

20.26.290 Section 5.106.5.3 amended – Electric vehicle (EV) charging.

Section 5.106.5.3 is amended to read as follows:

5.106.5.3 Electric vehicle (EV) charging. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*. Accessible EVCS shall be provided in accordance with the *California Building Code Chapter 11B Section 11B-228.3*. For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero

Emission Vehicle Signs and Pavement Markings) or its successor(s).

Exceptions:

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
 - a. Where there is no local utility power supply.
 - b. Where the local utility is unable to supply adequate power.
 - c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

20.26.300 Section 5.106.5.3.1 amended – EV capable Spaces.

Section 5.106.5.3.1 is amended to read as follows:

5.106.5.3.1 Nonresidential Occupancy Class B Offices – Shared Parking Space.

5.106.5.3.1.1 New Construction. Twenty percent (20%) of parking spaces shall be EVCS with Level 2 EV Ready. ALMS shall be permitted to reduce load when multiple vehicles are charging. Thirty percent (30%) of parking spaces provided shall be Level 2 EV Capable.

5.106.5.3.1.2 Existing Buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten percent (10%) of the total number of parking spaces added or altered shall be EVCS with Level 2 EV Ready. Any existing EV Capable spaces on the building property required by the locally adopted codes at the time of building permit shall be upgraded to a minimum of Level 1 EV Ready. Upgrades shall be required at currently designated vehicle parking spaces. Upgrades shall be required for remaining parking spaces after meeting the accessibility requirements of California Building Code Chapters 11A and 11B.

20.26.310 Section 5.106.5.3.2 amended- Electric vehicle charging stations (EVCS)

Section 5.106.5.3.2 is amended to read as follows:

5.106.5.3.2 Hotel and Motel Occupancies – Shared Parking Facilities.

5.106.5.3.2.1 New Construction. Five percent (5%) of parking spaces provided shall be EVCS with Level 2 EV Ready. ALMS shall be permitted to reduce load when multiple vehicles are charging. Twenty-five percent (25%) of parking spaces provided shall be Low Power Level 2 EV Ready space. Ten percent (10%) of parking spaces provided shall be Level 2 EV Capable.

5.106.5.3.2.2 Existing Buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten percent (10%) of the total number of parking spaces added or altered shall be EVCS with Level 2 EV Ready. Any existing EV Capable spaces on the building property required by the locally adopted

codes at the time of building permit shall be upgraded to a minimum of Level 1 EV Ready. Upgrades shall be required at currently designated vehicle parking spaces. Upgrades shall be required for remaining parking spaces after meeting the accessibility requirements of California Building Code Chapters 11A and 11B.

20.26.320 Section 5.106.5.3.3 amended – Use of Automatic Load Management Systems (ALMS).

Section 5.106.5.3.3 is amended to read as follows:

5.106.5.3.3 All Other Nonresidential Occupancies – Shared Parking Facilities.

5.106.5.3.3.1 New Construction. Ten percent (10%) of parking spaces provided shall be EVCS with Level 2 EV Ready. ALMS shall be permitted to reduce load when multiple vehicles are charging. Ten percent (10%) of parking spaces provided shall be Level 2 EV Capable.

5.106.5.3.3.2 Existing Buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten percent (10%) of the total number of parking spaces added or altered shall be EVCS with Level 2 EV Ready. Any existing EV Capable spaces on the building property required by the locally adopted codes at the time of building permit shall be upgraded to a minimum of Level 1 EV Ready. Upgrades shall be required at currently designated vehicle parking spaces. Upgrades shall be required for remaining parking spaces after meeting the accessibility requirements of California Building Code Chapters 11A and 11B.

20.26.330 Section 5.106.5.3.4 amended Accessible EVCS.

Section 5.106.5.3.4 is amended to read as follows:

5.106.5.3.4 Direct current fast charging stations. One DCFC may be substituted for up to five (5) EVCS to meet the requirements of 5.106.5.3.1, 5.106.5.3.2, and 5.106.5.3.3. Where ALMS serve DCFC stations, the power demand from the DCFC shall be prioritized above Level 1 and Level 2 spaces.

20.26.340 Section 5.106.5.5 amended Electric vehicle (EV) charging: medium-duty and heavy-duty.

Section 5.106.5.5 is amended to read as follows:

5.106.5.5 Electric vehicle charging readiness. Construction shall comply with Section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE. Accessible EVCS shall be provided in accordance with the *California Building Code Chapter 11B Section 11B-228.3*. For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Exceptions:

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
 - a. Where there is no local utility power supply.
 - b. Where the local utility is unable to supply adequate power.

- c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

20.26.350 Section 5.106.5.5.1 amended Electric vehicle charging readiness requirements for warehouses, grocery stores and retail stores with planned off-street loading spaces.

Section 5.106.5.5.1 is amended to read as follows:

5.106.5.5.1 Warehouses, grocery stores and retail stores with planned off-street loading spaces.

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.4.1.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.4.1.1.
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located, and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty EVs as shown in Table 5.106.5.4.1.1.

20.26.360 Table 5.106.5.1.1 amended – Raceway and panel power requirements for medium- and heavy-duty EVSE.

Tables 5.106.5.1.1 is amended to read as follows:

TABLE 5.106.5.1.1, Raceway Conduit and Panel power Requirements for Medium-and-Heavy-Duty EVSE

Building type	Building Size (sq. ft.)	Number of Off-street loading spaces	Additional capacity Required (kVa) for Raceway & Busway and Transformer & Panel
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

20.26.370 Section 5.106.13 added – All-electric buildings.

Section 5.106.13 is added to read as follows:

5.106.13 All-electric buildings. New construction buildings and qualifying alteration projects shall comply with Section 5.106.13.1 or 5.106.13.2 so that they do not use *combustion equipment* or are ready to facilitate future electrification.

5.106.13.1. New construction and qualifying alteration projects. All newly constructed buildings shall be *all-electric buildings*. Alterations that include replacement of over 50 percent of the existing foundation for purposes other than a repair or reinforcement as defined in California Existing Building Code Section 202; or where over 50 percent of the existing framing above the sill plate is removed or replaced for purposes other than repair, shall be *all-electric buildings*. If either of these criteria are met within a three-year period, measured from the date of the most recent previously obtained permit final date, the project shall be subject to the *all-electric buildings* requirements.

Tenant improvements shall not be considered new construction. The final determination whether a project meets the definition of substantial reconstruction/alteration shall be made by the local enforcing agency.

Exceptions:

1. Nonresidential buildings containing kitchens located in a place of public accommodation, as defined in the California Building Code Chapter 2, may apply to the local enforcing agency for a modification to install *commercial food heat-processing equipment* served by *fuel gas*. The local enforcing agency may grant the modification if they find:
 - a. A business-related need to cook with *combustion equipment*; and
 - b. The need cannot be achieved equivalently with an *electric heating appliance*; and
 - c. The applicant has installed energy efficient equipment based on Energy Star or California Energy Wise qualifications, as available.
 - d. The applicant shall comply with Section 5.106.13.2.
2. Nonresidential buildings requiring industrial process heat, as defined in the California Building Code Chapter 2, may apply to the local enforcing agency for a modification to utilize *fuel gas infrastructure* for equipment requiring *industrial process heat*. The local enforcing agency may grant the modification if they find:
 - a. A business-related need to use industrial process heat; and
 - b. The need cannot be achieved equivalently with an *electric heating*.
 - c. The applicant shall comply with Section 5.106.13.2.
3. If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards using commercially available technology and an approved calculation method, then the local enforcing agency may grant a modification. The applicant shall comply with Section 5.106.13.2

Inactive *Fuel Gas Infrastructure* may be extended to spaces that are anticipated to qualify for the exceptions contained in this chapter. The inactive *Fuel Gas Infrastructure* shall not be activated, have a meter installed, or otherwise used unless the exemptions specified in this chapter have been confirmed as part of the issuance of a building permit. If the *Fuel Gas Infrastructure* is no longer serving one of the exceptions contained in this chapter, it shall either be capped, otherwise terminated, or removed by the entity previously entitled to the exemption, in a manner pursuant to all applicable Codes.

Pleasanton shall have the authority to approve alternative materials, design and methods of construction or equipment per California Building Code Section 104.

5.106.13.2. Requirements for *combustion equipment*.

Where *combustion equipment* is allowed per exceptions under Section 5.106.13.1, the construction drawings shall indicate electrical infrastructure and physical space accommodating the future installation of an *electrical heating appliance* in the following ways, as certified by a registered design professional or licensed electrical contractor:

1. Branch circuit wiring, electrically isolated and designed to serve all electrical heating appliances in accordance with manufacturer requirements and the California Electrical Code, including the appropriate voltage, phase, minimum amperage, and an electrical receptacle or junction box within five feet of the appliance that is accessible with no obstructions. Appropriately sized conduit may be installed in lieu of conductors; and
2. Labeling of both ends of the unused conductors or conduit shall be with “For Future Electrical Appliance”; and

3. Reserved circuit breakers in the electrical panel for each branch circuit, appropriately labeled (i.e. "Reserved for Future Electric Range"), and positioned on the opposite end of the panel supply conductor connection; and
4. Connected subpanels, panelboards, switchboards, busbars, and transformers shall be sized to serve the future electrical heating appliances. The electrical capacity requirements shall be adjusted for demand factors in accordance with the California Electric Code; and
5. Physical space for future electrical heating appliances, including equipment footprint, and if needed a pathway reserved for routing of ductwork to heat pump evaporator(s), shall be depicted on the construction drawings. The footprint necessary for future electrical heating appliances may overlap with non-structural partitions and with the location of currently designed combustion equipment.

20.26.380 Section 5.408 amended – Construction Waste Reduction, Disposal and Recycling.

Section 5.408 is amended to read as follows:

5.408.1 Construction waste management. As provided in Municipal Code Chapter 9.21, "regulated projects" as defined therein shall comply with Municipal Code Chapter 9.21. Projects that are not regulated by Municipal Code Chapter 9.21 shall comply with CALGreen Section 5.408, as applicable.

5.408.2 Universal waste. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: <https://dtsc.ca.gov/universalwaste/>

5.408.3 Excavated soil and land clearing debris. 100 percent of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on- or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the Alameda County Department of Agriculture Commissioner and follow its direction for recycling or disposal of material. (<http://www.acgov.org/cda/awm/contactus.htm?c=01>)
2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdffa.ca.gov)

Chapter 20.36 PLEASANTON SECURITY REGULATIONS

Sections:

20.36.110 Commercial Buildings–Lighting- amended.

20.36.120 Residential units–Doors– amended.

20.36.160 Residential units–Lighting- amended.

20.36.110 Commercial Buildings–Lighting- amended.

All non-residential exterior lighting shall meet the requirements in the current California Energy Efficiency Standards.

20.36.120 Residential units–Doors– amended.

Section 101.3 Scope is amended by deleting item D, and re-numbering remaining items to read as follows:

Each exterior door shall be secured as follows:

- A. Exterior doors (excluding glass patio doors) and doors leading from garage areas into dwelling shall be of solid core no less than one and three-eighths inch thickness.
- B. Exterior doors leading from outside to interior of attached garage shall be of solid core no less than one and three-eighths inch thickness.
- C. Exterior doors (excluding glass patio doors) and doors leading from garage areas into dwellings shall have a self-locking lock with deadlatch.
- D. The deadlatch lock and dead bolt lock on the same door shall be keyed alike (one key will fit both locks).
- E. Pairs of doors shall have flush bolts with a minimum throw of five-eighths inch at the head and foot (floor and ceiling) of the inactive leaf.
- F. Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb joined by a rabbet.
- G. Nonremovable pin or interlocking stud-type hinge shall be used in pin-type hinge which is accessible from the outside when the door is closed.
- H. Cylinders shall be so designed or protected that they cannot be gripped by pliers or other wrenching devices.
- I. The lock or locks shall be operated from the inside of the door by a device not requiring a key.
- J. Locks shall be provided on all sliding patio doors.
- K. Sliding patio glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall have the moveable section of the door sliding on the inside of the fixed portion of the door or possess an approved secondary lock mounted on interior of moveable section.
- L. The lock bolt on all glass patio doors shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearance provided for installation and operation. The strike area shall be of material adequate to maintain effectiveness of bolt strength.

20.36.160 Residential units–Lighting- amended.

All residential exterior lighting shall meet the requirements in the current California Energy Efficiency Standards.

Chapter 20.55 PLEASANTON SWIMMING POOL, ~~AND SPA AND HOT TUB~~ CODE

Sections:

- 20.55.010 Swimming Pool and Spa Code adopted.**
- 20.55.020 ISPSC Chapter 1 deleted.**
- 20.55.030 ISPSC Section 302 Electrical, Plumbing, Mechanical and Fuel Gas Requirements amended.**
- 20.55.040 ISPSC Section 303 Energy amended.**
- 20.55.050 ISPSC Section 304 Flood Hazard Areas amended.**
- 20.55.060 ISPSC Section 305 Barrier requirements amended.**
- 20.55.070 ISPSC Section 306 Decks amended.**
- 20.55.080 ISPSC Section 307 General Design amended.**
- 20.55.090 ISPSC Chapter 4 Public Swimming Pools amended.**
- 20.55.100 ISPSC Chapter 5 Public Spas and Public Exercise Spas amended.**
- 20.55.110 ISPSC Chapter 6 Aquatic Recreation Facilities amended.**
- 20.55.120 ISPSC Chapter 7 Onground Storable Residential Swimming Pools amended.**
- 20.55.130 ISPSC Chapter 8 Permanent Inground Residential Swimming Pools amended.**

20.55.010 Swimming Pool and Spa Code adopted.

- A. There is adopted by reference that certain code known as the International Swimming Pool and Spa Code, more particularly described in this section, except such portions as are amended, modified or deleted in this chapter, and the same is adopted and incorporated as fully as if set out at length in this chapter.
- B. Said code is the International Swimming Pool and Spa Code, 2024 Edition, prepared by ~~the~~ International Code Council, one copy of which is on file with the Building and Safety Division for use by the public.
- C. These regulations shall be known as the Pleasanton Swimming Pool and Spa Code, hereinafter referred to as “this code.”
- D. Where there is a reference in the code to the “building official” it shall mean the “Building and Safety Official,” or in the absence of the Building and Safety Official, the interim, temporary or acting Building and Safety Official.

20.55.020 ISPSC Chapter 1 deleted.

Chapter 1 is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code.

20.55.030 ISPSC Section 302 Electrical, Plumbing, Mechanical and Fuel Gas Requirements amended.

Section 302 is amended to read as follows:

302.1 Electrical. Electrical requirements for aquatic facilities shall be in accordance with the *California Electrical Code*.

Exception: Internal wiring for portable residential spas and portable residential exercise spas.

302.2 Water Service and drainage. Piping and fittings used for water service, makeup and drainage piping for pools and spas shall comply with the *California Plumbing Code*. Fittings shall be approved for installation with the piping installed.

302.3 Pipe, fittings and components. Pipe, fittings and components shall be listed and labeled in accordance with NSF 50 or NSF 14. Plastic jets, fittings and outlets used in public spas shall be listed and labeled in accordance with NSF 50.

Exceptions:

1. Portable residential spas and portable residential exercise spas listed and labeled in accordance with UL 1563 or CSA C22.2 No 218.1.
2. Onground storage pools supplied by the pool manufacturer as a kit that includes all pipe, fittings and components.

302.4 Concealed piping inspection. Piping, including process piping, that is installed in trenches, shall be inspected prior to backfilling.

302.5 Backflow protection. Water supplies for pools and spas shall be protected against backflow in accordance with the *California Plumbing Code*.

302.6 Wastewater discharge. Where wastewater from pools or spas, such as backwash water from filters and water from deck drains discharge to a building drainage system, the connection shall be through an airgap in accordance with the *California Plumbing Code*.

302.7 Tests. Tests on water piping systems constructed of plastic piping shall not use compressed air for the test.

302.8 Maintenance. Pools and spas shall be maintained in a clean and sanitary condition, and in good repair.

302.8.1 Manuals. An operating and maintenance manual in accordance with industry-accepted standards shall be provided for each piece of equipment requiring maintenance.

20.55.040 ISPSC Section 303 Energy amended.

Section 303 is deleted in its entirety and amended to read as follows:

303.1 Energy. All pool and spa energy consumption shall meet the requirements in the current *California Energy Efficiency Standards*.

20.55.050 ISPSC Section 304.2 Determination of impacts based on location amended.

Section 304.2 is amended to read as follows:

304.2 Determination of impacts based on location. Pools and spas located in flood hazard areas indicated within the City of Pleasanton shall comply with 304.2.1 or 304.2.2.

The remainder of Section 304.2 is unchanged.

20.55.060 ISPSC Section 305 Barrier requirements amended.

Section 305 is deleted in its entirety and amended to read as follows:

305 General. Barriers or enclosures are required at outdoor pools and spas and shall comply with the *California Building Code* and the requirements of Sections 305.1, 305.2 and other applicable sections of this code.

305.1 Pools and spas at single-family homes. The design of barriers or enclosures for restricting entry into areas having pools and spas at a single-family private home shall comply with the *California Building Code* Section 3109.

305.2 Public pools. The design of barriers or enclosures for restricting entry into areas having public pools and spas as defined in the *California Building Code* Section 31B shall comply with the *California Building Code* Section 3119B.

305.3 Outdoor swimming pools and spas. Outdoor pools and spas shall be surrounded by a barrier or enclosure that isolates a swimming pool and meets the requirements in *California Building Code* Section 3109 and the *California Health and Safety Code* Section 115923, or the *California Building Code* Section 3119B, as applicable.

20.55.070 ISPSC Section 306 Decks amended.

Section 306.1 is amended to read as follows:

306.1 General. The structural design and installation of decks around pools and spas shall be in accordance with the *California Building Code* or the *California Residential Code*, as applicable.

Section 306.9.1 is amended to read as follows:

306.9.1 Hose bibbs. Hose bibbs shall be provided for rinsing down the entire deck and shall be installed in accordance with the *California Plumbing Code* and shall be located not greater than 150 feet (45,720 mm) apart. Water-powered devices, such as water-powered lifts, shall have a dedicated hose bibb water source.

Exception: Residential pools and spas shall not be required to have hose bibbs located at 150-foot (45,720 mm) intervals, nor have a dedicated hose bibb for water-powered devices.

20.55.080 ISPSC Section 307 General Design amended.

Section 307.1 is amended to read as follows:

307.1 General design requirements. Sections 307.1.1 through 307.1.4 shall apply to all pools and spas.

307.1.1 Glazing in hazardous locations. Hazardous locations shall be as defined in the *California Building Code* or the *California Residential Code*, as applicable. Where glazing is determined to be in a hazardous location, the requirements for the glazing shall be in accordance with those codes, as applicable.

307.1.2 Color and finishes. For other than residential pools and residential spas, the colors, patterns, or finishes of the pool or spa interiors shall not obscure objects or surfaces within the pool or spa.

307.1.4 Roofs or canopies. Roofs or canopies over pools and spas shall be in accordance with the *California Building Code* or *California Residential Code* as applicable and shall be constructed so as to prevent water runoff into the pool or spa.

307.1.5 Accessibility. An accessible route to and into public pools and spas shall be provided in accordance with the *California Building Code*.

Section 307.2. is amended to read as follows:

307.2.2 Materials and structural design. Pools and spas shall conform to one or more of the standards indicated in Table 307.2.2. The structural design of pools and spas shall be in accordance with the *California Building Code*.

20.55.090 ISPSC Chapter 4 Public Swimming Pools amended.

Chapter 4 is deleted in its entirety and is amended to read:

Shall comply with Chapter 31B of the *California Building Code*.

20.55.100 ISPSC Chapter 5 Public Spas and Public Exercise Spas amended.

Chapter 5 is deleted in its entirety and is amended to read:

Shall comply with Chapter 31B of the *California Building Code*.

20.55.110 ISPSC Chapter 6 Aquatic Recreation Facilities amended.

Chapter 6 is deleted in its entirety and is amended to read:

Shall comply with Chapter 31B of the *California Building Code*.

20.55.120 ISPSC Chapter 7 Onground Storable Residential Swimming Pools amended.

Section 703.1 is amended to read as follows:

703.1 General. Decks provided by the pool manufacturer shall be installed in accordance with the manufacturer's instructions. Decks fabricated on-site shall be in accordance with the *California Residential Code*.

20.55.130 ISPSC Chapter 8 Permanent Inground Residential Swimming Pools amended.

Section 802 is amended to read as follows:

802.1 Materials of components and accessories. The materials of components and accessories used for permanent inground residential swimming pools shall be suitable for the environment in which they are installed. The materials shall be capable of fulfilling the design, installation and the intended use requirements in the *California Residential Code*.

802.2 Structural Design. The structural design and materials shall be in accordance with the *California Residential Code*.

Chapter 20.65 PROPERTY MAINTENANCE CODE

Sections:

- 20.65.010 International Property Maintenance Code adopted.**
- 20.65.020 Section 102.3 amended - Application of other Codes.**
- 20.65.030 Section 107.4 amended - Violation penalties.**
- 20.65.090 Section 202 Definitions – Added**
- 20.65.100 Section 302.4 amended - Weeds.**
- 20.65.110 Section 302.8 amended - Motor Vehicles.**
- 20.65.120 Section 303 amended - Swimming Pools, Spas and Hot Tubs.**
- 20.65.150 Section 404.6 amended - Efficiency Unit.**

20.65.010 International Property Maintenance Code adopted.

- A. There is adopted by reference that certain code known as the International Property Maintenance Code, more particularly described in this section, except such portions as are amended, modified or deleted in this chapter and the same is adopted and incorporated as fully as if set out at length in this chapter.
- B. Said Code is the International Property Maintenance Code 2024 Edition including all Appendices, published by the International Code Council.
- C. These regulations shall be known as the Pleasanton Property Maintenance Code, hereinafter referred to as “this code.”
- D. Wherein the Code references the “Executive Official” or the “Code Official” it shall mean the Building and Safety Official or the Acting, Temporary or interim Building and Safety Official.

20.65.020 Section 102.3 amended - Application of other Codes.

Section 102.3 of the International Property Maintenance Code, 2024 Edition is amended to read as follows:

102.3 Application of other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the provisions of the current edition of the California Building, Plumbing, Electrical and Mechanical Codes as adopted by the City of Pleasanton.

20.65.030 Section 107.4 amended - Violation penalties.

Section 106.4 of the International Property Maintenance Code, 2024 Edition is amended to read as follows:

10674 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense. A violation of any section of this code constitutes a violation of the Pleasanton Municipal Code. Penalties for violations will be as provided in Section 1.12.020, 1.24.030, 1.28.030 or any other application section of the Pleasanton Municipal Code.

20.65.090 Section 202 Definitions – Added.

Section 202 of the International Property Maintenance Code, 2024 Edition is amended to have these definitions read as follows:

International Electrical Code or ICC Electrical Code. International Electrical Code or ICC Electrical Code shall mean the Pleasanton Electrical Code.

International Mechanical Code or ICC Mechanical Code. International Mechanical Code or ICC Mechanical Code shall mean the Pleasanton Mechanical Code.

International Plumbing Code or ICC Plumbing Code. International Plumbing Code ICC Plumbing Code shall mean the Pleasanton Plumbing Code.

International Fuel Gas Code or ICC Fuel Gas Code. International Fuel Gas Fuel Gas Code or ICC Fuel Gas Code shall mean the Pleasanton Plumbing Code.

International Residential Code or ICC Residential Code. International Residential Code or ICC Residential Code shall mean the Pleasanton Residential Code.

20.65.100 Section 302.4 amended - Weeds.

Section 302.4 of the International Property Maintenance Code, 2024 Edition is amended to read as follows:

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or uncontrolled plant growth in excess of 20 inches in height. All noxious weeds shall be prohibited on developed properties. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided: however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.4 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

20.65.110 Section 302.8 amended - Motor Vehicles.

Section 302.8 of the International Property Maintenance Code, 2024 Edition is amended to read as follows:

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exceptions:

1. A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

2. A vehicle owned by the resident conducting major repair or restoration work on his own vehicle in an enclosed garage.

20.65.120 Section 303 amended - Swimming Pools, Spas and Hot Tubs.

Section 303 of the International Property Maintenance Code, 2024 Edition is amended to read as follows:

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas containing water more than 18 inches (457 mm) in depth shall be completely surrounded by a fence or barrier in compliance with Section 3109 in the 2025 *California Building Code* as applicable. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 60 inches (1524 mm) above finished grade or landing, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346-91 shall be exempt from the provisions of this section.

20.65.150 Section 404.6 amended - Efficiency Unit.

Section 404.6 of the International Property Maintenance Code, 2024 Edition is amended to read:

Shall comply with section 1208.5 of the 2025 *California Building Code*.

EXHIBIT C

The following amendments are proposed to various chapters and sections of Title 18 – Zoning of the Pleasanton Municipal Code. Proposed text to be inserted is indicated in underline, and proposed text to be deleted in ~~strikethrough~~ format.

18.88.035 Requirements for alternative vehicle parking.

A. Alternative Vehicle Parking Requirements—Carpool/Vanpool, Car-Share, and Alternative-Fuel Vehicles.

1. Office and Industrial Development. All new construction, major alteration or enlargement of office and industrial facilities meeting the building size thresholds defined by subsection (A)(1)(a), shall designate at least 10 percent of the off-street parking spaces required by Section 18.88.030 of this chapter as stalls for carpool, vanpool, car-share, and alternative-fuel vehicles, as further specified below:

a. Building Size Thresholds. The thresholds listed below shall be used to determine if a project is subject to the provisions of this subsection. Alternative thresholds may be proposed and will be subject to approval by the community development director.

i. Office. All new construction, major alteration or enlargement of office facilities resulting in 30,000 square feet or more of gross floor area at one site shall be subject to the provisions of this subsection;

ii. Industrial. All new construction, or major alteration or enlargement of industrial facility with 40,000 square feet of gross floor area or more at one site shall be subject to the provisions of this subsection.

The applicability of projects having a mixture of office and industrial uses shall be determined by assuming one employee for each 300 square feet of gross floor area of office use, and one employee for each 400 square feet of gross floor area of industrial use. Projects totaling 100 or more employees shall be subject to the provisions of this chapter.

b. For each 10 spaces of alternative vehicle parking required by this subsection, a minimum of one space shall be designated as a carpool stall and a minimum of one space as a vanpool stall. Six spaces shall be designated for additional carpool/vanpool vehicles, car-share vehicles, or alternative-fuel vehicles (including, but not limited to ethanol, biodiesel, fuel cell (hydrogen), natural gas vehicles) but not including hybrid or bi-fuel vehicles where one of the fuels is gasoline or diesel. The six spaces shall also be provided with electrical conduit and service capacity so that when demand warrants, as determined by the community development director, these spaces may be used for electric vehicle charging.

- c. All of the alternative vehicle parking spaces required under this subsection shall be preferentially located as close to the employee entrance as practical without displacing accessible parking and any designated customer or client parking.
3. All of the alternative vehicle parking spaces required under this section, shall be counted toward the off-street parking required by Section 18.88.030 of this chapter and the accessible parking spaces shall be as required by the current California Building Code.
4. All of the alternative vehicle parking spaces required under this section, shall be clearly marked with both signage and pavement stencils, except that in private garages as described in subsection (A)(2)(c) above, only interior signage shall be required to indicate the availability of electric vehicle charging equipment.
5. Parking spaces required under this section shall meet the dimensional standards of Section 18.88.040 of this chapter.

CITY COUNCIL AGENDA REPORT

October 7, 2025
Community and Economic Development

TITLE: INTRODUCE AN ORDINANCE AMENDING CHAPTER 18.106 OF THE PLEASANTON MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS, TO COMPLY WITH STATE LAW [P25-0026]

SUMMARY

In September 2024, Governor Newsom signed Senate Bill 1211 (SB 1211) and Assembly Bill 2533 (AB 2533), amending existing State law with respect to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). The laws took effect on January 1, 2025. Accordingly, the City is initiating amendments to the Municipal Code to comply with the recent legislation and other minor amendments to be consistent with State law.

RECOMMENDATION

1. Find that the proposed amendment to the Municipal Code is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and categorically exempt per California Environmental Quality Act (CEQA) Guidelines Section 15303; and
2. Introduce the ordinance, find the subject code amendment consistent with the General Plan, and approve Case P25-0026, an amendment to the Pleasanton Municipal Code (PMC) as shown in Exhibit A.

BACKGROUND

For the past several years, the State has adopted a series of new laws intended to encourage the production of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), principally by reducing regulatory barriers to property owners' construction of these units. Recent examples include legislation requiring ministerial approval of ADU and JADU applications within 60 days, authorizing ADUs on lots with multifamily dwellings, and prohibiting local agencies from imposing local development standards (e.g., height and setbacks) beyond state-set limits.

The City has progressively updated its ADU ordinance (PMC Chapter 18.106) to respond to and come into compliance with State law. Among these revisions, Ordinance 2213 was adopted in March, 2021 to modify PMC Chapters 18.08, 18.28, 18.32, 18.36, 18.44, 18.46, 18.84, and 18.106 to implement State law changes enacted in 2020; Ordinance 2277 was adopted in May, 2024 to further revise Chapter 18.106 to comply with additional State law provisions enacted in 2023.

Governor Newsom signed additional ADU-related legislation in 2024. Staff drafted proposed amendments to Chapter 18.106 in response, and the Planning Commission reviewed

proposed revisions to Chapter 18.106 at its February 12, 2025 meeting, and forwarded a recommendation to the City Council. After the March 18, 2025 City Council agenda was published, the City received a comment letter from California Housing Defense Fund (CalHDF), a housing advocacy group, identifying other potential revisions to the ordinance, and the item was pulled off the City Council agenda. City staff subsequently consulted with the California Department of Housing and Community Development (HCD) on the draft ordinance, including sharing a draft of the proposed Ordinance, and has implemented the changes required and suggested by HCD for compliance with State law. The Planning Commission reviewed the draft amendments, reflecting the subsequent revisions suggested by HCD, at its August 27, 2025, meeting and forwarded a recommendation for approval to the City Council.

Staff re-sent the Planning Commission's recommended draft Ordinance to HCD, who suggested a minor clarification to Section 18.106.030 C., regarding the allowable number of ADUs on a parcel; this change is reflected in the draft Ordinance in Attachment 1.

AB 1033: Separate Conveyance of ADUs

Among the more recent changes to State law was AB1033, which permits local agencies to allow ADUs to be sold separately (“separately conveyed”) from the lot’s primary dwelling if certain conditions are met. At its September 11, 2024 meeting, the Planning Commission discussed the separate conveyance of ADUs, and expressed some, although not unanimous, interest in pursuing the concept. While recognizing that separate conveyance might encourage ADU production by allowing homeowners to receive more economic benefit when investing in the construction of an ADU, the report also noted concerns about potential complexities when separately conveyed ADUs are part of a Homeowners Association (HOA), and are subject to HOA rules and requirements. The City Council also discussed the topic as part of a discussion on October 15, 2024, and expressed an interest in further exploring it. Additional information on separate conveyance was provided to the Planning Commission at its [February 12, 2025](#) meeting, and is outlined in the discussion section below. The discussion concluded with a recommendation from staff, supported by the Planning Commission, not to proceed with the adoption of provisions for separate conveyance of ADUs at this time due to the complexity and likely limited uptake of this provision.

DISCUSSION

The following is a summary of the proposed PMC amendments. As described, staff consulted with HCD representatives to review the draft Ordinance. Feedback from HCD is reflected in the Ordinance amendments:

Statewide Exemption Accessory Dwelling Units

The proposed revision better defines units that comply with Government Code section 66323 and non-exempt accessory dwelling units and uniformly references these two-unit types throughout Chapter 18.106.

Standards for ADUs

State law permits jurisdictions to apply objective development and design standards. The proposed revisions remove non-objective standards and clarify when these standards can apply.

Replacement Parking

Existing Government Code section 66314(d)(11) already prohibits local agencies from requiring off-street parking spaces to be replaced when a garage, carport or covered parking

structure is demolished in conjunction with the construction of, or converted to, an ADU. SB 1211 amends this subsection to also prohibit local agencies from requiring replacement parking when an uncovered parking space is demolished for or replaced with an ADU.

Multifamily ADUs

Under existing Government Code section 66323(a)(3)(A), local agencies must ministerially approve qualifying building permit applications for ADUs within “portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages” The term “livable space” is not defined by State ADU law. SB 1211 changes this by adding a new definition stating “‘livable space’ means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.”

SB 1211 also increases the quantity of detached ADUs allowed on lots with an existing multifamily dwelling. Currently, Government Code section 66323(a)(4)(A) permits lots with an existing or proposed multifamily dwelling up to two detached ADUs. Following SB 1211, lots with an existing multifamily dwelling can have up to eight detached ADUs, or as many detached ADUs as there are primary dwelling units on the lot, whichever is less. SB 1211 does not alter the number of ADUs that lots with proposed multifamily dwellings can have — they remain limited to two detached ADUs.

To be consistent with these changes, Exhibit A to Attachment 1 of this agenda report provides the revised text to Chapter 18.106 of the PMC.

Separate Conveyance of ADUs

Since AB 1033 was adopted, very few jurisdictions have adopted an ordinance allowing the separate conveyance of ADUs. In staff’s research, San José and San Francisco are the only Bay Area jurisdictions to do so. Other jurisdictions have provided discussion of the new law to their decision-making bodies, but in most cases have suggested deferring development of local regulations, pending being able to gauge interest from the development community, and to benefit from the experience of other jurisdictions in developing and implementing an ordinance.

The San José “ADU Condominium” ordinance, adopted on June 18, 2024 ([February 12, 2025 Planning Commission packet](#), page 28), demonstrates the complexity of the process. To date, San José has received one application for ADU Condominium conversion. As can be seen in the ordinance, the requirements are lengthy and complex, since they need to ensure that the separate conveyance included adequate provisions for management and maintenance of common areas, including lienholder consent and the formation of a homeowners association for the primary unit and ADU.

No jurisdictions similar to Pleasanton (i.e. with a large number of planned unit developments and active HOAs) have adopted an ordinance to permit separate conveyance. Many residential neighborhoods in Pleasanton are part of a Planned Unit Development and subject to an HOA and its CC&Rs (covenants, conditions and restrictions). Allowing separate conveyance for properties with existing HOAs could raise complex questions about how dues would be assessed, and how ADU subdivisions would interface with existing CC&Rs and property maintenance and easement agreements.

Given these complexities, the prevalence of HOAs in Pleasanton, the unknown level of interest among property owners and the added administration for both staff and existing HOAs to allow separate conveyance of the principal unit, staff and the Planning Commission do not recommend dedicating limited staff resources to developing a local ordinance to allow separate conveyance at this time. If there proves to be substantial property owner interest and the opportunity to learn from the experience of other similar communities, adopting such an ordinance may be appropriate in the future.

ENVIRONMENTAL ASSESSMENT

The proposed code amendments are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h) in that CEQA does not apply to the adoption of an ordinance implementing state ADU law. The proposed amendments are also statutorily exempt pursuant to CEQA Guidelines Section 15268, in that the amendments are necessary to conform to and implement the ministerial approval processes mandated by State law. The amendments are further exempt pursuant to CEQA Guidelines Section 15061(b)(3) in that there is no possibility the activity will have a significant effect on the environment.

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing on August 27, 2025, to review and provide a recommendation to the City Council on the proposed ordinance. The Planning Commission unanimously recommended approval of the amendments to the City Council. At its February 12, 2025, hearing, the Planning Commission did not recommend pursuing the adoption of separate conveyance of ADUs pursuant to AB 1033, given the limited applicability, complexity of the review process, and demand on staff time. There was no public comment provided during the hearing.

EQUITY AND SUSTAINABILITY

ADUs and JADUs contribute to the creation of affordable housing within the City, and are often used for multi-generational families. Adoption of this ordinance may reduce barriers to constructing ADUs and JADUs.

OUTREACH

Notification of this code amendment has been published in *The Valley Times* as an upcoming agenda item for the October 7, 2025, City Council meeting.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton strategic goal of *Building a Community Where Everyone Belongs*, in that the amendments may further the production of ADUs and JADUs. Amending the PMC to align with State law also furthers Policy 4.3, to implement the Housing Element, which, among other aspects, relies on ADU production to help the City meet its Regional Housing Needs Allocation (RHNA) targets.

FISCAL IMPACT

No financial impact is associated with the actions recommended in this report.

Prepared by:



Emily Carroll, Associate
Planner

Submitted by:



Ellen Clark, Director of Community and
Economic Development

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Ordinance and Exhibit A

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AMENDING CHAPTER 18.106 OF THE PLEASANTON MUNICIPAL CODE TO COMPLY WITH STATE LEGISLATION FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

WHEREAS, state law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”); and

WHEREAS, in recent years, the California legislature has approved, and the Governor has signed into law, numerous bills that, among other things, amend various sections of the Government Code to impose new limits on local authority to regulate ADUs and JADUs; and

WHEREAS, on March 2, 2021, the City Council adopted Ordinance 2213 to comply with state legislation pertaining to ADUs and JADUs; and

WHEREAS, on May 7, 2024, the City Council adopted Ordinance 2277 to implement additional state law requirements for ADUs; and

WHEREAS, effective January 1, 2025 Senate Bill 1211 amended Sections 66314 and 66323 of the Government Code, and Assembly Bill 2533 amended Section 66332 changing the requirements for local governments related to accessory dwelling units and junior accessory dwelling units; and

WHEREAS, the proposed amendments to the Pleasanton Municipal Code implement the requirements of state law and add local policies that are within the scope of the state law; and

WHEREAS, the Planning Commission reviewed the amendments to the Pleasanton Municipal Code at its August 27, 2025 meeting and recommended approval of the amendments by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that the proposed code amendments are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines 15282(h) in that CEQA does not apply to the adoption of a local ordinance implementing the provisions of State ADU law which is set forth in Government Code Section 66310 et. seq. The amendments are further statutorily exempt pursuant to CEQA Guidelines 15268 in that they are a “ministerial project”, involving little or no personal judgment. Additionally, the amendments are exempt pursuant to CEQA Guidelines Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the amendments may have a significant effect on the environment.

SECTION 2. Amendments to Chapter 18.106 of the Pleasanton Municipal Code to comply with state legislation for accessory dwelling units, as shown in Exhibit A to this ordinance.

SECTION 3. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in “The Valley Times,” a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk’s office within fifteen (15) days after its adoption.

SECTION 4. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on October 7, 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jack Balch, Mayor

ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A

TITLE 18 ZONING

CHAPTER 18.08 DEFINITIONS

~~§ 18.08.106. Accessory dwelling units.~~

~~"Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with one or more proposed or existing primary residences. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the one family or multi family dwelling are situated. An accessory dwelling unit also includes the following:~~

~~A. An efficiency unit, as defined in Section 17958.1 of the California Health and Safety Code.~~

~~B. A manufactured home, as defined in Section 18007 of the California Health and Safety Code.~~

CHAPTER 18.106 ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS

Note: Prior ordinance history: Ord. 1812 § 1, 2000.

§ 18.106.010. Purpose.

Accessory and junior accessory dwelling units are a valuable form of housing in the city. These units meet the city's general plan housing policies related to: attaining a variety of housing types; providing housing stock to lower income households; including lower income housing units within market rate housing projects; providing alternative, nontraditional means suited to the community to fill lower and moderate income housing needs; meeting the city's share of regional housing needs; providing a means to assist homeowners in financing the acquisition of a home; and providing security to homeowners living alone.

The further purpose of this chapter is to comply with the requirements of State law. To do so, this chapter identifies those zoning districts where an accessory dwelling unit or junior accessory dwelling unit meeting enumerated standards to ensure neighborhood compatibility is a permitted use in that district.

(Ord. 1885 § 2, 2003; Ord. 2080 § 2, 2013; Ord. 2161 § 1, 2017; Ord. 2213 § 2, 2021)

§ 18.106.020. Definitions.

A. "Accessory dwelling unit" shall mean an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping,

eating, cooking, and sanitation on the same parcel as the one-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

1. An efficiency unit.
2. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

B. “Junior accessory dwelling unit” shall mean a unit that is no more than 500 square feet in size and contained entirely within a one-family residence. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure.

C. “One-family development” shall mean a property, site or parcel that contains one dwelling unit (other than an accessory dwelling unit), where the primary dwelling unit is detached and/or separated from any adjacent dwelling unit other than an accessory dwelling unit. A property, site or parcel containing multiple detached single-family dwellings on the same lot shall also be considered a one-family development.

D. “Multifamily development” shall mean building(s) or structure(s) to house more than one household within separate dwelling units, including units having attached or shared walls.

E. “Statewide exemption accessory dwelling unit,” shall mean a unit that complies with Government Code Section 66323 and meets one of the following:

1. For Single-Family Residential:

- a. One accessory dwelling unit that is within the proposed space of a new, one-family development. The unit shall include an exterior entrance independent of the primary dwelling, and may be located within a garage or carport attached to the primary dwelling.
- b. A conversion of space within an existing one-family development to an accessory dwelling unit. The unit shall include an exterior entrance independent of the primary dwelling, and may be located within a garage or carport attached to the primary dwelling.
- c. Conversion of an existing accessory structure to an accessory dwelling unit, with up to 150 square feet of additional floor area, if necessary to accommodate ingress and egress.
- d. One detached, new construction accessory dwelling unit, which has a floor area of not more than 800 square feet, a maximum height of 16, 18, or 20 feet depending on conditions specified in Government Code Section 66321(b)(4), and four-foot side and rear yard setbacks.
- e. One junior accessory dwelling unit

2. For Multifamily Residential. Multiple state-exempt accessory dwelling units are permitted on lots containing a proposed or existing multifamily dwelling structure or structures, as follows:

- a. All proposed multifamily structures are permitted up to two (2) detached accessory dwelling units not exceeding a maximum height of 16, 18, or 20 feet depending on conditions specified in Government Code Section 66321(b)(4), and four-foot side and rear yard setbacks.
- b. Lots with an existing multifamily dwelling are permitted to have up to eight detached accessory dwelling units, or as many detached accessory dwelling units as there are primary dwelling units on the lot, whichever is less.
- c. Lots containing an existing multifamily dwelling structure or structures are permitted multiple accessory dwelling units located completely within existing areas not used as livable space within the multifamily dwelling structure(s) (including any attached garages

or carports), not to exceed twenty-five (25%) of the total number of existing multifamily dwelling units on the lot, or at least one (1) unit, whichever is greater. A fraction of 0.5 or more is rounded up and a fraction that is less than 0.5 is disregarded. In development projects that have both one-family and multi-family housing types, 25 percent shall apply only to the multi-family development units, and any one-family development units that are within a multi-family development but are on their own parcel are subject to regulations applicable to accessory dwelling units for one-family developments.

- F. “Non-exempt accessory dwelling unit” shall mean an accessory dwelling unit that does not meet the definition of a statewide exemption accessory dwelling unit.

§ 18.106.0320. Use requirements and review process.

- A. Accessory dwelling units and junior accessory dwelling units are permitted uses in the R-1 one family residential district, RM multi-family residential district, planned unit developments zoned for residential uses, MU mixed use districts, C-C central commercial district, and A agricultural district, if the primary unit is a proposed or existing legal one-family dwelling unit or proposed or existing legal multi-family development and the accessory dwelling unit meets all of the standards set forth in Section 18.106.060 of this chapter and the applicable site standards in Section 18.106.040 of this chapter for attached accessory dwelling units, Section 18.106.045 of this chapter for detached accessory dwelling units, Section 18.106.050 of this chapter for accessory dwelling unit(s) resulting from conversion of existing space in multi-family development, or Section 18.106.070 of this chapter for junior accessory dwelling units.
- B. For purposes of this section:
1. A development project that has both one-family and multi-family units on the same lot shall be defined as a multi-family development. ~~A one-family development is defined as a property, site or parcel that contains one dwelling unit (other than an accessory dwelling unit), where the primary dwelling unit is detached and/or separated from any adjacent dwelling unit other than an accessory dwelling unit. A property, site or parcel containing multiple detached single-family dwellings on the same lot shall also be considered a one-family development.~~
 2. In a development project that has both one-family and multi-family housing types, regulations applicable to one-family developments shall apply to the one-family housing types and regulations applicable to multi-family development shall apply to multi-family housing types, irrespective of whether those one-family or multi-family units are each located on their own lot or a common parcel. ~~A multi-family development is defined as building(s) or structure(s) to house more than one household within separate dwelling units, including units having attached or shared walls.~~
 3. The rental period for statewide exemption accessory dwelling units and non-exempt accessory dwelling units shall be at least 30 days.
- C. The maximum number of accessory dwelling units and junior accessory dwelling units allowed on a parcel shall be as follows:

1. For one-family developments, the following are permitted:
 - a. One converted/interior accessory dwelling unit;
 - b. One detached, new construction accessory dwelling unit that does not exceed 800 square feet; and
 - c. One junior accessory dwelling unit.
- ~~C. Subject to meeting the regulations of this section, accessory dwelling units and junior accessory dwelling units as defined in Chapter 18.08 shall be allowed on a parcel in the following quantities:~~
- ~~1. In one-family developments, both of the following are permitted:~~
 - ~~a. One accessory dwelling unit in addition to the primary residential unit. The accessory dwelling unit may be attached or detached and may be the result of new construction or existing space that is converted.~~
 - ~~b. One junior accessory dwelling.~~
2. ~~In the~~ For multi-family developments ~~one of~~ the following are permitted:
 - a. Conversion
 - i. Non-habitable portions of the existing main structure, as defined by Gov. Code, § 66313(e), are permitted to be converted to an accessory dwelling unit. A minimum of one such accessory dwelling unit is permitted. The maximum number of such accessory dwelling units shall not exceed 25 percent of the existing multi-family dwelling units located within each multi-family structure. ~~A fraction of 0.5 or more is rounded up and a fraction that is less than 0.5 is disregarded. In development projects that have both one-family and multi-family housing types, 25 percent shall apply only to the multi-family units, and any one-family units that are within a multi-family development but are on their own parcel are subject to regulations applicable to accessory dwelling units for one-family developments.~~ If the multi-family unit is eligible for an accessory dwelling unit, the accessory dwelling unit resulting from the conversion of space may be located in either the multi-family unit or in the one-family unit.
 - b. Detached
 - i. All proposed multifamily structures are permitted up to two (2) detached accessory dwelling units not exceeding a maximum height of 16, 18, or 20 feet depending on conditions specified in Government Code Section 66321(b)(4), and four-foot side and rear yard setbacks.

- ii. Lots with an existing multifamily dwelling are permitted to have up to eight detached accessory dwelling units, or as many detached accessory dwelling units as there are primary dwelling units on the lot, whichever is less.
- iii. ~~A maximum of two detached accessory dwelling units are permitted.~~ The two accessory dwelling units may be attached to one another but must be detached from all existing structures.

~~For purposes of this section, "Statewide Exemption Accessory Dwelling Unit Standards" are: 800 square feet maximum in size, 16-18, or 20 foot maximum in height depending on conditions specified in Government Code section 66321, subdivision (b)(4) feet maximum in height, and four foot minimum setbacks from side and rear property lines.~~

- D. The city will either approve or deny an application to create an accessory dwelling unit or junior accessory dwelling unit within 60 days from receiving a complete application if there is an existing one-family or multi-family dwelling on the lot. If the permit application to create an accessory dwelling unit or junior accessory dwelling unit is submitted with a permit application to create a new one-family dwelling, the city may delay approving or denying the permit application for the accessory dwelling unit or junior accessory dwelling unit until the city approves or denies the permit application to create the new one-family dwelling. If the city denies an application for an accessory dwelling unit or junior accessory dwelling unit, the city shall return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant within 60 days. In any case, and notwithstanding the requirements of this title, the application to create the new accessory dwelling units or junior accessory dwelling unit shall be considered without discretionary review or hearing. An application for an accessory dwelling or junior accessory dwelling unit shall include:
 - 1. Plot plan (drawn to scale) showing the dimensions of the lot on which the accessory dwelling or junior accessory dwelling unit will be located; the location and dimensioned setbacks of all existing and proposed structures on the proposed site; any existing trees proposed to be removed; all easements; building envelopes; and parking for the project site.
 - 2. Floor plans of the entire structure with each room dimensioned and the resulting floor area calculated. The use of each room shall be identified.
 - 3. Elevation drawings of existing and proposed elevations, showing all relevant details of the proposed construction, including, but not limited to: dimensions; materials and colors with notation demonstrating that the proposed accessory dwelling unit matches the design of the existing structure; and any other special characteristics of the project.
 - 4. A table detailing the lot size, existing home square footage (with and without the garage), square footage of the proposed accessory dwelling unit, and the floor area ratio. If the accessory dwelling unit is for a multi-family development, the table shall include the square footages of all multi-family units within the subject multi-family structure.
- E. Development standards set forth in a planned unit development or specific plan shall apply

to any Nonexempt Accessory Dwelling Unit, ~~accessory dwelling unit that exceeds the Statewide Exemption Accessory Dwelling Unit Standards~~ except that any such planned unit development or specific plan standard cannot be applied if it would either: (1) result in a conflict with standards set forth by the state for accessory dwelling units; or (2) preclude an accessory dwelling unit that meets the applicable requirements of state law or this chapter. (Ord. 1885 § 2, 2003; Ord. 2000 § 1, 2009; Ord. 2080 § 2, 2013; Ord. 2161 § 1, 2017; Ord. 2213 § 2, 2021; Ord. 2244 § 2, 2023)

§ 18.106.0340. Density and growth management program.

- A. An accessory dwelling or junior accessory dwelling unit shall not be considered in applying the growth management program in Chapter 17.36 of this code.
 - B. An accessory dwelling or junior accessory dwelling unit is not considered to increase the density of the lot upon which it is located and is a residential use that is consistent with the existing general plan and zoning designation for the lot.
- (Ord. 1885 § 2, 2003; Ord. 2080 § 2, 2013; Ord. 2161 § 1, 2017; Ord. 2213 § 2, 2021)

§ 18.106.0450. Standards for attached accessory dwelling units—Height limitations, setbacks, open space, and other regulations.

Attached accessory dwelling units shall meet the requirements in Section 18.106.0670 of this chapter and the following requirements:

- A. Attached accessory dwelling units shall not exceed 25 feet in height except when the accessory dwelling unit is the result of the conversion of existing space or accessory dwelling units are proposed as part of a new planned unit development. Except for an attached ~~accessory dwelling unit that meets the Statewide Exemption Accessory Dwelling Unit Standards as defined in Section 18.106.020(E)(1), attached accessory dwelling units shall be subject to the minimum front, rear, and side yard requirements of the main structure as identified in Chapter 18.84, including requirements prescribed in Section 18.84.100. Only in instances when complying with the front yard setback for the main structure precludes and accessory dwelling unit shall the accessory dwelling unit be permitted to encroach into the front yard setback but this encroachment shall be limited only to the extent necessary to accommodate the accessory dwelling unit.~~ No setbacks are required for a legally existing living area that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

Height of the attached accessory dwelling unit is measured vertically from the average elevation of the natural grade or finished grade, whichever is lower, of the ground covered by the accessory dwelling unit to the highest point of the structure including parapet or to the coping of a flat roof, to the deck line of a mansard roof, or to the mean height between eaves and ridges for a hip, gable, or gambrel roof. Accessory dwelling units are limited to two stories. An accessory dwelling unit proposed on the second story shall not exceed 25 feet in height and shall meet the objective standards for second-story accessory dwelling units identified in Section 18.106.060(C)(2).

- B. The gross floor area of an attached accessory dwelling unit shall not exceed 50% of the gross floor area of the existing main dwelling unit or 800 square feet, whichever is greater, with a maximum increase in floor area of 850 square feet if the accessory dwelling unit is a studio or one-bedroom unit or 1,000 square feet if the accessory dwelling unit is two or more

bedrooms. Accessory dwelling units that result from conversion of existing space may exceed these size limits. The gross floor area of the existing main dwelling unit is to be calculated based on the size of the unit prior to the accessory dwelling unit/conversion. In no case shall this requirement necessitate an accessory dwelling unit to be less than: (1) a 150-square-foot efficiency unit; (2) 850 square feet if the accessory dwelling unit is a studio or one-bedroom unit; or (3) 1,000 square feet if the accessory dwelling unit is two or more bedrooms.

- C. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E), an accessory dwelling unit that does not meet all of the Statewide Exemption Accessory Dwelling Unit Standards defined in Section 18.106.020 shall comply with applicable floor area ratio maximums, minimum open space requirements, and any other applicable development regulations established by this section and the zoning district or planned unit development in which the property is located.
- D. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E), and as modified by this chapter, all other regulations embodied in the zoning of the property for main dwellings shall apply to the development of attached accessory dwelling units.

(Ord. 1885 § 2, 2003; Ord. 2080 § 2, 2013; Ord. 2161 § 1, 2017; Ord. 2213 § 2, 2021; Ord. 2277, 5/7/2024)

§ 18.106.05045. Standards for detached accessory dwelling units—Height limitations, setbacks, open space, and other regulations.

Detached accessory dwelling units shall meet the requirements in Section 18.106.0760 of this chapter and the following requirements:

- A. Detached accessory dwelling units shall not exceed 16 feet in height, except that: (1) an accessory dwelling unit that is the result of the conversion of an existing accessory structure may retain the height of the accessory structure even if the structure is greater than 16 feet; and (2) detached accessory structures greater than 16 feet in height may be proposed as part of a new planned unit development. Height for all detached accessory dwelling units is measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure; (3) a detached accessory dwelling unit on an existing or proposed single-family or multi-family dwelling unit that is within one-half mile walking distance of a major transit stop or high quality transit corridor, as defined in Section 21155 of the Public Resources Code shall not exceed 18 feet in height plus an additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit; and (4) a detached accessory dwelling unit on a lot with an existing or proposed multi-family multi-story dwelling shall not exceed 18 feet in height.
- B. All detached accessory dwelling units shall be located a minimum of four feet from side and rear property lines, ~~except in the case where an accessory dwelling unit exceeds 800 square feet, a 10-foot street side setback is required for corner lots. Only in instances when complying with the front yard setback precludes a Statewide Exemption Accessory Dwelling Unit can an encroachment into the front yard setback be permitted and shall be limited only to the extent necessary to accommodate a Statewide Exemption Accessory Dwelling Unit.~~ Where a detached accessory dwelling unit, or a portion thereof, would be constructed in exactly the same location and to exactly the same dimensions as a legal accessory structure,

or is the result of the conversion of an existing accessory structure, the accessory dwelling unit may maintain the same setbacks as the existing structure, with no minimum setback required.

- C. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E)(2)(b), the gross floor area of a detached accessory dwelling unit shall not exceed 850 square feet if the accessory dwelling unit is a studio or one-bedroom unit or 1,000 square feet if the accessory dwelling unit is two or more bedrooms, except where such unit results from conversion of an existing accessory building, in which case it may exceed these size limits.
- D. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E)(1), an accessory dwelling unit ~~that does not meet all of the Statewide Exemption Accessory Dwelling Unit Standards defined in Section 18.106.020~~ shall comply with applicable floor area ratio maximums, minimum open space requirements, and any other applicable development regulations established by this section and the zoning district or planned unit development in which the property is located.
- E. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E)(1), ~~an Except as modified by this chapter,~~ all other regulations embodied in the zoning of the property for class I accessory structures shall apply to the development of detached accessory dwelling units on one-family residential lots and multi-family residential lots.

(Ord. 1885 § 2, 2003; Ord. 2080 § 2, 2013; Ord. 2161 § 1, 2017; Ord. 2213 § 2, 2021; Ord. 2244 § 2, 2023; Ord. 2277, 5/7/2024)

§ 18.106.0650. Standards for accessory dwelling units resulting from converting existing space in multi-family developments—Height limitations, setbacks, open space, and other regulations.

Accessory dwelling units resulting from the conversion of existing space in multi-family developments shall meet the requirements in Section 18.106.0760 of this chapter and the following requirements:

- A. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E), ~~E-~~expansions of the subject building not directly a part of the accessory dwelling unit shall be subject to the maximum height, and the minimum front, rear, and side yard requirements of the for the main structure, as applicable for the zoning district.
- B. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E), ~~E-~~existing space in the multi-family development that is converted to an accessory dwelling unit shall be limited to space that is not habitable space. Space that may be converted includes, but is not limited to: storage rooms, boiler rooms, passageways, attics, basements, or garages. In no case shall the conversion of space to an accessory dwelling unit result in the elimination of access necessary to maintain safe ingress or egress per the Building and Fire Code.
- C. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E), and as modified by this chapter, all other regulations embodied in the zoning of the property for multi-family dwellings shall apply to the development of accessory dwelling units resulting from the conversion of existing space.

(Ord. 2213 § 2, 2021)

§ 18.106.0760. Required standards for all Non-Exempt Accessory Dwelling Units accessory dwelling units.

All Non-Exempt accessory dwelling units shall meet the following standards:

- A. ~~Only one other residential unit shall be permitted on a lot with an accessory dwelling unit. The owner may rent both the primary residential unit and the accessory dwelling unit together to one party who may not further sublease any unit(s) or portion(s) thereof. The owner may rent the accessory dwelling unit to one party. The rental period shall be 30 days or longer. The owner shall be a signatory to any lease for the rented unit, for which the city may reasonably require a copy of to verify compliance with this chapter, and shall be the applicant for any permit issued under this chapter.~~
- B. A. The accessory dwelling unit shall not be sold or held under a different legal ownership than the primary residence, except as provided by Government Code Section 66341; ~~nor shall the lot containing the accessory dwelling unit be subdivided.~~
- C. B. In addition to the other requirements of this chapter, the following objective standards shall apply to accessory dwelling units:
 - 1. Accessory dwelling units shall incorporate the following:
 - a. ~~Architecture of an accessory dwelling unit shall match the existing architectural style of the primary residence with the use of the following building elements to the maximum extent feasible:~~
 - i. a. Use of the same wall material ~~or wall~~, or wall material that has the same exterior appearance visually appears the same as the existing primary residence, including color and texture (i.e. If the primary residence used wood shingles on its exterior, the accessory dwelling unit may use wood shingles or cement shingles that have the same exterior appearance as the wood shingles used on the primary residence);
 - ii. b. Use of the same trim material and trim detail style;
 - iii. c. Use of the same roof form, roofing material, and roof slope ~~to the maximum extent feasible;~~
 - iv. d. Use of the same window size, proportion, operation, recess or reveal, divided light pattern, and spacing distance between placement of windows;
 - v. e. Use of the same railing design and material.
 - f. A solid fence at least six feet in height and vegetative screening/plantings of species with a mature height of at least 10 feet in height shall be located or constructed along interior side and rear property lines adjacent to the accessory dwelling unit if the accessory dwelling unit is located less than 10 feet from respective property lines. On a corner property, if the accessory dwelling unit is located less than 10 feet from respective property lines, a solid fence at least six feet in height or vegetative screening/plantings of a species with a mature height of at least 10 feet shall be located in the area between the accessory dwelling unit and the street side property line, and both a solid fence at least six feet in height and vegetative screening/planting of a species with a mature height of at least 10 feet

g. Exterior lighting shall be shielded, directed downward, and located only at exterior doors and if applicable, along the path of travel from the public right-of-way.

h. ~~To the maximum extent feasible,~~ Mechanical equipment and plumbing, conduit, or cabling for utilities is not permitted on the exterior walls of the accessory dwelling unit. This requirement does not apply to meters, electrical panels, and solar installations.

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7. The following parking standards apply to accessory dwelling units:
 - a. One additional off-street parking space on the lot shall be made continuously available to the occupants of the accessory dwelling unit. Required parking may be provided as tandem, or may be located in setbacks, but not in the front yard setback unless on the driveway.
 - b. When a garage, carport, ~~or~~ covered or uncovered parking structure is demolished in conjunction with construction of an accessory dwelling unit or is converted to an accessory dwelling unit, those offstreet parking spaces are not required to be replaced.
 - c. Parking for an accessory dwelling unit shall not be required if the accessory dwelling unit is:
 - i. Located within one-half mile of public transit;
 - ii. Located within an architecturally and historically significant historic district;
 - iii. Located in part of an existing primary residence or an existing accessory structure;
 - iv. Located in an area requiring on-street parking permits, but not offered to the occupant of the accessory dwelling unit;
 - v. Located within one block of a car share vehicle; or
 - vi. Constructed with a new single-family or multi-family dwelling unit on the same lot, provided the accessory dwelling unit or the parcel satisfies all other development and parcel criteria.
 - d. Parking shall not be required if the city finds that parking is not feasible due to site topography or would create fire or life-safety conditions.
8. The square footage of the primary residence and accessory dwelling unit(s) combined cannot exceed the maximum floor area ratio requirement for the lot, except that the maximum floor area ratio may not reduce the square footage of an accessory dwelling unit to less than 800 square feet if the accessory dwelling unit meets the requirements of Section 18.106.020(E)D ~~is 16 feet or less in height and located at least four feet from side and rear property lines.~~
9. The accessory dwelling unit shall have access to at least 80 square feet of open space on the lot, except that this open space requirement may not reduce the square footage of an accessory dwelling unit to less than 800 square feet if the accessory dwelling unit is 16 feet or less in height and located at least four feet from side and rear property lines.
- D. ~~C.~~ The resident owner shall install address signs ~~that are clearly visible from the street during both daytime and evening hours and which plainly~~ indicate that two separate units exist on the lot, as required by the fire marshal. The resident owner shall obtain the new street address for the accessory dwelling unit from the engineering department.
- E. ~~D.~~ Adequate roadways, public utilities and services shall be available to serve the accessory dwelling unit. Accessory dwelling units shall not be considered new residential uses for the purposes of calculating connection fees or capacity charges for sewer and water.

Installation of a separate direct connection between an accessory dwelling unit contained within an existing structure and the utility shall not be required. Accessory dwelling units not within an existing structure shall be required to install a new or separate utility connection and be charged a connection fee and/or capacity charge. These charges shall be proportionate to the burden imposed by the accessory dwelling unit on the water or sewer system based upon either its size or number of plumbing fixtures as determined by the city.

- F. E. The owner of the lot on which an accessory dwelling unit is located shall participate in the city's monitoring program to determine rent levels of the accessory dwelling units being rented.
- G. F. The accessory dwelling unit shall not create an adverse impact on any real property that is listed in the California Register of Historical Resources.
- H. G. The accessory dwelling unit shall comply with other zoning and building requirements generally applicable to residential construction in the applicable zone where the property is located.
- I. ~~H. A restrictive covenant shall be recorded against the lot containing the accessory dwelling unit with the Alameda County recorder's office prior to the issuance of a building permit from the building division stating that:~~

~~The property contains an approved accessory dwelling unit pursuant to Chapter 18.106 of the Pleasanton Municipal Code and is subject to the restrictions and regulations set forth in that chapter. These restrictions and regulations generally address subdivision and development prohibitions, lease requirements, limitations on the size of the accessory dwelling unit, parking requirements, and participation in the city's monitoring program to determine rent levels of the accessory dwelling units being rented. Current restrictions and regulations may be obtained from the city of Pleasanton planning division. These restrictions and regulations shall be binding upon any successor in ownership of the property.~~

(Ord. 1885 § 2, 2003; Ord. 2000 § 1, 2009; Ord. 2080 § 2, 2013; Ord. 2161 § 1, 2017; Ord. 2179 § 2, 2018; Ord. 2213 § 2, 2021; Ord. 2277, 5/7/2024)

§ 18.106.0870. Required standards for all junior accessory dwelling units.

All junior accessory dwelling units shall meet the following standards:

- A. The junior accessory dwelling unit shall be located entirely within the existing structure of the ~~detached~~ one-family residence and attached garages and shall have its own separate interior and exterior entrances.
- B. The junior accessory dwelling unit shall not exceed 500 square feet in area. ~~The square footage of the primary residence and ADU combined cannot exceed the maximum floor area ratio requirement for the lot.~~
- B. The junior accessory dwelling unit shall include an efficiency kitchen which includes a sink, cooking appliance, counter surface, and storage cabinets that meet minimum building code standards. ~~Gas and 220v circuits shall not be allowed.~~ The junior accessory dwelling unit may share sanitation facilities ~~a bathroom~~ with the primary residence or may have its own sanitation facilities ~~bathroom~~.
- C. Parking shall not be required for a junior accessory dwelling unit. When code-required parking for the primary residence's garage is eliminated and/or modified, in conjunction with

the creation of a junior accessory dwelling unit, the replacement space(s) shall be located on the same lot as the primary unit. With the approval of the community development director or designee, the parking may be configured in a flexible manner so as not to burden the creation of the junior accessory dwelling unit. The location and configuration of the replacement parking is subject to the review and approval of the director of community development, and may be located and configured in such a manner to facilitate the junior accessory dwelling unit.

- D. Additional water, sewer and power connection fees shall not be required.
- E. Only one other residential unit and up to one other accessory dwelling unit shall be permitted on a lot with a junior accessory dwelling unit, as provided in 18.106.030(C)(1). If the owner occupies the primary residential unit, the owner may rent the junior accessory dwelling unit to one party. If the owner occupies the junior accessory dwelling unit, the owner may rent the primary residential unit to one party. The owner may rent both the primary residential unit and the junior accessory dwelling unit together to one party who may not further sublease any unit(s) or portion(s) thereof. In any case, the rental period shall be longer than 30 days. The owner shall be a signatory to any lease for the rented unit, for which the city may reasonably require a copy of to verify compliance with this chapter, and shall be the applicant for any permit issued under this chapter.
- F. The junior accessory dwelling unit shall not be sold or held under a different legal ownership than the primary residence, nor shall the lot containing the junior dwelling unit be subdivided.
- G. The resident owner shall install address signs ~~that are clearly visible from the street during both daytime and evening hours and~~ which plainly indicate that two separate units exist on the lot, as required by the fire marshal. The resident owner shall obtain the new street address for the junior accessory dwelling unit from the engineering department.
- H. Except as modified by this chapter, all other regulations embodied in the zoning of the property for main dwellings shall apply to the development of junior accessory units.
- I. The owner of the lot on which the junior accessory dwelling unit is located shall participate in the city's monitoring program to determine rent levels of the junior accessory dwelling unit being rented.
- J. The junior accessory dwelling unit shall comply with the other zoning and building requirements generally applicable to residential construction in the applicable zone where the property is located.
- K. A restrictive covenant shall be recorded against the lot containing the junior accessory dwelling unit with the Alameda County recorder's office prior to the issuance of a building permit from the building division stating that:

The property contains an approved junior accessory dwelling unit pursuant to Chapter 18.106 of the Pleasanton Municipal Code and is subject to the restrictions and regulations set forth in that chapter. These restrictions and regulations generally address subdivision and development prohibitions, owner occupancy and lease requirements, limitations on the size of the junior accessory dwelling unit, parking requirements, and participation in the city's monitoring program to determine rent levels of the junior accessory dwelling unit being rented. Current restrictions and regulations may be obtained from the city of Pleasanton planning division. These restrictions and regulations shall be binding upon any successor in ownership of the property.

(Ord. 2161 § 1, 2017; Ord. 2179 § 2, 2018; Ord. 2213 § 2, 2021)

§ 18.106.090. Nonconforming Zoning Code Conditions, Building Code Violations, and Unpermitted Structures.

- A. The City will not deny an accessory dwelling unit or junior accessory dwelling unit application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety, and that is not affected by the construction of the accessory dwelling unit or junior accessory dwelling unit.
- B. As required by state law, the City may not deny a permit to legalize an existing but unpermitted accessory dwelling unit or junior accessory dwelling unit that was constructed before January 1, 2020, if the denial would be based on either of the following grounds:
 - 1. The accessory dwelling unit or junior accessory dwelling unit violates applicable building standards; or
 - 2. The accessory dwelling unit or junior accessory dwelling unit does not comply with state ADU law or this Chapter 18.106.
- C. Notwithstanding subsection 18.106.080(B). above, the City may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if the City makes a finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code section 17920.3. Subsection 18.106.080(B) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code section 17920.3.

§ 18.106.0760. Required standards for all Non-Exempt Accessory Dwelling Units accessory dwelling units.

All Non-Exempt accessory dwelling units shall meet the following standards:

- ~~A. Only one other residential unit shall be permitted on a lot with an accessory dwelling unit. The owner may rent both the primary residential unit and the accessory dwelling unit together to one party who may not further sublease any unit(s) or portion(s) thereof. The owner may rent the accessory dwelling unit to one party. The rental period shall be 30 days or longer. The owner shall be a signatory to any lease for the rented unit, for which the city may reasonably require a copy of to verify compliance with this chapter, and shall be the applicant for any permit issued under this chapter.~~
- B. A. The accessory dwelling unit shall not be sold or held under a different legal ownership than the primary residence, except as provided by Government Code Section 66341; ~~nor shall the lot containing the accessory dwelling unit be subdivided.~~
- C. B. In addition to the other requirements of this chapter, the following objective standards shall apply to accessory dwelling units:
 - 1. Accessory dwelling units shall incorporate the following:
 - a. ~~Architecture of an accessory dwelling unit shall match the existing architectural style of the primary residence with the use of the following building elements to the maximum extent feasible:~~

- i. a. Use of the same wall material ~~or wall~~, or wall material that has the same exterior appearance visually appears the same as the existing primary residence, including color and texture (i.e. If the primary residence used wood shingles on its exterior, the accessory dwelling unit may use wood shingles or cement shingles that have the same exterior appearance as the wood shingles used on the primary residence;
 - ii. b. Use of the same trim material and trim detail style;
 - iii. c. Use of the same roof form, roofing material and roof slope to the maximum extent feasible;
 - iv. d. Use of the same window size, proportion, operation, recess or reveal, divided light pattern, and spacing distance between placement of windows;
 - v. e. Use of the same railing design and material.
 - f. A solid fence at least six feet in height and vegetative screening/plantings of species with a mature height of at least 10 feet in height shall be located or constructed along interior side and rear property lines adjacent to the accessory dwelling unit if the accessory dwelling unit is located less than 10 feet from respective property lines. On a corner property, if the accessory dwelling unit is located less than 10 feet from respective property lines, a solid fence at least six feet in height or vegetative screening/plantings of a species with a mature height of at least 10 feet shall be located in the area between the accessory dwelling unit and the street side property line, and both a solid fence at least six feet in height and vegetative screening/planting of a species with a mature height of at least 10 feet shall be located in the area between the accessory dwelling unit and the rear property line. In no instance shall solid fencing be required in planned unit developments where open fencing is otherwise required. In no instance shall the provisions of this subsection conflict with the fence requirements identified in Chapter 18.84 of this title.
 - g. Exterior lighting shall be shielded, directed downward, and located only at exterior doors and if applicable, along the path of travel from the public right-of-way.
 - h. ~~To the maximum extent feasible,~~ Mechanical equipment and plumbing, conduit, or cabling for utilities is not permitted on the exterior walls of the accessory dwelling unit. This requirement does not apply to meters, electrical panels, and solar installations.
2. The following standards apply to accessory dwelling units proposed as a second-story accessory dwelling unit that is consistent with this chapter:
- a. ~~Any exterior stairway proposed to serve the accessory dwelling unit shall not be visible from the public right of way on the frontage abutting the front yard upon completion of the construction of the accessory dwelling unit. Where the project includes planting of vegetation for screening an exterior stairway, the assessment of visibility may take into account the mature height of vegetation that has been planted but has not yet reached full maturity at completion of construction.~~
 - b. a. All new windows may be operable, but at least one of the following measures must be implemented for new second-story windows in an accessory dwelling unit that are 25 feet or less from a property line: (i) the proposed window of the

accessory dwelling unit is positioned such that the window sill is at least five feet above finished floor; or (ii) the proposed window of the accessory dwelling unit utilizes frosted or obscured glass in the glazing portion of the window. As used in this section, frosted or obscure glass is glass which is patterned or textured such that objects, shapes, and patterns beyond the glass are not easily distinguishable.

3. No balconies or upper-story decks shall be allowed for an accessory dwelling unit, except for decorative/faux balconies without decks that match the primary dwelling structure.
4. If garage space is converted to an accessory dwelling unit, at the option of the property owner, the existing garage door(s) may either be left in place, or removed and infilled such that the wall appears integrated with rest of the home, with the same exterior wall material, building color, and trim as the primary dwelling structure.
5. With the objective of retaining the appearance of a one-family residence, the entry door to an attached accessory dwelling unit proposed on a property with a one-family development shall be located on a different facade than the door to the primary residence.
6. Additions to accessory structures of 150 square feet or less beyond the existing physical dimensions to accommodate ingress/egress to an accessory dwelling unit are allowed. Additions to accessory structures greater than 150 square feet necessitate that the proposed accessory dwelling unit meet the maximum size required by Section 18.106.045.
7. The following parking standards apply to accessory dwelling units:
 - a. One additional off-street parking space on the lot shall be made continuously available to the occupants of the accessory dwelling unit. Required parking may be provided as tandem, or may be located in setbacks, but not in the front yard setback unless on the driveway.
 - b. When a garage, carport, ~~or~~ covered or uncovered parking structure is demolished in conjunction with construction of an accessory dwelling unit or is converted to an accessory dwelling unit, those offstreet parking spaces are not required to be replaced.
 - c. Parking for an accessory dwelling unit shall not be required if the accessory dwelling unit is:
 - i. Located within one-half mile of public transit;
 - ii. Located within an architecturally and historically significant historic district;
 - iii. Located in part of an existing primary residence or an existing accessory structure;
 - iv. Located in an area requiring on-street parking permits, but not offered to the occupant of the accessory dwelling unit;
 - v. Located within one block of a car share vehicle; or
 - vi. Constructed with a new single-family or multi-family dwelling unit on the

same lot, provided the accessory dwelling unit or the parcel satisfies all other development and parcel criteria.

- d. Parking shall not be required if the city finds that parking is not feasible due to site topography or would create fire or life-safety conditions.
8. The square footage of the primary residence and accessory dwelling unit(s) combined cannot exceed the maximum floor area ratio requirement for the lot, except that the maximum floor area ratio may not reduce the square footage of an accessory dwelling unit to less than 800 square feet if the accessory dwelling unit meets the requirements of Section 18.106.020(E)D ~~is 16 feet or less in height and located at least four feet from side and rear property lines.~~
9. The accessory dwelling unit shall have access to at least 80 square feet of open space on the lot, except that this open space requirement may not reduce the square footage of an accessory dwelling unit to less than 800 square feet if the accessory dwelling unit is 16 feet or less in height and located at least four feet from side and rear property lines.
- J. C. The resident owner shall install address signs ~~that are clearly visible from the street during both daytime and evening hours~~ and which plainly indicate that two separate units exist on the lot, as required by the fire marshal. The resident owner shall obtain the new street address for the accessory dwelling unit from the engineering department.
- K. D. Adequate roadways, public utilities and services shall be available to serve the accessory dwelling unit. Accessory dwelling units shall not be considered new residential uses for the purposes of calculating connection fees or capacity charges for sewer and water. Installation of a separate direct connection between an accessory dwelling unit contained within an existing structure and the utility shall not be required. Accessory dwelling units not within an existing structure shall be required to install a new or separate utility connection and be charged a connection fee and/or capacity charge. These charges shall be proportionate to the burden imposed by the accessory dwelling unit on the water or sewer system based upon either its size or number of plumbing fixtures as determined by the city.
- L. E. The owner of the lot on which an accessory dwelling unit is located shall participate in the city's monitoring program to determine rent levels of the accessory dwelling units being rented.
- M. F. The accessory dwelling unit shall not create an adverse impact on any real property that is listed in the California Register of Historical Resources.
- N. G. The accessory dwelling unit shall comply with other zoning and building requirements generally applicable to residential construction in the applicable zone where the property is located.
- O. H. ~~A restrictive covenant shall be recorded against the lot containing the accessory dwelling unit with the Alameda County recorder's office prior to the issuance of a building permit from the building division stating that:~~

~~The property contains an approved accessory dwelling unit pursuant to Chapter 18.106 of the Pleasanton Municipal Code and is subject to the restrictions and regulations set forth in that chapter. These restrictions and regulations generally address subdivision and development prohibitions, lease requirements, limitations on the size of the accessory dwelling unit, parking requirements, and participation in the city's monitoring program to determine rent levels of the~~

accessory dwelling units being rented. Current restrictions and regulations may be obtained from the city of Pleasanton planning division. These restrictions and regulations shall be binding upon any successor in ownership of the property.

(Ord. 1885 § 2, 2003; Ord. 2000 § 1, 2009; Ord. 2080 § 2, 2013; Ord. 2161 § 1, 2017; Ord. 2179 § 2, 2018; Ord. 2213 § 2, 2021; Ord. 2277, 5/7/2024)

§ 18.106.0870. Required standards for all junior accessory dwelling units.

All junior accessory dwelling units shall meet the following standards:

- C. The junior accessory dwelling unit shall be located entirely within the existing structure of the ~~detached~~ one-family residence and attached garages and shall have its own separate interior and exterior entrances.
- D. The junior accessory dwelling unit shall not exceed 500 square feet in area. ~~The square footage of the primary residence and ADU combined cannot exceed the maximum floor area ratio requirement for the lot.~~
- L. The junior accessory dwelling unit shall include an efficiency kitchen which includes a sink, cooking appliance, counter surface, and storage cabinets that meet minimum building code standards. ~~Gas and 220v circuits shall not be allowed.~~ The junior accessory dwelling unit may share sanitation facilities ~~a bathroom~~ with the primary residence or may have its own sanitation facilities ~~bathroom~~.
- M. Parking shall not be required for a junior accessory dwelling unit. When code-required parking for the primary residence's garage is eliminated and/or modified, in conjunction with the creation of a junior accessory dwelling unit, the replacement space(s) shall be located on the same lot as the primary unit. With the approval of the community development director or designee, the parking may be configured in a flexible manner so as not to burden the creation of the junior accessory dwelling unit. The location and configuration of the replacement parking is subject to the review and approval of the director of community development, and may be located and configured in such a manner to facilitate the junior accessory dwelling unit.
- N. Additional water, sewer and power connection fees shall not be required.
- O. Only one other residential unit and up to one other accessory dwelling unit shall be permitted on a lot with a junior accessory dwelling unit, as provided in 18.106.030(C)(1). If the owner occupies the primary residential unit, the owner may rent the junior accessory dwelling unit to one party. If the owner occupies the junior accessory dwelling unit, the owner may rent the primary residential unit to one party. The owner may rent both the primary residential unit and the junior accessory dwelling unit together to one party who may not further sublease any unit(s) or portion(s) thereof. In any case, the rental period shall be longer than 30 days. The owner shall be a signatory to any lease for the rented unit, for which the city may reasonably require a copy of to verify compliance with this chapter, and shall be the applicant for any permit issued under this chapter.
- P. The junior accessory dwelling unit shall not be sold or held under a different legal ownership than the primary residence, nor shall the lot containing the junior dwelling unit be subdivided.
- Q. The resident owner shall install address signs ~~that are clearly visible from the street during both daytime and evening hours~~ and which plainly indicate that two separate units exist on

the lot, as required by the fire marshal. The resident owner shall obtain the new street address for the junior accessory dwelling unit from the engineering department.

- R. Except as modified by this chapter, all other regulations embodied in the zoning of the property for main dwellings shall apply to the development of junior accessory units.
- S. The owner of the lot on which the junior accessory dwelling unit is located shall participate in the city's monitoring program to determine rent levels of the junior accessory dwelling unit being rented.
- T. The junior accessory dwelling unit shall comply with the other zoning and building requirements generally applicable to residential construction in the applicable zone where the property is located.
- U. A restrictive covenant shall be recorded against the lot containing the junior accessory dwelling unit with the Alameda County recorder's office prior to the issuance of a building permit from the building division stating that:

The property contains an approved junior accessory dwelling unit pursuant to Chapter 18.106 of the Pleasanton Municipal Code and is subject to the restrictions and regulations set forth in that chapter. These restrictions and regulations generally address subdivision and development prohibitions, owner occupancy and lease requirements, limitations on the size of the junior accessory dwelling unit, parking requirements, and participation in the city's monitoring program to determine rent levels of the junior accessory dwelling unit being rented. Current restrictions and regulations may be obtained from the city of Pleasanton planning division. These restrictions and regulations shall be binding upon any successor in ownership of the property.
(Ord. 2161 § 1, 2017; Ord. 2179 § 2, 2018; Ord. 2213 § 2, 2021)

§ 18.106.090. Nonconforming Zoning Code Conditions, Building Code Violations, and Unpermitted Structures.

- D. The City will not deny an accessory dwelling unit or junior accessory dwelling unit application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety, and that is not affected by the construction of the accessory dwelling unit or junior accessory dwelling unit.
- E. As required by state law, the City may not deny a permit to legalize an existing but unpermitted accessory dwelling unit or junior accessory dwelling unit that was constructed before January 1, 2020, if the denial would be based on either of the following grounds:
 - 1. The accessory dwelling unit or junior accessory dwelling unit violates applicable building standards; or
 - 2. The accessory dwelling unit or junior accessory dwelling unit does not comply with state ADU law or this Chapter 18.106.
- F. Notwithstanding subsection 18.106.080(B). above, the City may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if the City makes a finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code section 17920.3. Subsection 18.106.080(B) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code section 17920.3.

CITY COUNCIL AGENDA REPORT

October 7, 2025
Community and Economic Development

TITLE: INTRODUCE AN ORDINANCE AMENDING SECTION 5.28.080 SYSTEM OF ASSESSMENTS OF THE PLEASANTON MUNICIPAL CODE, TO PERMIT CHANGES TO THE MANNER IN WHICH THE ANNUAL ASSESSMENT IS LEVIED WITHIN THE DOWNTOWN PLEASANTON BUSINESS IMPROVEMENT DISTRICT, AND TO LEVY THE ANNUAL ASSESSMENT FOR 2026

SUMMARY

The Downtown Pleasanton Business Improvement District (BID) assessment is collected annually as part of a three-step process described under State law. The City Council approved the first step on August 19, 2025, appointing an advisory board to prepare the annual budget and report describing the programs and activities of the BID. The Downtown Pleasanton BID Advisory Board submitted its year-to-date 2025 report and budget for 2026 to the City Council on September 16, 2025, along with its recommended modifications to the method of levying the assessment for 2026 that will increase the assessment for participating businesses to provide a more robust and stable funding base for the Pleasanton Downtown Association (PDA). The Board did not propose any modifications to the district boundaries.

At the September 16 meeting, the City Council completed the second step and adopted a resolution accepting and approving the 2025 Annual Report and 2026 budget and declaring the intention to amend the Pleasanton Municipal Code (PMC) Section 5.28.080 System of Assessments to permit changes to the manner in which the annual assessment is levied, and to levy the assessment for 2026. The City Council did not suggest changes or modifications to the Advisory Board-recommended assessment structure; therefore, the Ordinance reflects this recommendation.

This meeting is the first reading of the ordinance amending the PMC, with the second reading to be conducted at the November 4, 2025 City Council meeting, completing formal adoption of the 2026 BID and assessment levy. That meeting will also include a public hearing to hear any protest of the proposed assessment.

RECOMMENDATION

Introduce an ordinance amending the Pleasanton Municipal Code Section 5.28.080 System of Assessments, to permit changes to the manner in which the annual assessment is levied within the Downtown Pleasanton Business Improvement District, and to levy the annual assessment for 2026.

BACKGROUND

Over three decades ago, the City established a Downtown Pleasanton Business Improvement District (BID), the purpose and boundaries of which are set forth in Chapter 5.28 of the Pleasanton Municipal Code. The Pleasanton Downtown Association (PDA) serves as the manager of the Downtown Pleasanton BID.

In August 2023, the City Council adopted the updated Economic Development Strategic Plan (EDSP). The five-year plan comprises five implementation plan priorities. Among these, under Priority 3: Local Revenue Growth, the EDSP includes action Item 3.2 related to downtown Pleasanton:

3.2: Evaluate the Pleasanton Downtown Association's Business Improvement District Structure

To ensure economic vitality in Downtown Pleasanton, it is recommended that the City and Pleasanton Downtown Association evaluate the current business improvement district structure for increased funding for economic development opportunities.

Based on the EDSP's direction, in 2024, staff evaluated the feasibility of a property-based business improvement district (PBID), in which property owners are assessed to fund supplemental services within the District, versus the current structure, which assesses businesses. Based on the analysis, and engagement with downtown property owners, It does not appear to be feasible to implement a PBID at this time due to lack of property owner support. However, the more up-to-date model represented by a PBID could be reconsidered in the future.

The PDA outlined its new two-year strategic plan in the 2025 Annual Report. The strategic plan includes three key strategies for financial stability and expanding capacity to provide additional services and resources for the benefit of the Downtown and Downtown stakeholders: 1) Creation of the Pleasanton Downtown Foundation Fund; 2) Update of the BID assessment and 3) Launch of an Associate Member program. As part of the second strategy, the annual report recommended modifications to the method of levying the BID assessment for 2026.

Current BID Assessment Revenue

The current assessment formula is based on each business's annual City business license payment and is calculated using the following formula:

- Businesses located curbside and downstairs on Main Street are assessed at two times (2X) their business license
- Businesses with a Main Street address located upstairs, or not curbside, are assessed at a rate of one and a half times (1.5X) their business license
- All other businesses (those located off Main Street) pay an amount equal to one times (1X) their business license.

Notwithstanding these factors, the existing formula sets a minimum and maximum assessment for any business, at a minimum of \$50 and a maximum of \$350 per business. Non-profit businesses within the District are not assessed. There are instances where businesses are exempt from the City's business license fee, but pay an annual fee of \$200, including when several independent contractors are located at one business address and conducting a similar service; the maximum charge of \$200 is paid by the owner of this business.

The assessment formula and minimum and maximum amounts have not changed since 1996, nor has the annual fee changed. The BID boundary was last updated in 2016 to exclude residential properties. The Downtown Pleasanton BID annual assessment revenue in 2026 is

provisionally projected by City staff to be approximately \$80,000.

BID Assessment Renewal for 2026

Per Chapter 3, Section 36530 of the Parking and Business Improvement Area Law of 1989, the City Council completed the first two steps to levy the annual assessment for the Downtown Pleasanton BID, by appointing an advisory board to prepare the annual budget with a report describing the programs and activities of the BID and the related funding sources, and outline any recommended changes to the boundaries of the district and/or the methodology of assessing each business. The annual report and budget were accepted by the City Council at its meeting on September 16, 2025. Since modifications are being proposed, an additional public meeting is required to introduce an Ordinance codifying these changes. It is required that public notices be mailed to all of the businesses affected by the BID, advising them of the proposed changes. The last step in the process, scheduled for November 4, is to hold a public hearing to hear any protest and formally adopt the BID assessments to be levied in 2026.

DISCUSSION

On August 19, 2025, the City Council appointed the members of the Advisory Board, which prepared the 2025 Annual Report and 2026 budget for the Downtown Pleasanton Business Improvement District assessments and other revenues (the PDA budget). On September 16, 2025, the City Council accepted and approved the annual report and budget and considered proposed changes to the current BID structure.

City staff developed and provided three options to the Advisory Board for a potential BID restructuring, based on an analysis via business license data and Consumer Price Index (CPI) adjustments. The Advisory Board recommended the following modifications:

- Businesses located curbside, downstairs on Main Street, to be assessed at a rate of **three times** (3X) their business license
- Businesses with a Main Street address located upstairs, or not curbside, to be assessed at a rate of **two times** (2X) their business license
- All other businesses (those located off Main Street) to be assessed at a rate of **one and a half times** (1.5X) their business license
- The minimum assessment to be increased from \$50 to **\$125**, and the maximum increased from \$350 to **\$750**.

The PDA recommended that the annual charge paid by any business exempt from the City's business license tax be **\$450**, increased from \$200, including the owner of a business with independent contractors at one business address and conducting a similar business service.

It was also recommended that the assessment be subject to an annual escalator, tied to the CPI to ensure that the BID assessment remains on par with other increasing costs for PDA over time, including staff costs, and operating and administrative expenses. The annually adjusted assessment amounts will be established each year during the BID renewal process.

With the proposed BID restructuring, the estimated BID assessment collected from businesses will be approximately \$140,000 in the next assessment period, an increase of \$60,000 from the anticipated \$80,000 for 2025. Several downtown business and property owners voiced support for the BID restructure at the September 16, 2025, City Council meeting, recognizing the

assessment had not been increased in almost three decades and the added benefits the additional funding would provide for the District.

The City Council approved the Advisory Board's recommendation and adopted a resolution to declare the intention to amend the PMC Section 5.28.080 to permit changes to the manner in which the annual assessment is levied within the District, and to levy the annual assessment for 2026. An ordinance, provided as Attachment 1, is introduced at this meeting, and the second reading is scheduled for November 4, 2025, to hear any protest.

In accordance with the procedures for modifying the BID Assessment, mailed notices outlining the proposed amendments were sent to all Downtown businesses (approximately 600 businesses) on September 19, 2025. On November 4, at the same meeting as the second reading, a public hearing will be held to hear any protests of the proposed amendments.

EQUITY AND SUSTAINABILITY

Ensuring the vitality and sustainability of Pleasanton's downtown benefits all of the City's diverse community. The scaled nature of the BID structure, based on gross receipts, provides an equitable methodology to assess small and larger businesses based on their size and total revenues.

OUTREACH

A public notice which outlines the current BID assessment structure and proposed BID changes was mailed to all businesses in the downtown District following the City Council's adoption of a resolution accepting and approving the 2025 annual report and 2026 budget of the Downtown Pleasanton BID, declaring the intention to amend PMC Section 5.28.080 System of Assessments to permit changes to the manner in which the annual assessment is levied, and to levy the annual assessment for 2026 on September 16, 2025. The resolution accompanied the public notice.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton strategic plan goal of *Building a Community Where Everyone Belongs* by ensuring the vibrancy of Pleasanton's downtown as prioritized in the City's Economic Development Strategic Plan.

FISCAL IMPACT

The current agreement between the PDA and the City requires the City to match the annual assessments paid by businesses in the BID. In 2025, the City's match from the General Fund is estimated to be approximately \$80,000. Considering the proposed BID restructuring, staff anticipates the 2026 annual assessments will be around \$140,000. However, given the City's budget constraints, matching the new increased BID assessment is unlikely to be feasible. The current agreement expires on December 31, 2025; an updated agreement will be presented for the City Council's consideration at the end of 2025 once the BID renewal process is completed.

The new agreement will provide an opportunity for re-evaluation of the City's direct financial contribution and other support for PDA, to ensure it remains in line with the City's current and projected budget conditions, while also recognizing that support for PDA supports the important community goal of maintaining the vitality of the downtown. While a 5-Year

Agreement has been the past practice, it may be appropriate to consider commitments around allocation of City General Funds for a shorter period (e.g. every two years, aligned with the City's budget cycle), to ensure that proposed expenditures do not exceed available financial resources.

In addition to the direct City contribution, the City provides a significant amount in indirect funding which includes staff time to administer the PDA assessments and contract, assistance and support for events, as well as the cost to facilitate street closures, maintain downtown planters, cleaning sidewalks, and garbage pickup.

Prepared by:



Lisa Adamos, Economic
Development Manager

Submitted by:



Ellen Clark, Director of Community and
Economic Development

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Ordinance

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, AMENDING SECTION 5.28.080 SYSTEM OF ASSESSMENTS TO PERMIT CHANGES TO THE MANNER IN WHICH THE ANNUAL ASSESSMENT IS LEVIED WITHIN THE DOWNTOWN PLEASANTON BUSINESS IMPROVEMENT DISTRICT, AND TO LEVY THE ANNUAL ASSESSMENT FOR 2026

WHEREAS, under and pursuant to the provisions of the Parking and Business Improvement Area Law of 1989, Section 36500 et seq. of the California Streets and Highways Code ("89 Law"), on September 16, 2025, the City Council of the City of Pleasanton ("City") adopted Resolution No. 2025-055, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, ACCEPTING AND APPROVING THE 2025 ANNUAL REPORT AND 2026 BUDGET OF THE DOWNTOWN PLEASANTON BUSINESS IMPROVEMENT DISTRICT, DECLARING THE INTENTION TO AMEND PLEASANTON MUNICIPAL CODE SECTION 5.28.080 SYSTEM OF ASSESSMENTS TO PERMIT CHANGES TO THE MANNER IN WHICH THE ANNUAL ASSESSMENT IS LEVIED, AND TO LEVY THE ANNUAL ASSESSMENT FOR 2026"; and

WHEREAS, Resolution No. 2025-055 was duly published, and copies of Resolution No. 2025-055 were mailed to the affected businesses, as required by the 89 Law; and

WHEREAS, as specified in Resolution No. 2025-055, a public hearing concerning the formation of the Downtown Pleasanton Business Improvement District ("District") will be held before the City Council on November 4, 2025 at 7:00 p.m. in the City Council Chamber of the City of Pleasanton, located at 200 Old Bernal Avenue, Pleasanton, California 94566; and

WHEREAS, pursuant to the 89 Law, a determination is made that there has been no finding of a majority protest against the proposed District by the City Council following said public hearing. A "majority protest", pursuant to California Streets and Highways Code Section 36525, would have consisted of written protests received from the business owners which will pay 50% or more of the proposed assessment; and

WHEREAS, based in part on recommendations of the Pleasanton Downtown Association, and the stated purpose of the District to support economic vitality, the District will continue to support businesses in the Downtown; and

WHEREAS, the District assessments are to be modified to expand business support through new events and community programming, beautification and placemaking programs, and business recruitment and retention initiatives, and to provide a stable funding source for the District.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby establishes a business improvement area to be named "Pleasanton Downtown Business Improvement District" and levies the annual assessment for 2026.

SECTION 2. The boundaries of the District are Del Valle Parkway/Vervais Drive/Ray Street to the north, Bernal Avenue to the south, First Street to the east, and Peters Avenue/Old Bernal Avenue to the west, as shown on the map attached as Exhibit A.

SECTION 3. Section 5.28.080 of the Pleasanton Municipal Code is hereby amended to read as follows:

Section 5.28.080 System of Assessments

All businesses, trades or professions within the boundaries of the district shall be subject to an annual assessment in an amount as follows:

- A. Assessment shall be equal to three times the amount of the annual city business license tax for all businesses located curbside, downstairs on Main Street, except that there shall be a minimum assessment of one hundred twenty-five dollars per year and a maximum of seven hundred and fifty dollars per year.
- B. Assessment shall be equal to two times the amount of the annual city business license tax for all businesses with Main Street addresses located upstairs or not curbside, except there shall be a minimum assessment of one hundred twenty-five dollars per year and a maximum of seven hundred and fifty dollars per year.
- C. Assessment shall be equal to one and one-half times the amount of the annual business license tax for all businesses in the district off of Main Street except there shall be a minimum assessment of one hundred twenty-five dollars per year and a maximum of seven hundred and fifty dollars per year.
- D. Any business exempt from the City's business license tax shall pay an annual charge of four hundred and fifty dollars per year, except as provided by subsections E and F of this section.
- E. Non-profit organizations that are exempt from the City's business license tax shall also be exempt from the annual assessment.
- F. Insurance agents who are exempt from the City's business license tax shall pay an assessment based on annual gross receipts as if their business were not exempt and the annual assessment shall be computed as in subsections A through C of this section.
- G. If several independent contractors are located at one business address and conducting a similar business service, the maximum charge of four hundred and fifty dollars may be charged to the owner of this business. Notwithstanding this option, each independent contractor shall obtain a business license.
- H. Assessments shall be adjusted annually on January 1st based on the change in the Consumer Price Index (CPI) for the San Francisco/Oakland region, rounded to the nearest dollar.

SECTION 4. All of the businesses in the District established by this Ordinance shall be subject to any amendments to the provisions of the 89 Law.

SECTION 5. Revenue generated from the levy of the assessments within the District shall be used to fund improvements and activities within the District and shall not be used outside the District.

SECTION 6. Assessments shall be assessed and collected at the time and in the manner and with the same penalties as is provided in the Pleasanton Municipal Code for the collection of business license taxes. The City's Finance Director is authorized to advance funds to the District in anticipation of expected revenues.

SECTION 7. The City Council has found that the businesses and the property within the District shall be benefited by the improvements and activities funded by the assessment to be levied.

SECTION 8. A summary of this ordinance shall be published once within (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

SECTION 9. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on October 7, 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jack Balch, Mayor

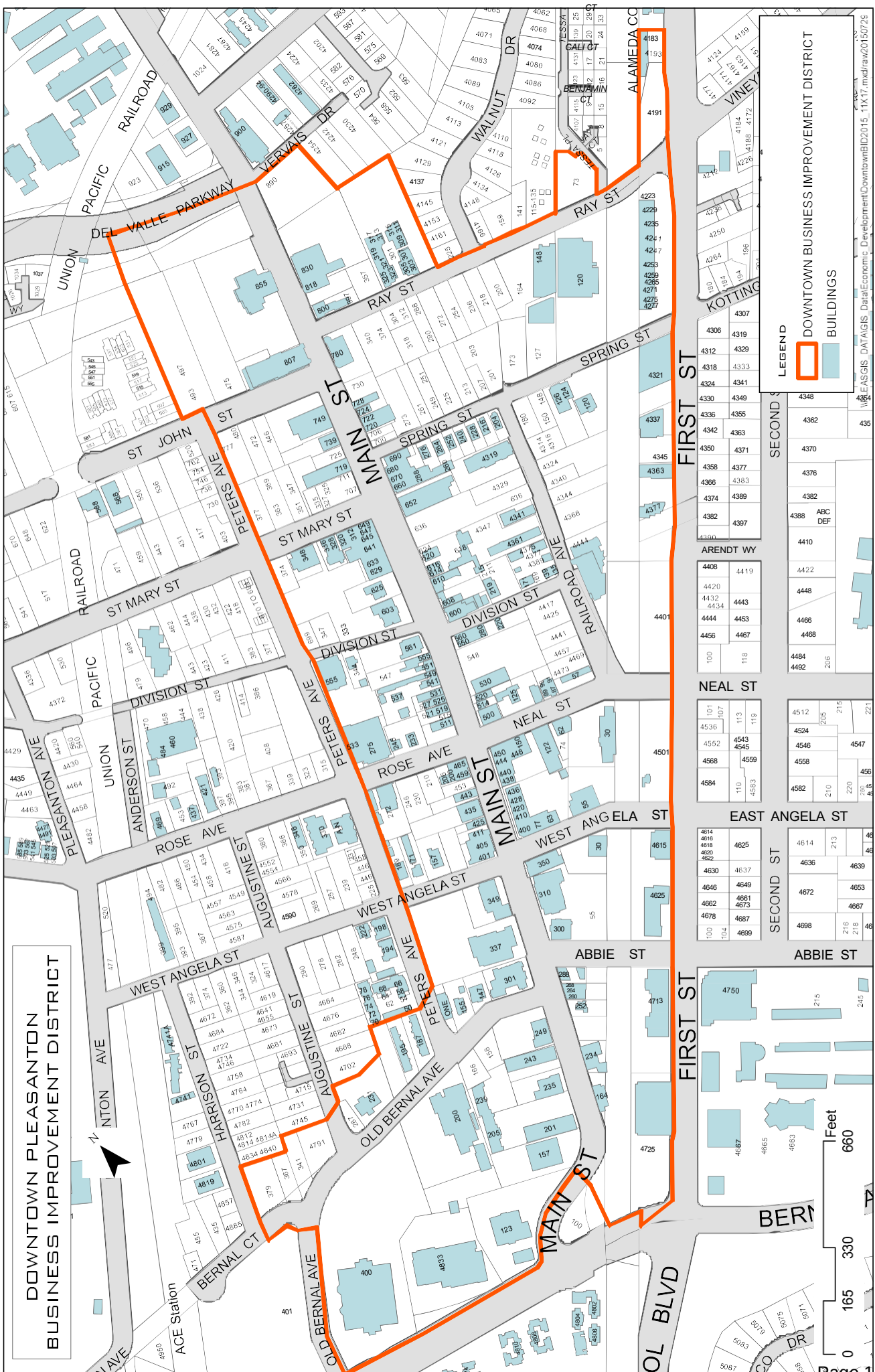
ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A



DOWNTOWN PLEASANTON
BUSINESS IMPROVEMENT DISTRICT

LEGEND

DOWNTOWN BUSINESS IMPROVEMENT DISTRICT

BUILDINGS

Feet
0 165 330 660

October 7, 2025
Finance

TITLE: ACCEPT THE MONTHLY DISBURSEMENT AND INVESTMENT REPORT FOR AUGUST 2025

SUMMARY

Attached is the City of Pleasanton monthly disbursements and investment report for August 2025.

RECOMMENDATION

Accept claim disbursements in the amount of \$21,970,118 and the investment report for the month of August 2025.

BACKGROUND

The City's Investment Policy requires the Director of Finance to submit a monthly transaction report to the City Council within 60 days of the end of the reporting period in accordance with California Government Code Section 53607.

The Investment Policy also requires the Director of Finance to submit a quarterly report to the City Council on the status of the City's investment portfolio no later than 45 days after the end of each month. This report shall include the types of investments, the amount of money invested with various institutions, purchase and maturity dates, and yield on investments. The Director of Finance certifies that the investment portfolio is in compliance with the investment policy and that it will meet cash flow needs for the next six months.

This report also includes check and electronic payment information for August 2025.

DISCUSSION

The monthly disbursements and investment report provides transparency of the City's financial transactions and payments for review by the City Council. Please note that certain federal agency securities that were purchased before the COVID-19 pandemic with lower interest rates were sold for a loss in the current fiscal year, with the intent of achieving higher yields over time. As a result, the investment return through August 2025 is only 0.78%, but the overall investment return for FY 2025/26 is expected to be higher at the end of the year.

EQUITY AND SUSTAINABILITY

Not applicable, as this item is a routine administrative matter of City business.

OUTREACH

No outreach was conducted, as this item is a routine administrative matter of City business.

STRATEGIC PLAN ALIGNMENT

Not applicable, as this item is a routine administrative matter.

FISCAL IMPACT

There is no fiscal impact associated with acceptance of this report.

Prepared by:



Dawn DeMarcus, Senior
Budget and Finance Analyst

Submitted by:



Susan Hsieh, Director of Finance

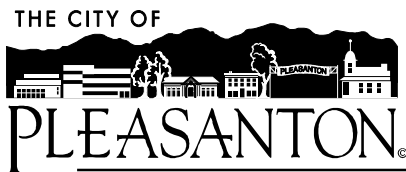
Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Disbursements & Investment Report



August 2025 DISBURSEMENTS

CHECK REGISTER*

<u>DATE</u>	<u>CHECK NUMBER</u>	<u>AMOUNT</u>
8/1/2025	81915-81988	\$ 2,290,883
8/7/2025	81992-82043	370,973
8/8/2025	82053-82148	1,079,693
8/14/2025	82159-82241	714,560
8/14/2025	82244-82269	3,810,101
8/22/2025	82274-82312	1,269,436
8/22/2025	82323-82387	775,381
8/28/2025	82390-82419	203,904
8/29/2025	82424-82500	827,812
		\$ 11,342,743

ACH PAYMENTS

<u>DATE</u>	<u>CHECK NUMBER</u>	<u>AMOUNT</u>
8/1/2025	81907-81914	\$ 253,421
8/7/2025	81989-81991	19,446
8/8/2025	82044-82052	154,693
8/14/2025	82149-82158, 82242-82243	3,275,250
8/22/2025	82270-82273, 82313-82322	1,322,023
8/28/2025	82388-82389	809,265
8/29/2025	82420-82423	204,718
	Payroll & Tax related ACH Payments	885,951
		\$ 6,924,766

WIRE TRANSFERS

<u>AMOUNT</u>
\$ -

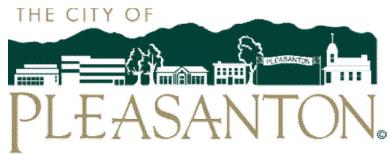
PAYROLL TRANSFERS

<u>DATE</u>	<u>AMOUNT</u>
8/7/2025	\$ 1,802,609
8/20/2025	1,900,000
	\$ 3,702,609

TOTAL DISBURSEMENTS

<u>\$ 21,970,118</u>

* Detailed registers available upon request.



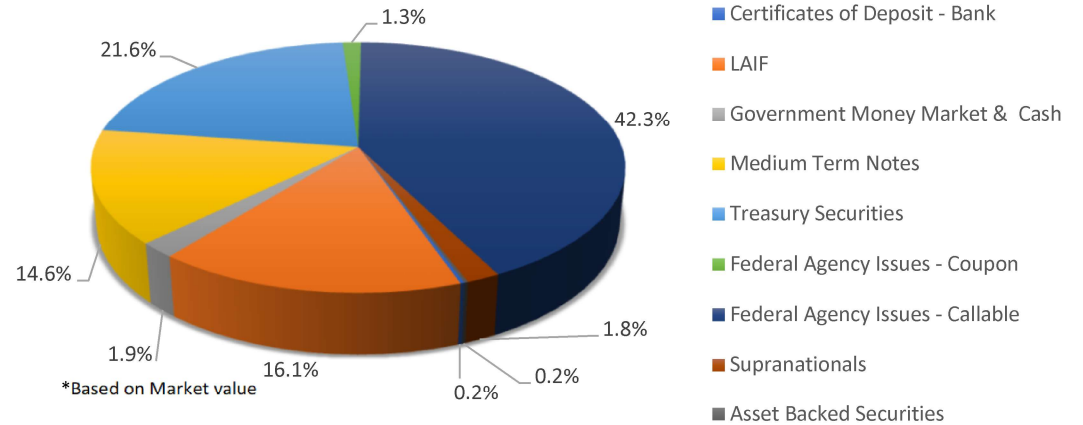
Portfolio Snapshot

August 31, 2025

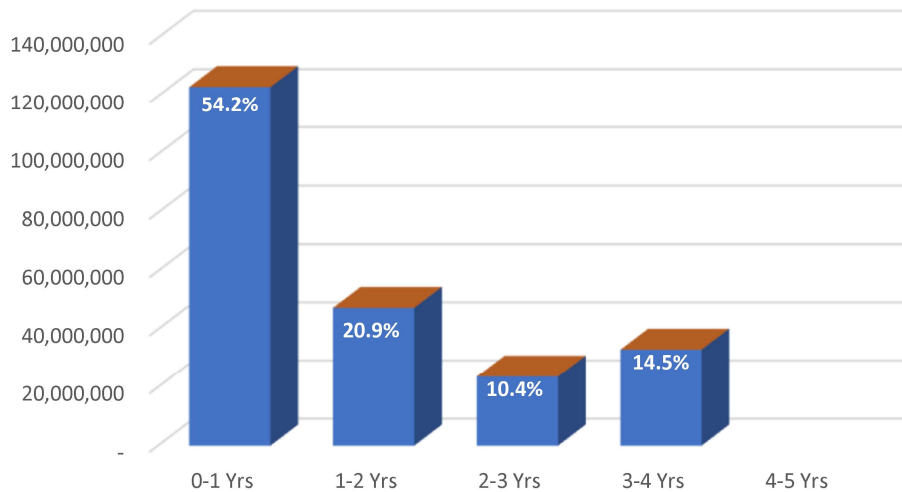
Portfolio Characteristics

Total Market Value	\$227,212,356
Effective Rate of Return	0.78%
Average Days to Maturity	482

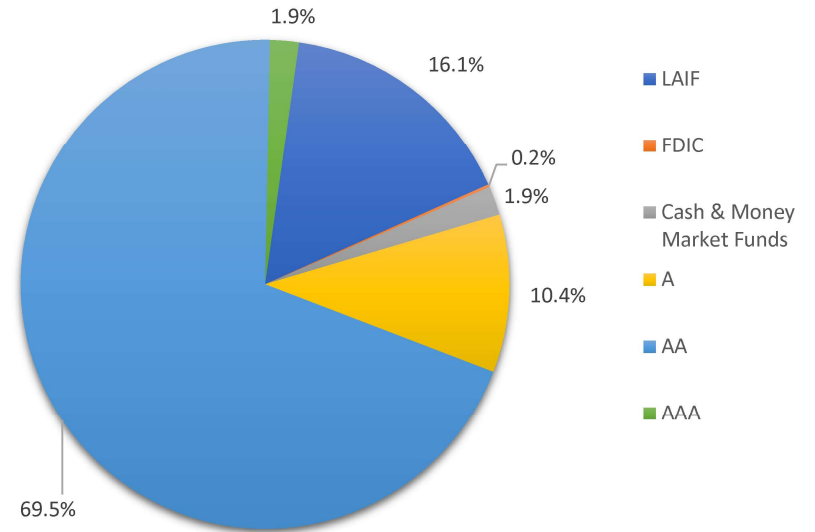
Sector Allocation



Maturity Distribution



Assigned Credit Ratings of Investments





CITY OF PLEASANTON
Portfolio Management
Portfolio Summary
August 31, 2025

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Certificates of Deposit - Bank	487,927.71	487,927.71	487,927.71	0.21	232	153	4.021	4.077
LAIF	36,500,000.00	36,486,202.45	36,500,000.00	15.94	1	1	4.419	4.480
Gov't Money Market	4,356,034.79	4,356,034.79	4,356,034.79	1.90	1	1	4.054	4.110
Medium Term Notes	33,000,000.00	33,078,597.50	33,300,405.00	14.54	1,465	922	3.367	3.414
Federal Agency Issues - Coupon	3,000,000.00	2,903,910.00	2,995,657.09	1.31	1,825	476	1.262	1.280
Treasury Securities - Coupon	47,950,000.00	48,558,544.50	48,257,044.97	21.07	1,041	966	3.873	3.927
Treasury Securities - Discount	495,000.00	490,718.25	488,199.01	0.21	117	78	4.320	4.380
Federal Agency Issues - Callable	98,380,000.00	96,425,832.95	98,255,595.36	42.90	1,791	287	1.061	1.076
Supranationals	4,000,000.00	3,980,720.00	3,960,210.00	1.73	1,123	692	3.156	3.200
Asset Backed Securities	440,000.00	443,867.95	439,972.22	0.19	1,436	1,354	4.371	4.431
	228,608,962.50	227,212,356.10	229,041,046.15	100.00%	1,247	482	2.639	2.676
Investments								

Total Earnings	August 31 Month Ending	Fiscal Year To Date
Current Year	541,326.15	326,598.93
Average Daily Balance	235,977,914.36	246,254,295.75
Effective Rate of Return	2.70%	0.78%

I hereby certify that, to the best of my knowledge, this report includes all investments in the cash management program, is in accordance with the City's current investment policy dated June 17, 2025 and will meet the City's cash flow needs for the next six months. Market value amounts are from Bank of New York Mellon (safekeeping bank) month-end statements. Book value amounts include premiums or discounts and are adjusted at year end on the general ledger.



SUSAN HSIEH, DIRECTOR OF FINANCE

9/25/2025

Reporting period 08/01/2025-08/31/2025

Run Date: 09/24/2025 - 17:29

Portfolio PLST
CC
PM (PRF_PM1) 7.3.11
Report Ver. 7.3.11

CITY OF PLEASANTON
Portfolio Management
Portfolio Details - Investments
August 31, 2025

Page 1

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Certificates of Deposit - Bank												
1093-6	1093-6	Fremont Bank		08/21/2025	237,927.71	237,927.71	237,927.71	4.000	3.945	4.000	81	11/21/2025
SYS 1091-3	1091-3	United Business Bank		04/11/2025	250,000.00	250,000.00	250,000.00	4.150	4.093	4.150	222	04/11/2026
Subtotal and Average			485,683.22		487,927.71	487,927.71	487,927.71		4.021	4.077	153	
LAIF												
SYS5	5	LOCAL AGENCY INVESTMENT FUND			36,500,000.00	36,486,202.45	36,500,000.00	4.480	4.419	4.480	1	
Subtotal and Average			43,596,774.19		36,500,000.00	36,486,202.45	36,500,000.00		4.419	4.480	1	
Gov't Money Market												
X9USDCRGO	7-1	Dryfus Govt Cash Mgmt 672			4,352,446.95	4,352,446.95	4,352,446.95	4.110	4.054	4.110	1	
X9USDCRGO	7-2	Dryfus Govt Cash Mgmt 672			3,587.84	3,587.84	3,587.84	4.110	4.054	4.110	1	
Subtotal and Average			4,582,736.68		4,356,034.79	4,356,034.79	4,356,034.79		4.054	4.110	1	
Medium Term Notes												
00287YDS5	6079	ABBVIE INC.		02/20/2025	500,000.00	511,810.00	500,950.00	4.800	4.682	4.747	1,291	03/15/2029
025816EJ4	6125	American Express Corporation		07/25/2025	1,000,000.00	1,005,000.00	999,420.00	4.351	4.468	4.530	1,418	07/20/2029
009158BH8	6086	Air Products and Chemicals, In		04/21/2025	500,000.00	509,160.00	503,835.00	4.600	4.317	4.377	1,256	02/08/2029
037833EB2	6065	Apple Inc.		02/08/2021	2,000,000.00	1,970,460.00	1,996,860.00	0.700	0.722	0.732	160	02/08/2026
037833BY5	6066	Apple Inc.		02/23/2021	3,000,000.00	2,985,660.00	3,331,380.00	3.250	0.967	0.981	175	02/23/2026
06406RBN6	6074	BANK OF NEWYORK MELLON		01/15/2025	500,000.00	505,815.00	493,470.00	4.543	4.835	4.902	1,249	02/01/2029
06051GHM4	6076	Bank of America		01/15/2025	500,000.00	500,970.00	484,830.00	4.271	4.960	5.029	1,421	07/23/2029
06051GHD4	6118	Bank of America		07/23/2025	750,000.00	736,882.50	733,402.50	3.419	4.066	4.122	1,206	12/20/2028
06051GHM4	7010	Bank of America		07/22/2025	250,000.00	250,485.00	249,435.00	4.271	4.274	4.333	1,421	07/23/2029
14913UAR1	6095	CATERPILLAR FINANCIAL SERVICES		06/17/2025	500,000.00	504,850.00	501,455.00	4.400	4.207	4.265	774	10/15/2027
14913UAR1	6105	CATERPILLAR FINANCIAL SERVICES		07/22/2025	1,000,000.00	1,009,700.00	1,005,920.00	4.400	4.060	4.117	774	10/15/2027
171239AL0	6088	Chubb Limited		04/21/2025	500,000.00	509,615.00	503,710.00	4.650	4.397	4.458	1,444	08/15/2029
17275RBR2	6089	Cisco Systems, Inc.		04/21/2025	500,000.00	513,445.00	509,240.00	4.850	4.263	4.322	1,274	02/26/2029
61744YAK4	6116	Morgan Stanley Smith Barney		07/23/2025	750,000.00	740,722.50	736,972.50	3.591	4.156	4.214	1,055	07/22/2028
26444HAE1	6090	Duke Energy Corporation		04/22/2025	500,000.00	498,085.00	491,355.00	3.800	4.318	4.378	1,048	07/15/2028
26444HAE1	6114	Duke Energy Corporation		07/23/2025	750,000.00	747,127.50	744,285.00	3.800	4.018	4.074	1,048	07/15/2028
532457CU0	6082	ELI LILLY & CO		03/20/2025	500,000.00	507,640.00	502,955.00	4.550	4.270	4.329	894	02/12/2028
24422EXH7	6073	JOHN DEERE CAPITAL CORP		01/15/2025	500,000.00	507,780.00	491,705.00	4.500	4.894	4.962	1,233	01/16/2029
24422EXH7	6106	JOHN DEERE CAPITAL CORP		07/22/2025	1,000,000.00	1,015,560.00	1,009,040.00	4.500	4.160	4.218	1,233	01/16/2029
46632FSCO	6068	JPMorgan Chase Bank NA		06/22/2021	3,000,000.00	2,906,400.00	3,000,000.00	1.100	1.085	1.100	294	06/22/2026
46647PDU7	6070	JPMorgan Chase & CO		12/20/2024	500,000.00	514,930.00	504,480.00	5.299	5.007	5.077	1,422	07/24/2029

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Medium Term Notes												
46647PDU7	6107	JPMorgan Chase & CO		07/22/2025	250,000.00	257,465.00	256,410.00	5.299	4.528	4.591	1,422	07/24/2029
46647PAF3	6115	JPMorgan Chase & CO		07/23/2025	750,000.00	741,825.00	739,305.00	3.540	4.032	4.088	973	05/01/2028
58989V2H6	6130	MET TOWER GLOBAL FUNDING		07/22/2025	1,000,000.00	1,033,930.00	1,029,130.00	5.250	4.331	4.391	1,319	04/12/2029
30303M8S4	6081	META PLATFORMS INC		03/20/2025	500,000.00	506,385.00	496,715.00	4.300	4.404	4.465	1,444	08/15/2029
571748BG6	6091	MARSH & MCLENNAN COMPANIES INC		05/23/2025	500,000.00	504,060.00	496,995.00	4.375	4.485	4.547	1,291	03/15/2029
571748BY7	6108	MARSH & MCLENNAN COMPANIES INC		07/22/2025	1,000,000.00	1,011,520.00	1,006,950.00	4.550	4.168	4.226	798	11/08/2027
61747YFF7	6069	MORGAN STANLEY		12/20/2024	500,000.00	515,840.00	505,770.00	5.449	5.091	5.162	1,418	07/20/2029
61747YFF7	6133	MORGAN STANLEY		07/22/2025	250,000.00	257,920.00	257,092.50	5.449	4.734	4.800	1,418	07/20/2029
69371RS80	6083	PACCAR FINANCIAL CORP		03/20/2025	500,000.00	509,510.00	501,095.00	4.600	4.470	4.532	1,248	01/31/2029
74340XB8	6084	PROLOGIS LP		03/20/2025	500,000.00	499,690.00	490,595.00	4.000	4.527	4.590	1,110	09/15/2028
74340XB8	6111	PROLOGIS LP		07/22/2025	750,000.00	749,535.00	744,652.50	4.000	4.185	4.243	1,110	09/15/2028
74456QBY1	6120	Pacific Service Electric & Gas		07/23/2025	1,000,000.00	970,840.00	962,760.00	3.200	4.210	4.268	1,352	05/15/2029
78017DAA6	6080	ROYAL BANK OF CANADA		02/20/2025	500,000.00	509,120.00	501,950.00	4.965	4.787	4.854	1,241	01/24/2029
756109CF9	6128	Realty Income Corporation		07/23/2025	1,000,000.00	1,019,090.00	1,014,460.00	4.750	4.248	4.307	1,263	02/15/2029
857477BD4	6092	State Street Corporation		05/23/2025	500,000.00	501,785.00	493,045.00	4.141	4.422	4.484	1,554	12/03/2029
857477CU5	6085	STATE STREET CORP		03/20/2025	500,000.00	507,045.00	500,095.00	4.536	4.466	4.528	910	02/28/2028
89236THW8	6067	Toyota Motor Credit Corp		03/09/2021	1,500,000.00	1,481,910.00	1,479,570.00	0.800	1.075	1.090	130	01/09/2026
89236TNA9	6134	Toyota Motor Credit Corp		08/28/2025	1,500,000.00	1,545,990.00	1,544,835.00	4.950	4.135	4.192	1,591	01/09/2030
91324PEH1	6078	UNITED HEALTH GROUP INC.		02/20/2025	500,000.00	497,340.00	485,910.00	4.000	4.676	4.741	1,352	05/15/2029
91159HJK7	6087	U.S. Bancorp		04/22/2025	500,000.00	505,700.00	498,370.00	4.653	4.681	4.746	1,249	02/01/2029
Subtotal and Average			33,243,561.29		33,000,000.00	33,078,597.50	33,300,405.00		3.367	3.414	922	
Federal Agency Issues - Coupon												
3130AQF65	3576	FEDERAL HOME LOAN BANK		12/22/2021	3,000,000.00	2,903,910.00	2,995,657.09	1.250	1.262	1.280	476	12/21/2026
Subtotal and Average			2,995,657.09		3,000,000.00	2,903,910.00	2,995,657.09		1.262	1.280	476	
Treasury Securities - Coupon												
91282CLX7	2356	U S TREASURY		12/20/2024	750,000.00	757,882.50	745,810.55	4.125	4.271	4.331	805	11/15/2027
91282CLS8	2357	U S TREASURY		12/20/2024	750,000.00	752,347.50	747,421.88	4.125	3.386	3.433	425	10/31/2026
91282CMF5	2364	U S TREASURY		01/15/2025	750,000.00	760,725.00	745,283.20	4.250	4.415	4.476	866	01/15/2028
91282CJA0	2365	U S TREASURY		01/15/2025	750,000.00	772,267.50	751,875.00	4.625	4.487	4.549	1,125	09/30/2028
91282CHE4	2366	U S TREASURY		02/20/2025	750,000.00	750,495.00	735,000.00	3.625	3.697	3.748	1,003	05/31/2028
91282CHX2	2367	U S TREASURY		02/20/2025	750,000.00	766,462.50	751,699.22	4.375	4.246	4.305	1,095	08/31/2028
91282CMP3	2369	U S TREASURY		03/20/2025	750,000.00	754,222.50	750,644.53	4.125	4.022	4.078	545	02/28/2027
91282CMS7	2370	U S TREASURY		03/20/2025	750,000.00	755,212.50	746,279.30	3.875	3.997	4.053	926	03/15/2028

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Treasury Securities - Coupon												
91282CJN2	2371	U S TREASURY		04/21/2025	750,000.00	767,490.00	762,890.63	4.375	3.806	3.859	1,186	11/30/2028
91282CMW8	2372	U S TREASURY		04/21/2025	1,000,000.00	1,003,710.00	998,515.63	3.750	3.751	3.803	957	04/15/2028
91282CMV0	2373	U S TREASURY		04/21/2025	750,000.00	751,905.00	750,966.80	3.875	3.752	3.805	576	03/31/2027
91282CJW2	2374	U S TREASURY		05/23/2025	1,000,000.00	1,012,340.00	997,890.63	4.000	4.005	4.061	1,248	01/31/2029
91282CMY4	2375	U S TREASURY		05/23/2025	1,000,000.00	1,000,940.00	995,273.44	3.750	3.950	4.005	606	04/30/2027
91282CLB5	2382	U S TREASURY		06/17/2025	1,000,000.00	1,004,040.00	1,002,695.31	4.375	4.066	4.123	333	07/31/2026
91282CKG5	2383	U S TREASURY		06/05/2025	1,250,000.00	1,270,950.00	1,261,132.81	4.125	3.818	3.871	1,307	03/31/2029
91282CKK6	2384	U S TREASURY		06/18/2025	1,000,000.00	1,005,580.00	1,005,625.00	4.875	4.144	4.202	241	04/30/2026
91282CNH0	2385	U S TREASURY		06/18/2025	1,500,000.00	1,511,370.00	1,499,003.91	3.875	3.845	3.899	1,018	06/15/2028
91282CJV4	2386	U S TREASURY		06/18/2025	1,000,000.00	1,000,410.00	999,804.69	4.250	4.217	4.276	152	01/31/2026
91282CKV2	2387	U S TREASURY		06/05/2025	1,000,000.00	1,016,250.00	1,014,765.63	4.625	3.807	3.860	652	06/15/2027
91282CKT7	2388	U S TREASURY		06/18/2025	1,500,000.00	1,545,000.00	1,529,707.03	4.500	3.899	3.953	1,368	05/31/2029
91282CHE4	2389	U S TREASURY		06/05/2025	450,000.00	450,297.00	447,328.13	3.625	3.269	3.314	1,003	05/31/2028
91282CHX2	2390	U S TREASURY		06/17/2025	500,000.00	510,975.00	506,269.53	4.375	4.334	4.395	1,095	08/31/2028
91282CJA0	2399	U S TREASURY		06/17/2025	500,000.00	514,845.00	510,214.84	4.625	3.900	3.954	1,125	09/30/2028
91282CHY0	2401	U S TREASURY		07/22/2025	3,000,000.00	3,023,520.00	3,019,453.13	4.625	3.982	4.038	379	09/15/2026
91282CJT9	2402	U S TREASURY		07/22/2025	3,000,000.00	3,009,030.00	3,002,109.38	4.000	3.896	3.950	501	01/15/2027
91282CJW2	2403	U S TREASURY		07/22/2025	2,000,000.00	2,024,680.00	2,010,937.50	4.000	3.780	3.832	1,248	01/31/2029
91282CKT7	2405	U S TREASURY		07/22/2025	1,500,000.00	1,545,000.00	1,534,511.72	4.500	3.799	3.851	1,368	05/31/2029
91282CLY5	2406	U S TREASURY		07/22/2025	3,000,000.00	3,015,810.00	3,010,312.50	4.250	3.930	3.984	455	11/30/2026
91282CJN2	2407	U S TREASURY		07/23/2025	2,250,000.00	2,302,470.00	2,290,781.25	4.375	3.741	3.793	1,186	11/30/2028
91282CKG5	2408	U S TREASURY		07/23/2025	1,750,000.00	1,779,330.00	1,768,525.39	4.125	3.761	3.813	1,307	03/31/2029
91282CLC3	2409	U S TREASURY		07/23/2025	3,000,000.00	3,038,910.00	3,018,281.25	4.000	3.782	3.835	1,429	07/31/2029
91282CMA6	2410	U S TREASURY		07/23/2025	3,000,000.00	3,054,150.00	3,032,226.56	4.125	3.801	3.854	1,551	11/30/2029
91282CNM9	2411	U S TREASURY		07/23/2025	3,000,000.00	3,022,740.00	3,008,203.13	3.875	3.725	3.777	1,048	07/15/2028
91282CJA0	2412	U S TREASURY		08/29/2025	750,000.00	772,267.50	771,855.47	4.625	3.568	3.618	1,125	09/30/2028
91282CMG3	2413	U S TREASURY		08/29/2025	1,500,000.00	1,534,920.00	1,533,750.00	4.250	3.643	3.693	1,613	01/31/2030
Subtotal and Average			46,174,562.61		47,950,000.00	48,558,544.50	48,257,044.97		3.873	3.927	966	
Treasury Securities - Discount												
912797RP4	2532	U S TREASURY		07/24/2025	495,000.00	490,718.25	488,199.01	4.228	4.320	4.380	78	11/18/2025
Subtotal and Average			2,243,161.69		495,000.00	490,718.25	488,199.01		4.320	4.380	78	
Federal Agency Issues - Callable												
3133EMBJ0	4548	FEDERAL FARM CREDIT BANK		10/05/2020	3,340,000.00	3,329,245.20	3,336,660.00	0.530	0.543	0.550	28	09/29/2025

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Federal Agency Issues - Callable												
3133EMUK6	4575	FEDERAL FARM CREDIT BANK		03/25/2021	3,000,000.00	2,949,660.00	3,000,000.00	1.050	1.036	1.050	205	03/25/2026
3133EMH21	4595	FEDERAL FARM CREDIT BANK		06/24/2021	3,000,000.00	2,928,420.00	2,997,000.00	0.900	0.908	0.921	287	06/15/2026
3130AKGD2	4553	FEDERAL HOME LOAN BANK		11/25/2020	3,000,000.00	2,973,570.00	2,996,250.00	0.570	0.587	0.595	85	11/25/2025
3130AKXQ4	4558	FEDERAL HOME LOAN BANK		02/12/2021	3,000,000.00	2,952,870.00	3,000,000.00	0.600	0.109	0.110	164	02/12/2026
3130AKZ25	4559	FEDERAL HOME LOAN BANK		02/26/2021	3,000,000.00	2,949,870.00	3,000,000.00	0.650	0.641	0.650	178	02/26/2026
3130AL3S1	4560	FEDERAL HOME LOAN BANK		02/17/2021	3,000,000.00	2,953,080.00	3,000,000.00	0.625	0.616	0.625	169	02/17/2026
3130AKXJ0	4562	FEDERAL HOME LOAN BANK		02/24/2021	3,125,000.00	3,072,562.50	3,122,500.00	0.600	0.608	0.616	176	02/24/2026
3130ALCV4	4563	FEDERAL HOME LOAN BANK		02/24/2021	3,000,000.00	2,952,120.00	3,000,000.00	0.750	0.740	0.750	176	02/24/2026
3130ALDN1	4565	FEDERAL HOME LOAN BANK		03/16/2021	3,000,000.00	2,947,590.00	3,000,000.00	0.800	0.789	0.800	196	03/16/2026
3130ALNT7	4578	FEDERAL HOME LOAN BANK		03/30/2021	3,000,000.00	2,947,290.00	2,998,050.00	0.980	0.980	0.993	210	03/30/2026
3130ALUC6	4580	FEDERAL HOME LOAN BANK		04/15/2021	3,000,000.00	2,944,530.00	2,995,500.00	1.020	1.036	1.051	226	04/15/2026
3130AMCL4	4585	FEDERAL HOME LOAN BANK		05/20/2021	2,795,000.00	2,738,289.45	2,795,000.00	1.020	1.006	1.020	260	05/19/2026
3130AMGW6	4588	FEDERAL HOME LOAN BANK		05/26/2021	3,000,000.00	2,934,690.00	2,998,950.00	0.980	0.974	0.987	267	05/26/2026
3130AMHB1	4590	FEDERAL HOME LOAN BANK		06/02/2021	2,750,000.00	2,688,042.50	2,746,562.50	0.875	0.888	0.901	267	05/26/2026
3130AMSL7	4592	FEDERAL HOME LOAN BANK		06/30/2021	3,000,000.00	2,928,300.00	3,000,000.00	1.030	1.016	1.030	302	06/30/2026
3130AMYA4	4594	FEDERAL HOME LOAN BANK		06/30/2021	3,000,000.00	2,929,290.00	3,000,000.00	1.070	1.055	1.070	302	06/30/2026
3130AMWK4	4597	FEDERAL HOME LOAN BANK		07/14/2021	3,000,000.00	2,925,210.00	2,999,250.00	1.020	1.011	1.025	316	07/14/2026
3130AP2P9	4598	FEDERAL HOME LOAN BANK		09/30/2021	3,000,000.00	2,905,410.00	2,983,500.00	0.920	1.019	1.033	394	09/30/2026
3130APC94	4599	FEDERAL HOME LOAN BANK		10/14/2021	3,000,000.00	2,907,330.00	2,997,750.00	1.070	1.071	1.085	408	10/14/2026
3130APU78	4600	FEDERAL HOME LOAN BANK		12/09/2021	530,000.00	513,617.70	526,947.20	1.300	1.401	1.421	449	11/24/2026
3130APUR4	4601	FEDERAL HOME LOAN BANK		12/09/2021	1,840,000.00	1,783,125.60	1,829,401.60	1.300	1.401	1.421	449	11/24/2026
3130APVC6	4602	FEDERAL HOME LOAN BANK		12/09/2021	3,000,000.00	2,908,800.00	2,988,000.00	1.375	1.439	1.459	456	12/01/2026
3130AQEC3	4603	FEDERAL HOME LOAN BANK		12/30/2021	3,000,000.00	2,903,670.00	3,000,000.00	1.370	1.351	1.370	485	12/30/2026
3130AQEF6	4604	FEDERAL HOME LOAN BANK		12/30/2021	3,000,000.00	2,903,880.00	2,998,500.00	1.375	1.366	1.385	485	12/30/2026
3130AQG80	4605	FEDERAL HOME LOAN BANK		01/03/2022	3,000,000.00	2,902,650.00	2,999,250.00	1.420	1.406	1.425	484	12/29/2026
3130AQG80	4606	FEDERAL HOME LOAN BANK		01/10/2022	3,000,000.00	2,902,650.00	2,982,750.00	1.420	1.519	1.541	484	12/29/2026
3130AQLD3	4607	FEDERAL HOME LOAN BANK		02/08/2022	3,000,000.00	2,915,190.00	2,975,010.00	1.750	1.900	1.926	514	01/28/2027
3130AQW66	4608	FEDERAL HOME LOAN BANK		03/08/2022	3,000,000.00	2,924,400.00	2,995,500.00	2.080	2.083	2.112	542	02/25/2027
3134GWWT9	4549	FREDDIE MAC		10/07/2020	3,000,000.00	2,991,240.00	2,997,600.00	0.550	0.559	0.566	29	09/30/2025
3134GW3F1	4550	FREDDIE MAC		10/28/2020	3,000,000.00	2,983,050.00	3,000,000.00	0.600	0.592	0.600	57	10/28/2025
3134GXDM3	4554	FREDDIE MAC		12/01/2020	3,000,000.00	2,973,720.00	3,000,000.00	0.620	0.612	0.620	91	12/01/2025
3135G06R9	4556	FEDERAL NATIONAL MORTGAGE ASSN		01/28/2021	3,000,000.00	2,956,830.00	3,000,000.00	0.550	0.542	0.550	149	01/28/2026
91282CLG4	4610	U S TREASURY		07/23/2025	3,000,000.00	3,005,640.00	2,995,664.06	3.750	3.770	3.823	713	08/15/2027
Subtotal and Average			98,255,595.36		98,380,000.00	96,425,832.95	98,255,595.36		1.061	1.076	287	

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Supranationals												
459058KT9	7005	INTERNATIONAL BANK FOR RECONST		06/18/2025	2,000,000.00	1,991,980.00	1,972,780.00	3.500	3.921	3.975	1,045	07/12/2028
45950VPS9	7000	International Finance Corp		06/28/2021	1,000,000.00	981,350.00	980,200.00	0.500	0.922	0.935	178	02/26/2026
45950KDF4	7011	International Finance Corp		06/30/2025	1,000,000.00	1,007,390.00	1,007,230.00	4.375	3.833	3.886	501	01/15/2027
Subtotal and Average			3,960,210.00		4,000,000.00	3,980,720.00	3,960,210.00		3.156	3.200	692	
Asset Backed Securities												
096912AD2	7007	BMW Vehicle Owner Trust		06/10/2025	175,000.00	176,287.49	174,996.15	4.430	4.411	4.473	1,029	06/26/2028
44935XAD7	7006	Hyundai Auto Receivables Trust		06/11/2025	265,000.00	267,580.46	264,976.07	4.360	4.344	4.404	1,568	12/17/2029
Subtotal and Average			439,972.22		440,000.00	443,867.95	439,972.22		4.371	4.431	1,354	
Total and Average			235,977,914.36		228,608,962.50	227,212,356.10	229,041,046.15		2.639	2.676	482	

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity
Gov't Money Market											
SYS CASH	7-3	BANK OF NEWYORK MELLON		07/01/2025	0.00	0.00	0.00		0.000	0.000	1
		Average Balance	0.00								0
Total Cash and Investments			235,977,914.36		228,608,962.50	227,212,356.10	229,041,046.15		2.639	2.676	482

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Portfolio Management
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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Current Rate	Days To Maturity	YTM	Accrued Interest	Unrealized Gain/Loss	Maturity Date
Certificates of Deposit - Bank													
1093-6	1093-6	FREMON		08/21/2025	237,927.71	237,927.71	237,927.71	4.000	81	4.000	286.82	0.00	11/21/2025
SYS 1091-3	1091-3	VCB		04/11/2025	250,000.00	250,000.00	250,000.00	4.150	222	4.150	2,319.16	0.00	04/11/2026
Subtotal and Average			485,683.22		487,927.71	487,927.71	487,927.71	4.077	153	4.077	2,605.98	0.00	
LAIF													
SYS5	5	LAIF			36,500,000.00	36,486,202.45	36,500,000.00	4.480	1	4.480	339,031.93	-13,797.55	
Subtotal and Average			43,596,774.19		36,500,000.00	36,486,202.45	36,500,000.00	4.480	1	4.480	339,031.93	-13,797.55	
Gov't Money Market													
X9USDCRGO	7-1	DRYFUS			4,352,446.95	4,352,446.95	4,352,446.95	4.110	1	4.110	15,683.58	0.00	
X9USDCRGO	7-2	DRYFUS			3,587.84	3,587.84	3,587.84	4.110	1	4.110	12,421.35	0.00	
Subtotal and Average			4,582,736.68		4,356,034.79	4,356,034.79	4,356,034.79	4.110	1	4.110	28,104.93	0.00	
Medium Term Notes													
00287YDS5	6079	ABBVIE		02/20/2025	500,000.00	511,810.00	500,950.00	4.800	1291	4.747	11,066.67	10,860.00	03/15/2029
025816EJ4	6125	AMEX		07/25/2025	1,000,000.00	1,005,000.00	999,420.00	4.351	1418	4.530	4,351.00	5,580.00	07/20/2029
009158BH8	6086	APC		04/21/2025	500,000.00	509,160.00	503,835.00	4.600	1256	4.376	1,469.44	5,325.00	02/08/2029
037833EB2	6065	APPL		02/08/2021	2,000,000.00	1,970,460.00	1,996,860.00	0.700	160	0.732	894.44	-26,400.00	02/08/2026
037833BY5	6066	APPL		02/23/2021	3,000,000.00	2,985,660.00	3,331,380.00	3.250	175	0.980	2,166.67	-345,720.00	02/23/2026
06406RBN6	6074	BNYT		01/15/2025	500,000.00	505,815.00	493,470.00	4.543	1249	4.902	1,913.49	12,345.00	02/01/2029
06051GHM4	6076	BOFA		01/15/2025	500,000.00	500,970.00	484,830.00	4.271	1421	5.029	2,321.20	16,140.00	07/23/2029
06051GHD4	6118	BOFA		07/23/2025	750,000.00	736,882.50	733,402.50	3.419	1206	4.122	2,777.94	3,480.00	12/20/2028
06051GHM4	7010	BOFA		07/22/2025	250,000.00	250,485.00	249,435.00	4.271	1421	4.333	1,160.60	1,050.00	07/23/2029
14913UAR1	6095	CATERP		06/17/2025	500,000.00	504,850.00	501,455.00	4.400	774	4.264	8,311.11	3,395.00	10/15/2027
14913UAR1	6105	CATERP		07/22/2025	1,000,000.00	1,009,700.00	1,005,920.00	4.400	774	4.116	16,622.22	3,780.00	10/15/2027
171239AL0	6088	CHUBB		04/21/2025	500,000.00	509,615.00	503,710.00	4.650	1444	4.457	1,033.33	5,905.00	08/15/2029
17275RBR2	6089	CISCO		04/21/2025	500,000.00	513,445.00	509,240.00	4.850	1274	4.321	336.81	4,205.00	02/26/2029
61744YAK4	6116	CITI		07/23/2025	750,000.00	740,722.50	736,972.50	3.591	1055	4.213	2,917.69	3,750.00	07/22/2028
26444HAE1	6090	DUKE E		04/22/2025	500,000.00	498,085.00	491,355.00	3.800	1048	4.378	2,427.78	6,730.00	07/15/2028
26444HAE1	6114	DUKE E		07/23/2025	750,000.00	747,127.50	744,285.00	3.800	1048	4.074	3,641.67	2,842.50	07/15/2028
532457CU0	6082	ELI LI		03/20/2025	500,000.00	507,640.00	502,955.00	4.550	894	4.329	1,200.69	4,685.00	02/12/2028
24422EXH7	6073	JDCC		01/15/2025	500,000.00	507,780.00	491,705.00	4.500	1233	4.962	2,873.64	16,075.00	01/16/2029
24422EXH7	6106	JDCC		07/22/2025	1,000,000.00	1,015,560.00	1,009,040.00	4.500	1233	4.218	5,747.28	6,520.00	01/16/2029
46632FSCO	6068	JP		06/22/2021	3,000,000.00	2,906,400.00	3,000,000.00	1.100	294	1.100	6,325.00	-93,600.00	06/22/2026
46647PDU7	6070	JPMCC		12/20/2024	500,000.00	514,930.00	504,480.00	5.299	1422	5.076	2,723.10	10,450.00	07/24/2029
46647PDU7	6107	JPMCC		07/22/2025	250,000.00	257,465.00	256,410.00	5.299	1422	4.590	1,361.55	1,055.00	07/24/2029

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Current Rate	Days To Maturity	YTM	Accrued Interest	Unrealized Gain/Loss	Maturity Date
Medium Term Notes													
46647PAF3	6115	JPMCC		07/23/2025	750,000.00	741,825.00	739,305.00	3.540	973	4.087	8,850.00	2,520.00	05/01/2028
58989V2H6	6130	MET		07/22/2025	1,000,000.00	1,033,930.00	1,029,130.00	5.250	1319	4.391	20,270.83	4,800.00	04/12/2029
30303M8S4	6081	METAPF		03/20/2025	500,000.00	506,385.00	496,715.00	4.300	1444	4.465	955.56	9,670.00	08/15/2029
571748BG6	6091	MMC		05/23/2025	500,000.00	504,060.00	496,995.00	4.375	1291	4.546	10,086.81	7,065.00	03/15/2029
571748BY7	6108	MMC		07/22/2025	1,000,000.00	1,011,520.00	1,006,950.00	4.550	798	4.226	14,281.94	4,570.00	11/08/2027
61747YFF7	6069	MS		12/20/2024	500,000.00	515,840.00	505,770.00	5.449	1418	5.161	3,102.90	10,070.00	07/20/2029
61747YFF7	6133	MS		07/22/2025	250,000.00	257,920.00	257,092.50	5.449	1418	4.800	1,551.45	827.50	07/20/2029
69371RS80	6083	PCAR		03/20/2025	500,000.00	509,510.00	501,095.00	4.600	1248	4.532	1,980.56	8,415.00	01/31/2029
74340XBX8	6084	PROLOG		03/20/2025	500,000.00	499,690.00	490,595.00	4.000	1110	4.589	9,222.22	9,095.00	09/15/2028
74340XBX8	6111	PROLOG		07/22/2025	750,000.00	749,535.00	744,652.50	4.000	1110	4.242	13,833.33	4,882.50	09/15/2028
74456QBY1	6120	PSEG		07/23/2025	1,000,000.00	970,840.00	962,760.00	3.200	1352	4.267	9,422.22	8,080.00	05/15/2029
78017DAA6	6080	RBC		02/20/2025	500,000.00	509,120.00	501,950.00	4.965	1241	4.853	2,551.46	7,170.00	01/24/2029
756109CF9	6128	RIC		07/23/2025	1,000,000.00	1,019,090.00	1,014,460.00	4.750	1263	4.306	2,111.11	4,630.00	02/15/2029
857477BD4	6092	SSC		05/23/2025	500,000.00	501,785.00	493,045.00	4.141	1554	4.483	5,061.22	8,740.00	12/03/2029
857477CU5	6085	STESTR		03/20/2025	500,000.00	507,045.00	500,095.00	4.536	910	4.528	189.00	6,950.00	02/28/2028
89236THW8	6067	TOYOTA		03/09/2021	1,500,000.00	1,481,910.00	1,479,570.00	0.800	130	1.090	1,799.99	2,340.00	01/09/2026
89236TNA9	6134	TOYOTA		08/28/2025	1,500,000.00	1,545,990.00	1,544,835.00	4.950	1591	4.192	10,725.00	1,155.00	01/09/2030
91324PEH1	6078	UHGI		02/20/2025	500,000.00	497,340.00	485,910.00	4.000	1352	4.740	5,888.89	11,430.00	05/15/2029
91159HJK7	6087	USBANC		04/22/2025	500,000.00	505,700.00	498,370.00	4.653	1249	4.746	1,938.75	7,330.00	02/01/2029
Subtotal and Average			33,243,561.29		33,000,000.00	33,078,597.50	33,300,405.00	3.617	922	3.414	207,466.56	-221,807.50	
Federal Agency Issues - Coupon													
3130AQF65	3576	FHLB		12/22/2021	3,000,000.00	2,903,910.00	2,995,657.09	1.250	476	1.280	7,291.66	-91,747.09	12/21/2026
Subtotal and Average			2,995,657.09		3,000,000.00	2,903,910.00	2,995,657.09	1.250	476	1.280	7,291.66	-91,747.09	
Treasury Securities - Coupon													
91282CLX7	2356	UST		12/20/2024	750,000.00	757,882.50	745,810.55	4.125	805	4.330	9,163.55	12,071.95	11/15/2027
91282CLS8	2357	UST		12/20/2024	750,000.00	752,347.50	747,421.88	4.125	425	3.433	10,481.57	4,925.62	10/31/2026
91282CMF5	2364	UST		01/15/2025	750,000.00	760,725.00	745,283.20	4.250	866	4.476	4,157.61	15,441.80	01/15/2028
91282CJA0	2365	UST		01/15/2025	750,000.00	772,267.50	751,875.00	4.625	1125	4.549	14,610.22	20,392.50	09/30/2028
91282CHE4	2366	UST		02/20/2025	750,000.00	750,495.00	735,000.00	3.625	1003	3.747	6,944.63	15,495.00	05/31/2028
91282CHX2	2367	UST		02/20/2025	750,000.00	766,462.50	751,699.22	4.375	1095	4.304	16,762.91	14,763.28	08/31/2028
91282CMP3	2369	UST		03/20/2025	750,000.00	754,222.50	750,644.53	4.125	545	4.077	15,554.21	3,577.97	02/28/2027
91282CMS7	2370	UST		03/20/2025	750,000.00	755,212.50	746,279.30	3.875	926	4.052	13,425.61	8,933.20	03/15/2028
91282CJN2	2371	UST		04/21/2025	750,000.00	767,490.00	762,890.63	4.375	1186	3.859	8,337.60	4,599.37	11/30/2028
91282CMW8	2372	UST		04/21/2025	1,000,000.00	1,003,710.00	998,515.63	3.750	957	3.802	14,241.80	5,194.37	04/15/2028

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Treasury Securities - Coupon													
91282CMV0	2373	UST		04/21/2025	750,000.00	751,905.00	750,966.80	3.875	576	3.804	12,228.48	938.20	03/31/2027
91282CJW2	2374	UST		05/23/2025	1,000,000.00	1,012,340.00	997,890.63	4.000	1248	4.060	3,478.26	14,449.37	01/31/2029
91282CMY4	2375	UST		05/23/2025	1,000,000.00	1,000,940.00	995,273.44	3.750	606	4.004	12,635.87	5,666.56	04/30/2027
91282CLB5	2382	UST		06/17/2025	1,000,000.00	1,004,040.00	1,002,695.31	4.375	333	4.122	3,804.35	1,344.69	07/31/2026
91282CKG5	2383	UST		06/05/2025	1,250,000.00	1,270,950.00	1,261,132.81	4.125	1307	3.870	21,695.70	9,817.19	03/31/2029
91282CKK6	2384	UST		06/18/2025	1,000,000.00	1,005,580.00	1,005,625.00	4.875	241	4.201	16,426.63	-45.00	04/30/2026
91282CNH0	2385	UST		06/18/2025	1,500,000.00	1,511,370.00	1,499,003.91	3.875	1018	3.898	12,387.30	12,366.09	06/15/2028
91282CJV4	2386	UST		06/18/2025	1,000,000.00	1,000,410.00	999,804.69	4.250	152	4.275	3,695.65	605.31	01/31/2026
91282CKV2	2387	UST		06/05/2025	1,000,000.00	1,016,250.00	1,014,765.63	4.625	652	3.860	32,981.56	1,484.37	06/15/2027
91282CKT7	2388	UST		06/18/2025	1,500,000.00	1,545,000.00	1,529,707.03	4.500	1368	3.953	17,151.64	15,292.97	05/31/2029
91282CHE4	2389	UST		06/05/2025	450,000.00	450,297.00	447,328.13	3.625	1003	3.314	4,166.78	2,968.87	05/31/2028
91282CHX2	2390	UST		06/17/2025	500,000.00	510,975.00	506,269.53	4.375	1095	4.394	11,175.27	4,705.47	08/31/2028
91282CJA0	2399	UST		06/17/2025	500,000.00	514,845.00	510,214.84	4.625	1125	3.953	9,740.15	4,630.16	09/30/2028
91282CHY0	2401	UST		07/22/2025	3,000,000.00	3,023,520.00	3,019,453.13	4.625	379	4.037	64,096.47	4,066.87	09/15/2026
91282CJT9	2402	UST		07/22/2025	3,000,000.00	3,009,030.00	3,002,109.38	4.000	501	3.950	15,652.17	6,920.62	01/15/2027
91282CJW2	2403	UST		07/22/2025	2,000,000.00	2,024,680.00	2,010,937.50	4.000	1248	3.832	6,956.52	13,742.50	01/31/2029
91282CKT7	2405	UST		07/22/2025	1,500,000.00	1,545,000.00	1,534,511.72	4.500	1368	3.851	17,151.64	10,488.28	05/31/2029
91282CLY5	2406	UST		07/22/2025	3,000,000.00	3,015,810.00	3,010,312.50	4.250	455	3.984	32,397.54	5,497.50	11/30/2026
91282CJN2	2407	UST		07/23/2025	2,250,000.00	2,302,470.00	2,290,781.25	4.375	1186	3.793	25,012.81	11,688.75	11/30/2028
91282CKG5	2408	UST		07/23/2025	1,750,000.00	1,779,330.00	1,768,525.39	4.125	1307	3.813	30,373.98	10,804.61	03/31/2029
91282CLC3	2409	UST		07/23/2025	3,000,000.00	3,038,910.00	3,018,281.25	4.000	1429	3.834	10,434.78	20,628.75	07/31/2029
91282CMA6	2410	UST		07/23/2025	3,000,000.00	3,054,150.00	3,032,226.56	4.125	1551	3.853	31,444.67	21,923.44	11/30/2029
91282CNM9	2411	UST		07/23/2025	3,000,000.00	3,022,740.00	3,008,203.13	3.875	1048	3.776	15,163.04	14,536.87	07/15/2028
91282CJA0	2412	UST		08/29/2025	750,000.00	772,267.50	771,855.47	4.625	1125	3.617	14,610.22	412.03	09/30/2028
91282CMG3	2413	UST		08/29/2025	1,500,000.00	1,534,920.00	1,533,750.00	4.250	1613	3.693	5,543.48	1,170.00	01/31/2030
Subtotal and Average			46,174,562.61		47,950,000.00	48,558,544.50	48,257,044.97	4.189	966	3.927	544,084.67	301,499.53	
Treasury Securities - Discount													
912797RP4	2532	UST		07/24/2025	495,000.00	490,718.25	488,199.01	4.227	78	4.320	-26,900.41	2,519.24	11/18/2025
Subtotal and Average			2,243,161.69		495,000.00	490,718.25	488,199.01	4.228	78	4.320	-26,900.41	2,519.24	
Federal Agency Issues - Callable													
3133EMB00	4548	FFCB		10/05/2020	3,340,000.00	3,329,245.20	3,336,660.00	0.530	28	0.550	7,474.18	-7,414.80	09/29/2025
3133EMUK6	4575	FFCB		03/25/2021	3,000,000.00	2,949,660.00	3,000,000.00	1.050	205	1.050	13,650.00	-50,340.00	03/25/2026
3133EMH21	4595	FFCB		06/24/2021	3,000,000.00	2,928,420.00	2,997,000.00	0.900	287	0.920	5,700.00	-68,580.00	06/15/2026
3130AKGD2	4553	FHLB		11/25/2020	3,000,000.00	2,973,570.00	2,996,250.00	0.570	85	0.595	4,560.00	-22,680.00	11/25/2025

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Current Rate	Days To Maturity	YTM	Accrued Interest	Unrealized Gain/Loss	Maturity Date
Federal Agency Issues - Callable													
3130AKXQ4	4558	FHLB		02/12/2021	3,000,000.00	2,952,870.00	3,000,000.00	0.600	164	0.110	950.00	-47,130.00	02/12/2026
3130AKZ25	4559	FHLB		02/26/2021	3,000,000.00	2,949,870.00	3,000,000.00	0.650	178	0.650	270.83	-50,130.00	02/26/2026
3130AL3S1	4560	FHLB		02/17/2021	3,000,000.00	2,953,080.00	3,000,000.00	0.625	169	0.625	729.17	-46,920.00	02/17/2026
3130AKXJ0	4562	FHLB		02/24/2021	3,125,000.00	3,072,562.50	3,122,500.00	0.600	176	0.616	364.58	-49,937.50	02/24/2026
3130ALCV4	4563	FHLB		02/24/2021	3,000,000.00	2,952,120.00	3,000,000.00	0.750	176	0.750	437.50	-47,880.00	02/24/2026
3130ALDN1	4565	FHLB		03/16/2021	3,000,000.00	2,947,590.00	3,000,000.00	0.800	196	0.800	11,000.00	-52,410.00	03/16/2026
3130ALNT7	4578	FHLB		03/30/2021	3,000,000.00	2,947,290.00	2,998,050.00	0.980	210	0.993	12,331.67	-50,760.00	03/30/2026
3130ALUC6	4580	FHLB		04/15/2021	3,000,000.00	2,944,530.00	2,995,500.00	1.020	226	1.050	11,560.00	-50,970.00	04/15/2026
3130AMCL4	4585	FHLB		05/20/2021	2,795,000.00	2,738,289.45	2,795,000.00	1.020	260	1.019	8,077.55	-56,710.55	05/19/2026
3130AMGW6	4588	FHLB		05/26/2021	3,000,000.00	2,934,690.00	2,998,950.00	0.980	267	0.987	7,758.33	-64,260.00	05/26/2026
3130AMHB1	4590	FHLB		06/02/2021	2,750,000.00	2,688,042.50	2,746,562.50	0.875	267	0.900	6,349.83	-58,520.00	05/26/2026
3130AMSL7	4592	FHLB		06/30/2021	3,000,000.00	2,928,300.00	3,000,000.00	1.030	302	1.030	5,235.83	-71,700.00	06/30/2026
3130AMYA4	4594	FHLB		06/30/2021	3,000,000.00	2,929,290.00	3,000,000.00	1.070	302	1.070	5,439.17	-70,710.00	06/30/2026
3130AMWK4	4597	FHLB		07/14/2021	3,000,000.00	2,925,210.00	2,999,250.00	1.020	316	1.025	3,995.00	-74,040.00	07/14/2026
3130AP2P9	4598	FHLB		09/30/2021	3,000,000.00	2,905,410.00	2,983,500.00	0.920	394	1.033	11,576.67	-78,090.00	09/30/2026
3130APC94	4599	FHLB		10/14/2021	3,000,000.00	2,907,330.00	2,997,750.00	1.070	408	1.085	12,215.83	-90,420.00	10/14/2026
3130APU78	4600	FHLB		12/09/2021	530,000.00	513,617.70	526,947.20	1.300	449	1.420	1,856.47	-13,329.50	11/24/2026
3130APUR4	4601	FHLB		12/09/2021	1,840,000.00	1,783,125.60	1,829,401.60	1.300	449	1.420	6,445.11	-46,276.00	11/24/2026
3130APVC6	4602	FHLB		12/09/2021	3,000,000.00	2,908,800.00	2,988,000.00	1.375	456	1.458	10,312.50	-79,200.00	12/01/2026
3130AQEC3	4603	FHLB		12/30/2021	3,000,000.00	2,903,670.00	3,000,000.00	1.370	485	1.370	27,514.17	-96,330.00	12/30/2026
3130AQEF6	4604	FHLB		12/30/2021	3,000,000.00	2,903,880.00	2,998,500.00	1.375	485	1.385	27,614.58	-94,620.00	12/30/2026
3130AQG80	4605	FHLB		01/03/2022	3,000,000.00	2,902,650.00	2,999,250.00	1.420	484	1.425	7,336.67	-96,600.00	12/29/2026
3130AQG80	4606	FHLB		01/10/2022	3,000,000.00	2,902,650.00	2,982,750.00	1.420	484	1.540	7,336.67	-80,100.00	12/29/2026
3130AQLD3	4607	FHLB		02/08/2022	3,000,000.00	2,915,190.00	2,975,010.00	1.750	514	1.926	4,812.50	-59,820.00	01/28/2027
3130AQW66	4608	FHLB		03/08/2022	3,000,000.00	2,924,400.00	2,995,500.00	2.080	542	2.111	1,040.00	-71,100.00	02/25/2027
3134GWWT9	4549	FHLMC		10/07/2020	3,000,000.00	2,991,240.00	2,997,600.00	0.550	29	0.566	6,920.83	-6,360.00	09/30/2025
3134GW3F1	4550	FHLMC		10/28/2020	3,000,000.00	2,983,050.00	3,000,000.00	0.600	57	0.600	6,150.00	-16,950.00	10/28/2025
3134GXDM3	4554	FHLMC		12/01/2020	3,000,000.00	2,973,720.00	3,000,000.00	0.620	91	0.620	4,650.00	-26,280.00	12/01/2025
3135G06R9	4556	FNMA		01/28/2021	3,000,000.00	2,956,830.00	3,000,000.00	0.550	149	0.550	1,512.50	-43,170.00	01/28/2026
91282CLG4	4610	UST		07/23/2025	3,000,000.00	3,005,640.00	2,995,664.06	3.750	713	3.822	5,197.01	9,975.94	08/15/2027
Subtotal and Average			98,255,595.36		98,380,000.00	96,425,832.95	98,255,595.36	1.064	287	1.076	248,375.15	-1,829,762.41	
Supranationals													
459058KT9	7005	IBFRAD		06/18/2025	2,000,000.00	1,991,980.00	1,972,780.00	3.500	1045	3.975	9,527.78	19,200.00	07/12/2028
45950VPS9	7000	IFC		06/28/2021	1,000,000.00	981,350.00	980,200.00	0.500	178	0.935	69.44	1,150.00	02/26/2026
45950KDF4	7011	IFC		06/30/2025	1,000,000.00	1,007,390.00	1,007,230.00	4.375	501	3.886	5,585.28	160.00	01/15/2027

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Current Rate	Days To Maturity	YTM	Accrued Interest	Unrealized Gain/Loss	Maturity Date
Subtotal and Average			3,960,210.00		4,000,000.00	3,980,720.00	3,960,210.00	2.980	692	3.200	15,182.50	20,510.00	
Asset Backed Securities													
096912AD2	7007	BMW		06/10/2025	175,000.00	176,287.49	174,996.15	4.430	1029	4.472	125.80	1,291.34	06/26/2028
44935XAD7	7006	HYU		06/11/2025	265,000.00	267,580.46	264,976.07	4.360	1568	4.404	504.72	2,604.39	12/17/2029
Subtotal and Average			439,972.22		440,000.00	443,867.95	439,972.22	4.388	1354	4.431	630.52	3,895.73	
Total and Average			235,977,914.36		228,608,962.50	227,212,356.10	229,041,046.15	2.751	482	2.676	1,365,873.49	-1,828,690.05	

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Current Rate	Days To Maturity	YTM	Accrued Interest	Unrealized Gain/Loss
Gov't Money Market												
SYS CASH	7-3	BNYT		07/01/2025	0.00	0.00	0.00	0.000	1	0.000	0.00	0.00
Average Balance			0.00									
Total Cash and Investments			235,977,914.36		228,608,962.50	227,212,356.10	229,041,046.15	2.751	482	2.676	1,365,873.49	-1,828,690.05

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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM	S&P	Moody's	Accrued Interest At Purchase	Current Principal	Book Value
Certificates of Deposit - Bank												
1093-6	1093-6	FREMON	237,927.71	4.000	11/21/2025	08/21/2025	4.000				237,927.71	237,927.71
SYS 1091-3	1091-3	VCB	250,000.00	4.150	04/11/2026	04/11/2025	4.150				250,000.00	250,000.00
Certificates of Deposit - Bank Totals			487,927.71				4.077			0.00	487,927.71	487,927.71
LAIF												
SYS5	5	LAIF	36,500,000.00	4.480			4.480				36,500,000.00	36,500,000.00
LAIF Totals			36,500,000.00				4.480			0.00	36,500,000.00	36,500,000.00
Gov't Money Market												
X9USDCRGO	7-1	DRYFUS	4,352,446.95	4.110			4.110				4,352,446.95	4,352,446.95
X9USDCRGO	7-2	DRYFUS	3,587.84	4.110			4.110				3,587.84	3,587.84
Gov't Money Market Totals			4,356,034.79				4.110			0.00	4,356,034.79	4,356,034.79
Medium Term Notes												
00287YDS5	6079	ABBVIE	500,000.00	4.800	03/15/2029	02/20/2025	4.747	A	A	Received	500,950.00	500,950.00
025816EJ4	6125	AMEX	1,000,000.00	4.351	07/20/2029	07/25/2025	4.530	A	Aaa		999,420.00	999,420.00
009158BH8	6086	APC	500,000.00	4.600	02/08/2029	04/21/2025	4.377	A	A	Received	503,835.00	503,835.00
037833EB2	6065	APPL	2,000,000.00	0.700	02/08/2026	02/08/2021	0.732	AA	Aaa		1,996,860.00	1,996,860.00
037833BY5	6066	APPL	3,000,000.00	3.250	02/23/2026	02/23/2021	0.981	AA	Aaa		3,331,380.00	3,331,380.00
06406RBN6	6074	BNYT	500,000.00	4.543	02/01/2029	01/15/2025	4.902	A	Aa	Received	493,470.00	493,470.00
06051GHM4	6076	BOFA	500,000.00	4.271	07/23/2029	01/15/2025	5.029	A	A	Received	484,830.00	484,830.00
06051GHD4	6118	BOFA	750,000.00	3.419	12/20/2028	07/23/2025	4.122	A	A	Received	733,402.50	733,402.50
06051GHM4	7010	BOFA	250,000.00	4.271	07/23/2029	07/22/2025	4.333	A	A	Received	249,435.00	249,435.00
14913UAR1	6095	CATERP	500,000.00	4.400	10/15/2027	06/17/2025	4.265	A	A	Received	501,455.00	501,455.00
14913UAR1	6105	CATERP	1,000,000.00	4.400	10/15/2027	07/22/2025	4.117	A	A	Received	1,005,920.00	1,005,920.00
171239AL0	6088	CHUBB	500,000.00	4.650	08/15/2029	04/21/2025	4.458	A	A	Received	503,710.00	503,710.00
17275RBR2	6089	CISCO	500,000.00	4.850	02/26/2029	04/21/2025	4.322	AA	A	Received	509,240.00	509,240.00
61744YAK4	6116	CITI	750,000.00	3.591	07/22/2028	07/23/2025	4.214	A	A	Received	736,972.50	736,972.50
26444HAE1	6090	DUKE E	500,000.00	3.800	07/15/2028	04/22/2025	4.378	A	A	Received	491,355.00	491,355.00
26444HAE1	6114	DUKE E	750,000.00	3.800	07/15/2028	07/23/2025	4.074	A	A	Received	744,285.00	744,285.00
532457CU0	6082	ELI LI	500,000.00	4.550	02/12/2028	03/20/2025	4.329	A	Aa	Received	502,955.00	502,955.00
24422EXH7	6073	JDCC	500,000.00	4.500	01/16/2029	01/15/2025	4.962	A	A	Received	491,705.00	491,705.00
24422EXH7	6106	JDCC	1,000,000.00	4.500	01/16/2029	07/22/2025	4.218	A	A	Received	1,009,040.00	1,009,040.00
46632FSCO	6068	JP	3,000,000.00	1.100	06/22/2026	06/22/2021	1.100	AA	Aa		3,000,000.00	3,000,000.00

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Medium Term Notes												
46647PDU7	6070	JPMCC	500,000.00	5.299	07/24/2029	12/20/2024	5.077	A	A	Received	504,480.00	504,480.00
46647PDU7	6107	JPMCC	250,000.00	5.299	07/24/2029	07/22/2025	4.591	A	A	Received	256,410.00	256,410.00
46647PAF3	6115	JPMCC	750,000.00	3.540	05/01/2028	07/23/2025	4.088	A	A	Received	739,305.00	739,305.00
58989V2H6	6130	MET	1,000,000.00	5.250	04/12/2029	07/22/2025	4.391	AA	Aaa	Received	1,029,130.00	1,029,130.00
30303M8S4	6081	METAPF	500,000.00	4.300	08/15/2029	03/20/2025	4.465	AA	Aa	Received	496,715.00	496,715.00
571748BG6	6091	MMC	500,000.00	4.375	03/15/2029	05/23/2025	4.547	A	A	Received	496,995.00	496,995.00
571748BY7	6108	MMC	1,000,000.00	4.550	11/08/2027	07/22/2025	4.226	A	Aaa	Received	1,006,950.00	1,006,950.00
61747YFF7	6069	MS	500,000.00	5.449	07/20/2029	12/20/2024	5.162	A	A	Received	505,770.00	505,770.00
61747YFF7	6133	MS	250,000.00	5.449	07/20/2029	07/22/2025	4.800	A	A	Received	257,092.50	257,092.50
69371RS80	6083	PCAR	500,000.00	4.600	01/31/2029	03/20/2025	4.532	A	A	Received	501,095.00	501,095.00
74340XBX8	6084	PROLOG	500,000.00	4.000	09/15/2028	03/20/2025	4.590	A	A	Received	490,595.00	490,595.00
74340XBX8	6111	PROLOG	750,000.00	4.000	09/15/2028	07/22/2025	4.243	A	A	Received	744,652.50	744,652.50
74456QBY1	6120	PSEG	1,000,000.00	3.200	05/15/2029	07/23/2025	4.268	A	Aa	Received	962,760.00	962,760.00
78017DAA6	6080	RBC	500,000.00	4.965	01/24/2029	02/20/2025	4.854	A	A	Received	501,950.00	501,950.00
756109CF9	6128	RIC	1,000,000.00	4.750	02/15/2029	07/23/2025	4.307	A	Aaa	Received	1,014,460.00	1,014,460.00
857477BD4	6092	SSC	500,000.00	4.141	12/03/2029	05/23/2025	4.484	A	Aa	Received	493,045.00	493,045.00
857477CU5	6085	STESTR	500,000.00	4.536	02/28/2028	03/20/2025	4.528	A	Aa	Received	500,095.00	500,095.00
89236THW8	6067	TOYOTA	1,500,000.00	0.800	01/09/2026	03/09/2021	1.090	A	A	Received	1,479,570.00	1,479,570.00
89236TNA9	6134	TOYOTA	1,500,000.00	4.950	01/09/2030	08/28/2025	4.192	A	A	Received	1,544,835.00	1,544,835.00
91324PEH1	6078	UHGI	500,000.00	4.000	05/15/2029	02/20/2025	4.741	A	A	Received	485,910.00	485,910.00
91159HJK7	6087	USBANC	500,000.00	4.653	02/01/2029	04/22/2025	4.746	A	Aaa	Received	498,370.00	498,370.00
Medium Term Notes Totals			33,000,000.00				3.414			0.00	33,300,405.00	33,300,405.00
Federal Agency Issues - Coupon												
3130AQF65	3576	FHLB	3,000,000.00	1.250	12/21/2026	12/22/2021	1.280	AA	Aaa		2,995,657.09	2,995,657.09
Federal Agency Issues - Coupon Totals			3,000,000.00				1.280			0.00	2,995,657.09	2,995,657.09
Treasury Securities - Coupon												
91282CLX7	2356	UST	750,000.00	4.125	11/15/2027	12/20/2024	4.331	AA	Aa		745,810.55	745,810.55
91282CLS8	2357	UST	750,000.00	4.125	10/31/2026	12/20/2024	3.433	AA	Aa		747,421.88	747,421.88
91282CMF5	2364	UST	750,000.00	4.250	01/15/2028	01/15/2025	4.476	AA	Aaa		745,283.20	745,283.20
91282CJA0	2365	UST	750,000.00	4.625	09/30/2028	01/15/2025	4.549	AA	Aa	Received	751,875.00	751,875.00
91282CHE4	2366	UST	750,000.00	3.625	05/31/2028	02/20/2025	3.748	AA	Aaa	Received	735,000.00	735,000.00
91282CHX2	2367	UST	750,000.00	4.375	08/31/2028	02/20/2025	4.305	AA	Aa	Received	751,699.22	751,699.22

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Treasury Securities - Coupon												
91282CMP3	2369	UST	750,000.00	4.125	02/28/2027	03/20/2025	4.078	AA	Aa	Received	750,644.53	750,644.53
91282CMS7	2370	UST	750,000.00	3.875	03/15/2028	03/20/2025	4.053	AA	Aa	Received	746,279.30	746,279.30
91282CJN2	2371	UST	750,000.00	4.375	11/30/2028	04/21/2025	3.859	AA	Aa	Received	762,890.63	762,890.63
91282CMW8	2372	UST	1,000,000.00	3.750	04/15/2028	04/21/2025	3.803	AA	Aaa	Received	998,515.63	998,515.63
91282CMV0	2373	UST	750,000.00	3.875	03/31/2027	04/21/2025	3.805	AA	Aa	Received	750,966.80	750,966.80
91282CJW2	2374	UST	1,000,000.00	4.000	01/31/2029	05/23/2025	4.061	AA	Aa	Received	997,890.63	997,890.63
91282CMY4	2375	UST	1,000,000.00	3.750	04/30/2027	05/23/2025	4.005	AA	Aa	Received	995,273.44	995,273.44
91282CLB5	2382	UST	1,000,000.00	4.375	07/31/2026	06/17/2025	4.123	AA	Aa	Received	1,002,695.31	1,002,695.31
91282CKG5	2383	UST	1,250,000.00	4.125	03/31/2029	06/05/2025	3.871	AA	Aa	Received	1,261,132.81	1,261,132.81
91282CKK6	2384	UST	1,000,000.00	4.875	04/30/2026	06/18/2025	4.202	AA	Aa	Received	1,005,625.00	1,005,625.00
91282CNH0	2385	UST	1,500,000.00	3.875	06/15/2028	06/18/2025	3.899	AA	Aa	Received	1,499,003.91	1,499,003.91
91282CJV4	2386	UST	1,000,000.00	4.250	01/31/2026	06/18/2025	4.276	AA	Aa	Received	999,804.69	999,804.69
91282CKV2	2387	UST	1,000,000.00	4.625	06/15/2027	06/05/2025	3.860	AA	Aa	Received	1,014,765.63	1,014,765.63
91282CKT7	2388	UST	1,500,000.00	4.500	05/31/2029	06/18/2025	3.953	AA	Aa	Received	1,529,707.03	1,529,707.03
91282CHE4	2389	UST	450,000.00	3.625	05/31/2028	06/05/2025	3.314	AA	Aaa	Received	447,328.13	447,328.13
91282CHX2	2390	UST	500,000.00	4.375	08/31/2028	06/17/2025	4.395	AA	Aa	Received	506,269.53	506,269.53
91282CJA0	2399	UST	500,000.00	4.625	09/30/2028	06/17/2025	3.954	AA	Aa	Received	510,214.84	510,214.84
91282CHY0	2401	UST	3,000,000.00	4.625	09/15/2026	07/22/2025	4.038	AA	Aa	Received	3,019,453.13	3,019,453.13
91282CJT9	2402	UST	3,000,000.00	4.000	01/15/2027	07/22/2025	3.950	AA	Aa	Received	3,002,109.38	3,002,109.38
91282CJW2	2403	UST	2,000,000.00	4.000	01/31/2029	07/22/2025	3.832	AA	Aa	Received	2,010,937.50	2,010,937.50
91282CKT7	2405	UST	1,500,000.00	4.500	05/31/2029	07/22/2025	3.851	AA	Aa	Received	1,534,511.72	1,534,511.72
91282CLY5	2406	UST	3,000,000.00	4.250	11/30/2026	07/22/2025	3.984	AA	Aa	Received	3,010,312.50	3,010,312.50
91282CJN2	2407	UST	2,250,000.00	4.375	11/30/2028	07/23/2025	3.793	AA	Aa	Received	2,290,781.25	2,290,781.25
91282CKG5	2408	UST	1,750,000.00	4.125	03/31/2029	07/23/2025	3.813	AA	Aa	Received	1,768,525.39	1,768,525.39
91282CLC3	2409	UST	3,000,000.00	4.000	07/31/2029	07/23/2025	3.835	AA	Aa	Received	3,018,281.25	3,018,281.25
91282CMA6	2410	UST	3,000,000.00	4.125	11/30/2029	07/23/2025	3.854	AA	Aa	Received	3,032,226.56	3,032,226.56
91282CNM9	2411	UST	3,000,000.00	3.875	07/15/2028	07/23/2025	3.777	AA	Aa	Received	3,008,203.13	3,008,203.13
91282CJA0	2412	UST	750,000.00	4.625	09/30/2028	08/29/2025	3.618	AA	Aa	Received	771,855.47	771,855.47
91282CMG3	2413	UST	1,500,000.00	4.250	01/31/2030	08/29/2025	3.693	AA	Aa	Received	1,533,750.00	1,533,750.00
Treasury Securities - Coupon Totals			47,950,000.00				3.927			0.00	48,257,044.97	48,257,044.97
Treasury Securities - Discount												
912797RP4	2532	UST	495,000.00	4.228	11/18/2025	07/24/2025	4.320	A	P-1		488,199.01	488,199.01
Treasury Securities - Discount Totals			495,000.00				4.320			0.00	488,199.01	488,199.01

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Portfolio Management
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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM	S&P	Moody's	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency Issues - Callable												
3133EMBJ0	4548	FFCB	3,340,000.00	0.530	09/29/2025	10/05/2020	0.550	AA	Aaa	Received	3,336,660.00	3,336,660.00
3133EMUK6	4575	FFCB	3,000,000.00	1.050	03/25/2026	03/25/2021	1.050	AA	Aaa		3,000,000.00	3,000,000.00
3133EMH21	4595	FFCB	3,000,000.00	0.900	06/15/2026	06/24/2021	0.921	AA	Aaa	Received	2,997,000.00	2,997,000.00
3130AKGD2	4553	FHLB	3,000,000.00	0.570	11/25/2025	11/25/2020	0.595	AA	Aa		2,996,250.00	2,996,250.00
3130AKXQ4	4558	FHLB	3,000,000.00	0.600	02/12/2026	02/12/2021	0.110	AA	Aaa		3,000,000.00	3,000,000.00
3130AKZ25	4559	FHLB	3,000,000.00	0.650	02/26/2026	02/26/2021	0.650	AA	Aaa		3,000,000.00	3,000,000.00
3130AL3S1	4560	FHLB	3,000,000.00	0.625	02/17/2026	02/17/2021	0.625	AA	Aaa		3,000,000.00	3,000,000.00
3130AKXJ0	4562	FHLB	3,125,000.00	0.600	02/24/2026	02/24/2021	0.616	AA	Aa		3,122,500.00	3,122,500.00
3130ALCV4	4563	FHLB	3,000,000.00	0.750	02/24/2026	02/24/2021	0.750	AA			3,000,000.00	3,000,000.00
3130ALDN1	4565	FHLB	3,000,000.00	0.800	03/16/2026	03/16/2021	0.800	AA	Aaa		3,000,000.00	3,000,000.00
3130ALNT7	4578	FHLB	3,000,000.00	0.980	03/30/2026	03/30/2021	0.993	AA	Aaa		2,998,050.00	2,998,050.00
3130ALUC6	4580	FHLB	3,000,000.00	1.020	04/15/2026	04/15/2021	1.051	AA	Aaa		2,995,500.00	2,995,500.00
3130AMCL4	4585	FHLB	2,795,000.00	1.020	05/19/2026	05/20/2021	1.020	AA	Aaa	Received	2,795,000.00	2,795,000.00
3130AMGW6	4588	FHLB	3,000,000.00	0.980	05/26/2026	05/26/2021	0.987	AA	Aaa		2,998,950.00	2,998,950.00
3130AMHB1	4590	FHLB	2,750,000.00	0.875	05/26/2026	06/02/2021	0.901	AA	Aaa	Received	2,746,562.50	2,746,562.50
3130AMSL7	4592	FHLB	3,000,000.00	1.030	06/30/2026	06/30/2021	1.030	AA	Aaa		3,000,000.00	3,000,000.00
3130AMYA4	4594	FHLB	3,000,000.00	1.070	06/30/2026	06/30/2021	1.070	AA	Aaa		3,000,000.00	3,000,000.00
3130AMWK4	4597	FHLB	3,000,000.00	1.020	07/14/2026	07/14/2021	1.025	AA	Aaa		2,999,250.00	2,999,250.00
3130AP2P9	4598	FHLB	3,000,000.00	0.920	09/30/2026	09/30/2021	1.033	AA	Aaa		2,983,500.00	2,983,500.00
3130APC94	4599	FHLB	3,000,000.00	1.070	10/14/2026	10/14/2021	1.085	AA	Aaa		2,997,750.00	2,997,750.00
3130APU78	4600	FHLB	530,000.00	1.300	11/24/2026	12/09/2021	1.421	AA	Aaa	Received	526,947.20	526,947.20
3130APUR4	4601	FHLB	1,840,000.00	1.300	11/24/2026	12/09/2021	1.421	AA	Aaa	Received	1,829,401.60	1,829,401.60
3130APVC6	4602	FHLB	3,000,000.00	1.375	12/01/2026	12/09/2021	1.459	AA	Aaa	Received	2,988,000.00	2,988,000.00
3130AQEC3	4603	FHLB	3,000,000.00	1.370	12/30/2026	12/30/2021	1.370	AA	Aaa		3,000,000.00	3,000,000.00
3130AQEF6	4604	FHLB	3,000,000.00	1.375	12/30/2026	12/30/2021	1.385	AA	Aaa		2,998,500.00	2,998,500.00
3130AQG80	4605	FHLB	3,000,000.00	1.420	12/29/2026	01/03/2022	1.425	AA	Aaa	Received	2,999,250.00	2,999,250.00
3130AQG80	4606	FHLB	3,000,000.00	1.420	12/29/2026	01/10/2022	1.541	AA	Aaa	Received	2,982,750.00	2,982,750.00
3130AQLD3	4607	FHLB	3,000,000.00	1.750	01/28/2027	02/08/2022	1.926	AA	Aaa	Received	2,975,010.00	2,975,010.00
3130AQW66	4608	FHLB	3,000,000.00	2.080	02/25/2027	03/08/2022	2.112	AA	Aaa	Received	2,995,500.00	2,995,500.00
3134GWWT9	4549	FHLMC	3,000,000.00	0.550	09/30/2025	10/07/2020	0.566	AA	Aa	Received	2,997,600.00	2,997,600.00
3134GW3F1	4550	FHLMC	3,000,000.00	0.600	10/28/2025	10/28/2020	0.600	AA	Aa		3,000,000.00	3,000,000.00
3134GXDM3	4554	FHLMC	3,000,000.00	0.620	12/01/2025	12/01/2020	0.620	AA	Aa		3,000,000.00	3,000,000.00
3135G06R9	4556	FNMA	3,000,000.00	0.550	01/28/2026	01/28/2021	0.550	AA	Aaa		3,000,000.00	3,000,000.00
91282CLG4	4610	UST	3,000,000.00	3.750	08/15/2027	07/23/2025	3.823	AA	Aa	Received	2,995,664.06	2,995,664.06

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CITY OF PLEASANTON
Portfolio Management
Investment Status Report - Investments
August 31, 2025

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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM	S&P	Moody's	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency Issues - Callable Totals			98,380,000.00				1.076			0.00	98,255,595.36	98,255,595.36
Supranationals												
459058KT9	7005	IBFRAD	2,000,000.00	3.500	07/12/2028	06/18/2025	3.975	AAA	Aaa	Received	1,972,780.00	1,972,780.00
45950VPS9	7000	IFC	1,000,000.00	0.500	02/26/2026	06/28/2021	0.935	AAA	Aaa	Received	980,200.00	980,200.00
45950KDF4	7011	IFC	1,000,000.00	4.375	01/15/2027	06/30/2025	3.886	AAA	Aaa	Received	1,007,230.00	1,007,230.00
Supranationals Totals			4,000,000.00				3.200			0.00	3,960,210.00	3,960,210.00
Asset Backed Securities												
096912AD2	7007	BMW	175,000.00	4.430	06/26/2028	06/10/2025	4.473	AAA			174,996.15	174,996.15
44935XAD7	7006	HYU	265,000.00	4.360	12/17/2029	06/11/2025	4.404	AAA			264,976.07	264,976.07
Asset Backed Securities Totals			440,000.00				4.431			0.00	439,972.22	439,972.22
Investment Totals			228,608,962.50				2.676			0.00	229,041,046.15	229,041,046.15

CITY OF PLEASANTON
Portfolio Management
Investment Status Report - Cash
August 31, 2025

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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM	S&P	Moody's	Accrued Interest At Purchase	Current Principal	Book Value
Gov't Money Market												
SYS CASH	7-3	BNYT	0.00			07/01/2025	0.000				0.00	0.00
Cash Totals			0.00							0.00	0.00	0.00
Total Cash and Investments			228,608,962.50				2.676			0.00	229,041,046.15	229,041,046.15

CITY OF PLEASANTON
Portfolio Management
Activity By Type
August 1, 2025 through August 31, 2025

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CUSIP	Investment #	Issuer	Stated Rate	Transaction Date	Purchases or Deposits	Redemptions or Withdrawals	Balance
Certificates of Deposit - Bank							
SYS-1093-5	1093-5	Fremont Bank	3.540	08/21/2025	0.00	234,448.75	
1093-6	1093-6	Fremont Bank	4.000	08/21/2025	237,927.71	0.00	
		Subtotal			237,927.71	234,448.75	487,927.71
LAIF (Monthly Summary)							
SYS5	5	LOCAL AGENCY INVESTMENT FUND	4.480		0.00	22,000,000.00	
		Subtotal			0.00	22,000,000.00	36,500,000.00
Gov't Money Market (Monthly Summary)							
X9USDCRGO	7-1	Dryfus Govt Cash Mgmt 672	4.110		73,704.13	0.00	
X9USDCRGO	7-2	Dryfus Govt Cash Mgmt 672	4.110		247,682.79	433,963.94	
		Subtotal			321,386.92	433,963.94	4,356,034.79
Medium Term Notes							
89236THW8	6067	Toyota Motor Credit Corp	0.800	08/28/2025	0.00	1,479,570.00	
89236TNA9	6134	Toyota Motor Credit Corp	4.950	08/28/2025	1,544,835.00	0.00	
		Subtotal			1,544,835.00	1,479,570.00	33,300,405.00
Federal Agency Issues - Coupon							
		Subtotal					2,995,657.09
Treasury Securities - Coupon							
91282CJA0	2412	U S TREASURY	4.625	08/29/2025	771,855.47	0.00	
91282CMG3	2413	U S TREASURY	4.250	08/29/2025	1,533,750.00	0.00	
		Subtotal			2,305,605.47	0.00	48,257,044.97
Treasury Securities - Discount							
912797RP4	2532	U S TREASURY	4.228	08/29/2025	0.00	1,410,352.69	
912797RP4	2533	U S TREASURY	4.229	08/29/2025	0.00	532,641.71	
		Subtotal			0.00	1,942,994.40	488,199.01
Federal Agency Issues - Callable							
		Subtotal					98,255,595.36

CITY OF PLEASANTON
Portfolio Management
Activity By Type
August 1, 2025 through August 31, 2025

CUSIP	Investment #	Issuer	Stated Rate	Transaction Date	Purchases or Deposits	Redemptions or Withdrawals	Balance
Supranationals							
Subtotal							3,960,210.00
Asset Backed Securities							
Subtotal							439,972.22
Total					4,409,755.10	26,090,977.09	229,041,046.15

CITY OF PLEASANTON
Portfolio Management
Activity Summary
August 2024 through August 2025

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Month End	Year	Number of Securities	Average Balance	Yield to Maturity		Managed Pool Rate	Number of Investments Purchased	Number of Investments Redeemed	Average Term	Average Days to Maturity
				360 Equivalent	365 Equivalent					
August	2024	73	232,025,539.32	1.645	1.668	4.480	1	1	1,467	443
September	2024	73	229,828,688.26	1.599	1.621	4.480	1	2	1,490	428
October	2024	71	220,883,480.07	1.495	1.516	4.480	0	1	1,541	420
November	2024	70	217,493,941.37	1.493	1.514	4.480	0	0	1,540	394
December	2024	76	225,183,251.16	1.775	1.799	4.480	6	1	1,405	345
January	2025	80	241,044,442.47	1.844	1.870	4.480	5	2	1,384	334
February	2025	83	242,039,662.99	1.868	1.894	4.480	5	1	1,385	329
March	2025	90	242,036,422.49	1.942	1.969	4.480	8	4	1,349	325
April	2025	95	255,472,697.89	2.172	2.202	4.480	9	1	1,243	296
May	2025	98	267,798,757.09	2.211	2.242	4.480	4	1	1,235	287
June	2025	112	261,524,567.29	2.327	2.360	4.480	15	5	1,222	318
July	2025	136	256,530,677.15	2.781	2.820	4.480	29	15	1,128	442
August	2025	125	235,977,914.36	2.639	2.676	4.480	4	4	1,247	482
Average		91	240,587,379.84	1.984%	2.012%	4.480	7	3	1,357	373

CITY OF PLEASANTON
Portfolio Management
Distribution of Investments By Type
August 2024 through August 2025

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Security Type	August 2024	September 2024	October 2024	November 2024	December 2024	January 2025	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	August 2025	Average by Period
Certificates of Deposit - Bank	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2%
Certificates of Deposit - S & L														
LAIF	19.1	17.3	13.8	13.7	22.0	22.0	22.0	22.0	27.6	27.6	25.7	23.3	15.9	20.9%
Fidelity - Government Fund														
Gov't Money Market	0.1	0.7	1.4	1.5	0.4	1.1	0.8	2.2	2.0	2.0	2.1	1.8	1.9	1.4%
Managed Pool Accounts -4														
Passbook/Checking Accounts														
Medium Term Notes	10.5	10.2	9.9	9.9	9.4	9.5	9.3	7.3	7.6	7.9	8.4	13.3	14.5	9.8%
Bankers Acceptances														
Commercial Paper - Discount														
Federal Agency Issues - Coupon	1.3	1.3	1.4	1.4	1.2	1.2	1.2	1.2	1.1	1.1	1.2	1.2	1.3	1.3%
Federal Agency Issues - Discount														
Treasury Securities - Coupon					0.6	1.2	1.9	2.5	3.2	3.9	7.8	18.3	21.1	4.7%
Treasury Securities - Discount												1.0	0.2	0.1%
Federal Agency Issues - Callable	68.4	69.8	72.9	72.8	65.8	64.3	64.2	64.2	58.1	56.9	53.2	39.2	42.9	61.0%
Supranationals	0.4	0.4	0.5	0.5	0.4	0.4	0.4	0.4	0.4	0.4	1.1	1.6	1.7	0.7%
Miscellaneous Securities - Discount														
Asset Backed Securities											0.2	0.2	0.2	

CITY OF PLEASANTON
Portfolio Management
Interest Earnings Summary
August 31, 2025

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	August 31Month Ending	Fiscal Year To Date
CD/Coupon/Discount Investments:		
Interest Collected	323,216.13	854,460.31
Plus Accrued Interest at End of Period	998,106.11	998,106.11
Less Accrued Interest at Beginning of Period	(949,919.46)	(829,285.86)
Less Accrued Interest at Purchase During Period	(29,440.99)	(404,772.18)
Interest Earned during Period	341,961.79	618,508.38
Adjusted by Capital Gains or Losses	15,888.06	-741,416.44
Earnings during Periods	357,849.85	-122,908.06
Pass Through Securities:		
Interest Collected	1,608.87	3,669.14
Plus Accrued Interest at End of Period	630.52	630.52
Less Accrued Interest at Beginning of Period	(642.72)	(1,094.12)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
Interest Earned during Period	1,596.67	3,205.54
Adjusted by Premiums and Discounts	0.00	0.00
Adjusted by Capital Gains or Losses	0.00	0.00
Earnings during Periods	1,596.67	3,205.54
Cash/Checking Accounts:		
Interest Collected	21,213.05	799,732.00
Plus Accrued Interest at End of Period	367,136.86	367,136.86
Less Accrued Interest at Beginning of Period	(206,470.28)	(720,567.41)
Interest Earned during Period	181,879.63	446,301.45
Total Interest Earned during Period	525,438.09	1,068,015.37
Total Capital Gains or Losses	15,888.06	-741,416.44
Total Earnings during Period	541,326.15	326,598.93

CITY COUNCIL AGENDA REPORT

October 7, 2025
Library and Recreation

TITLE: ADOPT A RESOLUTION APPROVING A REVISED LIBRARY COLLECTION DEVELOPMENT POLICY TO COMPLY WITH AB 1825, THE CALIFORNIA FREEDOM TO READ ACT

SUMMARY

Recent California legislation, the California Freedom to Read Act (AB 1825) (Attachment 1), requires all public libraries to maintain a written collection development policy that includes specific components. Staff recommends that City Council adopt a resolution (Attachment 2) revising the Library Collection Development Policy (2023, Attachment 3). These updates add clarifying language to ensure compliance with state law but do not substantively change the policy's intent, practices, or application. No other changes are proposed at this time.

RECOMMENDATION

Adopt a resolution approving a revised Library Collection Development Policy to comply with AB 1825, the California Freedom to Read Act.

BACKGROUND

Assembly Bill 1825, known as the California Freedom to Read Act (Act), was signed into law in 2024 amid growing national concerns over efforts to restrict or remove access to library materials, particularly materials reflecting diverse perspectives and historically marginalized communities. Sponsored by Assemblymember Al Muratsuchi, the legislation affirms California's commitment to intellectual freedom, the right to access information, and protection from censorship in public libraries.

The Act added Chapter 10 (commencing with Section 19800) to Part 11 of Division 1 of Title 1 of the California Education Code, where certain public library statutes are housed. While called the "Education Code," this section of state law governs not only school libraries, but also public libraries operated by cities, counties, districts, and joint powers authorities.

In addition to requiring collection development policies, the Act includes provisions that protect library staff from retaliation for carrying out their professional duties and prohibit discrimination or censorship in the selection, removal, or accessibility of materials.

The requirements described in the Act are set to become effective by January 1, 2026.

BOARD/COMMITTEE/COMMISSION ACTION

The Library Commission reviewed the staff recommendation at its September 4, 2025 meeting and recommended approval of the update to the Collection Development Policy as presented.

DISCUSSION

The California Freedom to Read Act requires that every public library jurisdiction directly receiving State funding establish, adopt, and maintain a written and publicly accessible collection development policy by January 1, 2026, and submit it to the State Librarian.

Collection Development Policy Requirements for State Compliance

The Freedom to Read Act (AB 1825, Chapter 941, Stats. 2024; Cal. Educ. Code § 19802(a)(1)) outlines specific requirements that public libraries must meet in their collection development policies to ensure compliance:

“Every public library jurisdiction that directly receives any state funding, including, but not limited to, state funding pursuant to this part, shall establish, adopt, and maintain a written and publicly accessible collection development policy for its public libraries by January 1, 2026, and shall submit that collection development policy to the State Librarian. The State Librarian or their designee may provide technical assistance to public libraries in developing their collection development policy. The collection development policy, at a minimum, shall do all of the following:

(A) Establish a process for community members to share their concerns regarding library materials and to request that library materials be reconsidered for inclusion in the library’s collection.

(B) Guide the selection and deselection of library materials.

(C) Acknowledge that the public library’s collection meets the broad and diverse interests of the community and respect both the library’s autonomy and their specific community needs.

(D) Establish that the public library serves as a center for voluntary inquiry and the dissemination of information and ideas.

(E) Acknowledge that library materials should be provided for the interest, information, and enlightenment of all people, and should present diverse points of view in the collection as a whole.

(F) Acknowledge the right of the public to receive access to a range of social, political, aesthetic, moral, and other ideas and experiences.”

Requirements that the Collection Development Policy Already Meets

A review of the Pleasanton Library Collection Development Policy confirmed that it already complies with:

1. The current Request for Reconsideration of Materials Form (Attachment 4) provides a process for patrons to raise concerns about specific materials, meeting requirement **(A)**
2. The current Collection Development Policy includes clear criteria guiding the selection and deselection of materials, as required under **(B)**, including:
 - Demonstrated community interest, need, or demand
 - Quality, including accuracy, clarity, and usability
 - Merit, awards, or critical acclaim
 - Reputation of author and/or publisher
 - Contemporary significance or permanent value
 - Relevance to the experience and contributions of diverse populations
 - Extent to which the subject matter is already represented in the collection
 - Local history and interest
 - Budgetary and space considerations

- Physical condition and usage data.

Requirements That Have Been Added to the Draft Collection Development Policy

To meet the additional statutory requirements (C) through (F), the following acknowledgments have been added to the draft policy, as outlined in the California Freedom to Read Act Process and Checklist that was created to assist libraries with compliance (Attachment 5):

(C) “The Library’s collection meets the broad and diverse interests of the community and respects both the library’s autonomy and the specific needs of the City.”

(D) “The Library serves as a center for voluntary inquiry and the dissemination of information and ideas.”

(E) “The Library’s materials should be provided for the interest, information, and enlightenment of all people, and should present diverse points of view in the collection as a whole.”

(F) “Members of the public have the right to receive access to a range of social, political, aesthetic, moral, and other ideas and experiences.”

These additions ensure the Collection Development Policy fully aligns with the Freedom to Read Act requirements.

Next Steps

If adopted by City Council, the revised policy will be submitted to the State Librarian by January 1, 2026. The final step for compliance would be to make the policy publicly available by posting it on the Library’s website in the policy section.

EQUITY AND SUSTAINABILITY

The Collection Development Policy affirms the library’s commitment to providing free, equitable access to diverse materials.

OUTREACH

The item was presented at the Library Commission meeting on September 4, 2025.

STRATEGIC PLAN ALIGNMENT

This recommendation aligns with the ONE Pleasanton Citywide Strategic Plan goal, *Building a Community Where Everyone Belongs*: Livability and Community Development. Implement high-priority items from the Library and Recreation Strategic Plan to continue to deliver activities and programs that meet the needs and interests of the community.

FISCAL IMPACT

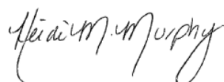
There is no fiscal impact from the policy revisions.

Prepared by:



Lia Bushong, Assistant
Director of Library and
Recreation

Submitted by:



Heidi Murphy, Director of Library and
Recreation

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. California Freedom to Read Act (AB 1825)
2. Resolution
3. Library Collection Development Policy (2023, Draft Update)
4. Request for Reconsideration of Library Materials Form
5. California Freedom to Read Act Process and Checklist (California State Library)

Assembly Bill No. 1825

CHAPTER 941

An act to add Chapter 10 (commencing with Section 19800) to Part 11 of Division 1 of Title 1 of the Education Code, relating to libraries.

[Approved by Governor September 29, 2024. Filed with
Secretary of State September 29, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1825, Muratsuchi. California Freedom to Read Act.

Existing law establishes a public library system, including school libraries, unified school district and union high school district public libraries, municipal libraries, county free libraries, the California State Library, and library districts. Under existing law, the Legislature declares that the public library is, among other things, a source of information and inspiration to persons of all ages, cultural backgrounds, and economic statuses.

This bill would require every public library jurisdiction, as defined, that directly receives any state funding to establish, adopt, and maintain a written and publicly accessible collection development policy for its libraries by January 1, 2026, as specified. The bill would require the collection development policy to, among other things, (1) guide the selection and deselection of library materials, as defined, and (2) establish a process for community members to share their concerns regarding library materials and request materials be reconsidered for inclusion in the library's collection.

The bill would require the adopted policy to be sent to the State Librarian, and would authorize the State Librarian or their designee to provide technical assistance to public libraries in developing their collection development policy.

The bill would prohibit the governing board or body of a public library, or any body or commission designated to review the procurement, retention, or circulation of, or access to, library materials, from (1) proscribing the circulation or procurement of, or access to, library materials in a public library because of the topic addressed by the library materials or because of the views, ideas, or opinions contained in materials or (2) creating policies or procedures that limit or restrict access to library materials offered by the public library, except as provided. The bill would also prohibit library materials in a public library from being excluded, and access to library materials from being limited, solely on the bases of (1) specified protected characteristics of a subject of the library materials, an author of the materials, the sources of the library materials, or the perceived or intended audience for the library materials, (2) that the materials contain inclusive and diverse perspectives, or (3) that the materials may include sexual content, except as provided. The bill would provide that a person's right to use a public

library and its resources shall not be denied or abridged solely because of personal characteristics, age, background, or views.

The bill would prohibit a librarian, library media specialist, other employee, or contractor at a public library from being subject to termination, demotion, discipline, or retaliation for (1) refusing to remove a library material before it has been reviewed in accordance with the public library's process for reconsideration of library materials or (2) making displays, acquisitions, or programming decisions that the employee believes, in good faith, are in accordance with the bill's provisions.

The bill would provide that these provisions apply to a public library, as defined, including any public library operated on a contractual basis, or operated by a city, including a general law or charter city, county, special district, or joint powers authority, except that these provisions do not apply to any school library, as defined, or any library operated by the governing board of a school district, a county board of education, or the governing body of a charter school. To the extent these provisions impose additional duties on public libraries, the bill would create a state-mandated local program.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

The people of the State of California do enact as follows:

SECTION 1. Chapter 10 (commencing with Section 19800) is added to Part 11 of Division 1 of Title 1 of the Education Code, to read:

CHAPTER 10. CALIFORNIA FREEDOM TO READ ACT

19800. This chapter shall be known, and may be cited, as the California Freedom to Read Act.

19801. The Legislature finds and declares all of the following:

(a) Libraries are essential for information, education, and enlightenment of all people of the community the library serves.

(b) Libraries provide access to books that offer teachable moments for readers of all ages and expand our understanding of people with different backgrounds, ideas, and beliefs.

(c) A person's right to use a library should not be denied or abridged solely because of personal characteristics, age, background, or views.

(d) Removing and banning books from public libraries are dangerous acts of government censorship and erode our country's commitment to freedom of expression and the right to receive information.

(e) Librarians are professionals trained to not impose their own thoughts and opinions on which ideas are right, but to make knowledge and ideas available so that people have the freedom to choose what to read.

(f) Librarians and library staff receive extensive professional training to develop and curate collections to meet the broad and diverse interests of their communities, which include, but are not limited to, literary value and developmental appropriateness of material.

19802. (a) (1) Every public library jurisdiction that directly receives any state funding, including, but not limited to, state funding pursuant to this part, shall establish, adopt, and maintain a written and publicly accessible collection development policy for its public libraries by January 1, 2026, and shall submit that collection development policy to the State Librarian. The State Librarian or their designee may provide technical assistance to public libraries in developing their collection development policy. The collection development policy, at a minimum, shall do all of the following:

(A) Establish a process for community members to share their concerns regarding library materials and to request that library materials be reconsidered for inclusion in the library's collection.

(B) Guide the selection and deselection of library materials.

(C) Acknowledge that the public library's collection meets the broad and diverse interests of the community and respect both the library's autonomy and their specific community needs.

(D) Establish that the public library serves as a center for voluntary inquiry and the dissemination of information and ideas.

(E) Acknowledge that library materials should be provided for the interest, information, and enlightenment of all people, and should present diverse points of view in the collection as a whole.

(F) Acknowledge the right of the public to receive access to a range of social, political, aesthetic, moral, and other ideas and experiences.

(2) A librarian, library media specialist, other employee, or contractor at a public library shall not be subject to termination, demotion, discipline, or retaliation for either of the following:

(A) Refusing to remove a library material before it has been reviewed in accordance with the public library's process for the reconsideration of library materials established pursuant to subparagraph (A) of paragraph (1).

(B) Making displays, acquisitions, or programming decisions that the employee or contractor believes, in good faith, are in accordance with the requirements of this section.

(b) (1) The governing board or body of a public library, or any body or commission designated to review the procurement, retention, or circulation of, or access to, library materials, shall not proscribe or prohibit the circulation or procurement of, or access to, any library materials in a public library because of the topic addressed by the materials or because of the views, ideas, or opinions contained in those materials.

(2) (A) Library materials in public libraries shall not be excluded, and access to library materials shall not be limited, solely on the bases of any of the following:

(i) The race, nationality, gender identity, sexual orientation, religion, disability, political affiliation, or any other characteristic listed in subdivision (a) of Section 12940 of the Government Code, or the socioeconomic status of a subject of the library materials, an author of the library materials, the source of the library materials, or the perceived or intended audience for the library materials.

(ii) The library materials contain inclusive and diverse perspectives.

(iii) The library materials may include sexual content, unless that content qualifies as obscene under United States Supreme Court precedent.

(B) This paragraph does not apply to library materials excluded, or for which access is limited, pursuant to a library maintenance and deaccession policy.

(3) The governing board or body of a public library, or any body or commission designated to review the procurement, retention, or circulation of, or access to, library materials, shall not create policies or procedures that limit or restrict access to library materials offered by the public library unless the policies or procedures are adopted to preserve the safety or security of the library materials, are time, place, and manner restrictions not based on the content of materials, or are programs that provide for the effective management of the library and its resources to preserve access for all library users.

(c) A person's right to use a public library and its resources shall not be denied or abridged solely because of personal characteristics, age, background, or views.

(d) All people, regardless of personal characteristics, age, background, or views, possess a right to privacy and confidentiality in the materials they borrow from libraries.

(e) This section applies to a public library, as defined in Section 18015, including any public library operated on a contractual basis, or by a city, including a general law or charter city, county, special district, or joint powers authority, except that it does not apply to any school library, as defined in Section 18710, or any library operated by the governing board of a school district, a county board of education, or the governing body of a charter school.

(f) For purposes of this section, the following definitions apply:

(1) "Library materials" includes, but is not limited to, books, periodicals and serials, audio materials, audiovisual materials, instructional materials, maps, databases, government documents, records, photographs, and all other similar materials, whether in tangible or electronic form. "Library materials" does not include hardware, tools, instruments, computers, appliances, or other items that are not for the primary purpose of conveying ideas or information.

(2) “Public library jurisdiction” means a county, city and county, city, or any district that is authorized by law to provide public library services and that operates a public library described in subdivision (e).

SEC. 2. The Legislature finds and declares that ensuring public libraries are free of censorship is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, Section 1 of this act adding Chapter 10 (commencing with Section 19800) to Part 11 of Division 1 of Title 1 of the Education Code applies to all cities, including charter cities.

SEC. 3. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

O

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON
ADOPTING THE PLEASANTON COLLECTION DEVELOPMENT POLICY**

WHEREAS, the Library's Collection Development Policy (2023) requires revision to comply with the State of California's Freedom to Read Act (Assembly Bill 1825, 2023); and

WHEREAS, the updated Collection Development Policy affirms the public library's role as a center for voluntary inquiry and the dissemination of information and ideas, and acknowledges that materials should present diverse points of view for the interest, information, and enlightenment of all people; and

WHEREAS, the updated policy reflects the Library's obligation to resist censorship and discrimination in the selection, removal, and accessibility of library materials, as required by state law; and

WHEREAS, the policy aligns with state law provisions protecting library staff from retaliation for performing their professional duties in upholding the principles of intellectual freedom and access to information;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. Adopts the following policy as shown in the exhibit attached to this resolution: Collection Development Policy.

SECTION 2. City Clerk shall certify the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on October 7, 2025.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on October 7, 2025 by the following vote:

Ayes:

Noes:

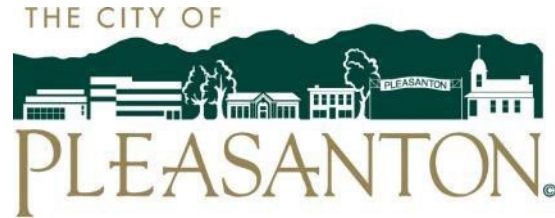
Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney



Collection Development Policy

I. Mission

Pleasanton Public Library's mission is to be the place for all members in the community to "Discover, Connect, and Share." To fulfill this mission, the library provides free and equal access to resources in a variety of formats to meet the cultural, informational, recreational and educational needs of the diverse community it serves. The Library Collection Development policy addresses these goals by articulating its position on the selection and maintenance of its collection of materials.

II. Selection

Pleasanton Library staff are responsible for the selection of physical and digital library materials. The library provides an assortment of physical and digital titles that resonate personally at the individual level, while offering avenues of connection into the diversity of human experience. To develop such a collection, library staff utilize analytics, professional reviews, curated lists, and trade journals during the selection process. Titles are generally selected according to the following criteria:

- a. Demonstrated community interest, need, or demand of patrons
- b. Quality, including accuracy, clarity, and usability
- c. Merit, awards, or critical acclaim
- d. Reputation of author and/or publisher
- e. Contemporary significance or permanent value
- f. Relevance to the experience and contributions of diverse populations
- g. Extent to which the subject matter is already represented in the collection
- h. Local history and interest
- i. Budgetary and space considerations

The selection of library materials is based on the entire work and not chapters or sections, and materials need not meet every criterion to be selected. Materials are selected which are appropriate to public libraries and meet the needs and interests of the community. Interlibrary loan service is also available to give Pleasanton patrons access to larger, more specialized collections.

Demographic composition, along with the above criteria, informs the acquisition of non-English materials, and will continue to evolve with the community. The library develops smaller collections of Spanish and Asian languages books, digital newspapers and

learning tools in multiple languages, as well as an “International DVD” section representing over 40 languages.

III. Free and Equitable Access to Information

The library affirms that free and equitable access to information resources supports an enlightened citizenry, which is interpreted from the American Library Association’s (ALA) *Library Bill of Rights*.

In accordance with the *California Freedom to Read Act (AB-1825)*, the Library acknowledges the following statements:

- The Library’s collection meets the broad and diverse interests of the community and respects both the Library’s autonomy and the specific needs of the City.
- The Library serves as a center for voluntary inquiry and the dissemination of information and ideas.
- The Library’s materials should be provided for the interest, information, and enlightenment of all people, and should present diverse points of view in the collection as a whole.
- Members of the public have a right to receive access to a range of social, political, aesthetic, moral, and other ideas and experiences.

As a public space, the library functions as an impartial repository of materials, where stories and ideas from different walks of life may be discovered and borrowed without hindrance, thereby upholding the values of intellectual freedom. Furthermore, the Library acknowledges the right and responsibility of parents and guardians to determine their children’s use of library materials.

IV. Collection Maintenance

In order to maintain a vital and relevant collection, library staff regularly assess library materials and digital resources for condition, accuracy, and usage. Staff make these assessments through both direct examination and usage data, and adhere to the principles stated in the ALA’s *Evaluating Library Collections* statement.

Library materials that have been lost or damaged may be replaced using the same criteria as was used for selection. Other factors considered when deciding on replacements include the current number of duplicate holdings (copies), availability of newer materials on the subject, existence of adequate coverage of a subject, and demand for a specific title.

Deselection of materials, or weeding, is essential to maintain the quality, relevance, and purpose of library collections and involves the removal of items from the collection. Library staff deselect items based upon several factors including publishing date, physical condition, community interest, availability of newer or more valid titles, and space limitations.

Deselected materials are donated to the Friends of the Pleasanton Library nonprofit group. The Friends of the Library may then choose to further donate materials, resell

materials with proceeds benefiting the library, or ship materials for recycling.

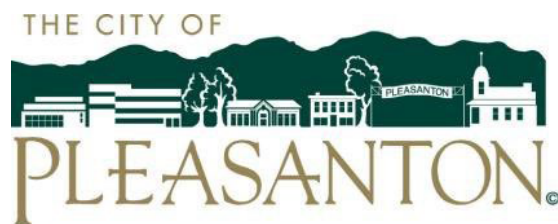
V. Reconsideration of Materials

Patrons may share their concerns regarding the content of a particular title by filling out and submitting a *Request for Reconsideration of Materials* form. Library staff will review the form and provide a written response within 30 days of receipt.

Approved by the Library Commission, [Insert Date].

Adopted by the Pleasanton City Council, [Insert Date].

DRAFT



Request for Reconsideration of Material Form

The Pleasanton Public Library has established a procedure for gathering input about a specific material. Completion of this form is the first step in that procedure. If you wish to request reconsideration of a material, please return the completed form to the library.

Pleasanton Public Library | 400 Old Bernal Ave. Pleasanton, CA 94566

Date _____

Name _____

Address _____

City _____

State/Zip _____

Phone _____

Email _____

Do you represent self? ☐ Or an organization? ☐ Name of Organization _____

1. Material on which you are commenting:

☐ Book (e-book)

☐ Magazine

☐ Digital Resource

☐ Newspaper

☐ Movie

☐ Audio Recording

☐ Game

☐ Other

Title _____

Author _____

Have you examined the entire material? ☐ Yes ☐ No

2. What brought this material to your attention?

3. What concerns you about the material?

4. Are there material(s) you suggest providing for additional information and/or other viewpoints on this topic?

5. What action are you requesting the library consider?

Library staff will review the form and provide a written response within 30 days of receipt.

Approved by the Library Commission, October 5, 2023.

Adopted by the Pleasanton City Council, November 7, 2023.

California Freedom to Read Act Process and Checklist

To help libraries be compliant with the California Freedom to Read Act, the State Library will review collection development policies following this process and checklist:

1. Review the collection development policy from a library in accordance with the checklist and verify the following statements are true:
 - ☒ The library posted their collection development policy on their public website.
 - ☒ The policy establishes a process for community members to share their concerns regarding library materials and to request that library materials be reconsidered for inclusion in the library's collection.
 - ☒ The policy guides the selection and deselection of materials.
 - ☐ The policy contains the following statements:
 - ☐ The "collection meets the broad and diverse interests of the community and respects both the library's autonomy and their specific community needs."
 - ☐ The "public library serves as a center for voluntary inquiry and the dissemination of information and ideas."
 - ☐ "Library materials should be provided for the interest, information, and enlightenment of all people, and should present diverse points of view in the collection as a whole."
 - ☐ The "right of the public to receive access to a range of social, political, aesthetic, moral, and other ideas and experiences" is acknowledged.
2. If the policy meets all the requirements on the checklist:
 - a. Update the tracking spreadsheet to show that the library is fully compliant.
 - b. Notify the library that their policy is compliant.
3. If the policy does not meet the requirements on the checklist:
 - a. Return the policy to the library,
 - b. Indicate to the library what is missing,
 - c. Provide additional technical assistance as needed.

CITY COUNCIL AGENDA REPORT

October 7, 2025
Public Works - Utilities Division

TITLE: AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH WOOD RODGERS, INC. FOR THE DEVELOPMENT OF THE STORMWATER SYSTEM MANAGEMENT PLAN, CIP NO. 25659 IN THE AMOUNT NOT-TO-EXCEED \$2,192,186 (INCLUSIVE OF A 15 PERCENT CONTINGENCY) FOR FOUR YEARS

SUMMARY

The City's stormwater drainage and conveyance system includes 228 miles of storm drain pipelines, inclusive of both City-owned and privately-owned infrastructure, 4 pump stations, numerous trash capture and pollution control devices, drop inlets, culverts, manholes, outfalls, and other related system features. While the stormwater system has been constructed incrementally over the years as a component of residential and commercial development, and operated and maintained by the City, there has not been an overarching Stormwater System Management Plan (Plan) in place to guide staff on all aspects of stormwater system management. The Plan is intended to guide decision making of the stormwater system for operations and maintenance, capital improvements, regulatory compliance requirements, resource staffing, as well as providing a framework for financial sustainability.

RECOMMENDATION

Authorize the City Manager to enter into a professional services agreement with Wood Rodgers, Inc. for the development of the Stormwater System Management Plan, CIP No. 25659 in the amount not-to-exceed \$2,192,186 (inclusive of a 15 percent contingency) for four years.

BACKGROUND

The City's storm drainage system consists of approximately 228 miles of storm drain pipelines, including both City-owned and privately-owned infrastructure. These pipes range in size from 10 inches to 90 inches, with the vast majority of pipelines being 12, 15, 18, 24, or 36 inches. System-wide, there are also four lift stations. Other assets include numerous trash capture devices, pollution control devices, drop inlets, culverts, manholes, outfalls, and other related system appurtenances (accessory features).

Discharge from the City's storm drainage system primarily goes directly to local channels and creeks operated and managed by the Zone 7 Water Agency or Alameda County Flood Control and Water Conservation District. However, a small portion of storm drainage flows to City-owned stream corridors and detention basins.

The City does not currently have a Stormwater System Management Plan and does not have dedicated funding to maintain, repair or replace the City's storm drain systems. Major aspects of the study include compiling a comprehensive inventory of the existing public storm drainage system including field surveys, condition assessment, analysis of system related records,

maps, drawings, and other related documents, development of hydrologic and hydraulic evaluation criteria, hydraulic and hydrologic analysis of the watershed areas and system components, and establishing recommendations for rehabilitation, maintenance practices, asset management, and other improvements. The City intends to use this study to establish and prioritize storm drainage capital improvement projects, identify permitting requirements, and develop improved maintenance and management practices and standards that address water quality issues consistent with the City's National Pollutant Discharge Elimination System (NPDES) stormwater discharge permit and other associated stormwater management guidelines and regulations.

Financial sustainability for operations and maintenance, regulatory compliance, and capital facility improvements is an overriding concern for many agencies owning and operating stormwater drainage facilities. Agency General Funds are typically insufficient to cover the ever-increasing costs; therefore, agencies have looked at other forms of funding, mostly through property-owner-approved stormwater utility fees.

DISCUSSION

This Stormwater System Management Plan (Plan) will assess the adequacy of the existing infrastructure through development of a hydraulic model and condition assessments, leading to a 20-year Capital Improvement Plan. This plan will also assess the regulatory environment, and the cost to maintain regulatory compliance, along with assessment of staffing requirements for operations and maintenance. All of these unique costs will be used to drive decision-making for revenue generation, planning and actions by 2029.

A Request for Proposals (RFP) for professional services was advertised on April 29, 2025, for the development of a Stormwater System Management Plan. On June 18, 2025, four proposals were received from Wood Rodgers, Inc., Carollo Engineers, Woodard & Curran, and BKF Engineers. After reviewing the proposals, all four firms were invited to panel interviews on July 9, 2025. Based on the evaluation criteria in the RFP, Wood Rodgers was unanimously selected as the most qualified firm.

Staff recommends that the City Council authorize the City Manager to enter into an agreement with Wood Rodgers, Inc. to develop the Stormwater System Management Plan.

EQUITY AND SUSTAINABILITY

Staff followed the City Procurement Policy for purchasing procedures and previously approved Council provisions.

OUTREACH

No outreach has been conducted to date. However, community workshops will likely be held during the development phase of the Plan to describe the goals of the plan and elicit community input and support. The Plan includes scope to seek support from property owners to collect stormwater utility fees to fund operations and maintenance costs, as well as capital improvements.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the Citywide strategic goal of *Funding our Future*, Strategy 1 – Develop a long-term strategy of funding operation and maintenance needs to assure

reliability of community-owned facilities and infrastructure and continuity of city service, as well as *Investing in Our Environment*, Strategy 9 – Develop the Stormwater Master Plan to protect the environment, reduce flooding, and reduce demand for stormwater drainage systems.

FISCAL IMPACT

The project is funded by the Storm Water System Management Plan Project, CIP No. 25659, which has a total project budget of \$2.2 million.

Prepared by:



Siew-Chin Yeong, Director
of Public Works

Submitted by:



Siew-Chin Yeong, Director of Public
Works

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Professional Services Agreement with Wood Rodgers, Inc.

**PROFESSIONAL SERVICES AGREEMENT
STORMWATER SYSTEM MANAGEMENT PLAN
RFP PWD 25.601 CIP No. 25659**

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is entered into this ____ day of October 2025, between the **CITY OF PLEASANTON**, a municipal corporation (“City”), and **Wood Rodgers, Inc**, whose address is 3301 C Street, Bldg. 1100-B, Sacramento, CA 95816 and telephone number is 916.341.7760 (“Consultant”).

RECITALS

A. Consultant has submitted a proposal in response to the City of Pleasanton's Request for Proposal **(RFP) PWD 25.601** and is qualified to and experienced in developing a Stormwater System Management Plan, **CIP No. 25659**. Consultant will serve as a strategic planning guide for maintaining, improving, and expanding the City’s storm drainage system, for the purposes specified in this Agreement.

B. City finds it necessary and advisable to use the services of the Consultant for the purposes provided in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and conditions in this Agreement, City and Consultant agree as follows:

1. **Consultant’s Services.** Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in **Exhibit A**. Consultant shall provide said services at that time, place and in the manner specified in **Exhibit B**.
2. **City Assistance, Facilities, Equipment and Clerical Support.** Except as set forth in **Exhibit A**, Consultant shall, at its sole cost and expense, furnish all facilities and equipment that may be required for furnishing services pursuant to this Agreement. City shall furnish to Consultant only the facilities and equipment listed in **Exhibit A** according to the terms and conditions set forth in **Exhibit A**.
3. **Terms.** This contract shall commence on the date written above and will expire four years from the date written above. The parties may extend this Agreement, by Amendment, for an additional, one-year term, not to exceed five years for the total Agreement.
4. **Compensation.** City shall pay Consultant for services rendered pursuant to this Agreement as described more particularly in **Exhibit B**. The payments shall be made on a monthly basis upon receipt and approval of Consultant’s invoice. Total Cumulative Compensation for services and reimbursement for costs shall not exceed **\$2,192,186** for the term of this Agreement, which includes a 15% contingency for unforeseen circumstances and related extra services as determined to be necessary by the City. Payment of such contingency funds is not guaranteed to the Consultant unless the City requests in writing of such extra services.
 - a. Invoices submitted to City must contain a brief description of work performed, with identified task if applicable, time used, personnel performing services and City

reference number. Also included with the invoices is a tracking mechanism of the percentage of task completed in comparison to the available allocated dollar amounts per task. Rates included on the invoice must match the Fee Schedule/Rate Sheet on file with this Agreement. For all markups, all receipts and invoices must be submitted with invoice for reimbursement. Upon completion of work and acceptance by City, Consultant shall submit final invoice for payment.

b. Upon completion of work and acceptance by City, Consultant shall have sixty (60) days in which to submit final invoicing for payment. An extension may be granted by City upon receiving a written request thirty (30) days in advance of said time limitation. The City shall have no obligation or liability to pay any invoice for work performed which the Consultant fails or neglects to submit within sixty (60) days, or any extension thereof granted by the City, after the work is accepted by the City.

5. **Sufficiency of Consultant's Work.** All work product and all other documents prepared by Consultant shall be adequate and sufficient to meet the purposes for which they are prepared.

6. **Ownership of Work.** Both Consultant and City shall jointly own any and all work product created by the Consultant on behalf of City pursuant to this Agreement. Nothing herein shall result in the transfer of any ownership rights from Consultant to City for any previously created and/or copyrighted material owned by Consultant. To the extent that the work product created by Consultant for City incorporates any such previously created and/or copyrighted material into such work product, Consultant grants to City an irrevocable and unrestricted license to use such previously created and/or copyrighted material for City's internal use. The City shall ensure that these editable materials, including MS Word training PowerPoint presentations, are used only for City's internal use and, unless required by law, not released or made available via internet, on disk, or otherwise to anyone outside the City business operations.

7. **Changes.** City may request changes in the scope of services to be provided by Consultant. Any changes and related fees shall be mutually agreed upon between the parties and subject to a written amendment to this Agreement.

8. **Consultant's Status.** In performing the obligations set forth in this Agreement, Consultant shall have the status of an independent contractor and Consultant shall not be considered to be an employee of the City for any purpose. All persons working for or under the direction of Consultant are its agents and employees and are not agents or employees of City.

9. **Termination for Convenience of City.** The City may terminate this Agreement at any time by mailing a notice in writing to Consultant. The Agreement shall then be deemed terminated, and no further work shall be performed by Consultant. If the Agreement is so terminated, the Consultant shall be paid for that percentage of the work actually completed at the time the notice of termination is received.

10. **Non-Assignability.** The Consultant shall not assign, sublet, or transfer this Agreement or any interest or obligation in the Agreement without the prior written consent of the City, and then only upon

such terms and conditions as City may set forth in writing. Consultant shall be solely responsible for reimbursing subcontractors.

11. **Indemnity and Hold Harmless.** Consultant shall defend, indemnify, and hold harmless, the City and its officers, agents and employees from and against all claims, losses, damage, injury, and liability for damages arising from, or alleged to have arisen from, errors, omissions, negligent or wrongful acts of the Consultant in the performance of its services under this Agreement, regardless of whether the City has reviewed or approved the work or services which has given rise to the claim, loss, damage, injury or liability for damages. This indemnification shall extend for a reasonable period of time after completion of the project as well as during the period of actual performance of services under this Agreement. The City's acceptance of the insurance certificates required under this Agreement does not relieve the Consultant from its obligation under this paragraph.

12. **Insurance.** During the term of this Agreement, Consultant shall maintain in full force and effect, at its own cost and expense, insurance coverages with insurers with an A.M. Best's rating of no less than A:VII. Contractor shall have the obligation to furnish City, as additional insured, the minimum coverages identified below, or such greater or broader coverage for City, if available in the Contractor's policies:

- a. **General Liability and Bodily Injury Insurance.** Commercial general liability insurance with limits of at least \$2,000,000 combined limit for bodily injury and property damage that provides that the City, its officers, employees and agents are named as additional insureds under the policy as evidenced by an additional insured endorsement satisfactory to the City Attorney. The policy shall state in writing either on the Certificate of Insurance or attached rider that this insurance will operate as primary insurance for work performed by Consultant and its subconsultants, and that no other insurance effected by City or other named insured will be called on to cover a loss.
- b. **Automobile Liability Insurance.** Automobile liability insurance with limits not less than \$2,000,000 per person/per occurrence.
- c. **Workers' Compensation Insurance.** Workers' Compensation Insurance for all of Consultant's employees, in strict compliance with State laws, including a waiver of subrogation and Employer's Liability Insurance with limits of at least \$1,000,000.
- d. **Professional Liability Insurance.** Professional liability insurance in the amount of \$2,000,000.
- e. **Certificate of Insurance.** Consultant shall file a certificate of insurance with the City prior to the City's execution of this Agreement, and prior to engaging in any operation or activity set forth in this Agreement. The Certificate of Insurance shall provide in writing that the insurance afforded by this Certificate shall not be suspended, voided, canceled, reduced in coverage or in limits without providing notice to the City in accordance with California Insurance Code section 677.2 which requires the notice of cancellation to: 1) include the effective date of the cancellation; 2) include the reasons for the cancellation; and 3) be given at least 30 days prior to the effective date of the cancellation, except that in the case of

cancellation for nonpayment of premiums or for fraud, the notice shall be given no less than 10 days prior to the effective date of the cancellation. Notice shall be sent by certified mail, return receipt requested. In addition, the insured shall provide thirty (30) days prior written notice to the City of any cancellation, suspension, reduction of coverage or in limits, or voiding of the insurance coverage required by this agreement. The City reserves the right to require complete certified copies of policies.

- f. Waiver of Subrogation. The insurer agrees to waive all rights of subrogation against the City, its officers, employees and agents.
- g. Defense Costs. Coverage shall be provided on a “pay on behalf of” basis, with defense costs payable in addition to policy limits. There shall be no cross-liability exclusions.
- h. Subcontractors. Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated in this Agreement, including but not limited naming additional insureds.

13. Notices. All notices herein required shall be in writing and shall be sent by certified or registered mail, postage prepaid, addressed as follows:

To Consultant: Wood Rodgers, Inc.
3301 C Street, Bldg. 1100-B
Sacramento, CA 95816

To City: City Manager
City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566

14. Conformance to Applicable Laws. Consultant shall comply with all applicable Federal, State, and Municipal laws, rules, and ordinances. Consultant shall not discriminate in the employment of persons or in the provision of services under this Agreement on the basis of any legally protected classification, including race, color, national origin, ancestry, sex or religion of such person.

15. Licenses, Certifications and Permits. Prior to the City’s execution of this Agreement and prior to the Consultant’s engaging in any operation or activity set forth in this Agreement, Consultant shall obtain a City of Pleasanton business license, which must be kept in effect during the term of this Agreement. Consultant covenants that it has obtained all certificates, licenses, permits and the like required to perform the services under this Agreement.

16. Records and Audits. Consultant shall maintain all records regarding this Agreement and the services performed for a period of three years from the date that final payment is made. At any time during normal business hours, the records shall be made available to the City to inspect and audit.

17. Confidentiality. Consultant shall exercise reasonable precautions to prevent the unauthorized disclosure and use of City reports, information or conclusions.

18. Conflicts of Interest. Consultant covenants that other than this Agreement, Consultant has no financial interest with any official, employee or other representative of the City. Consultant and its

principals do not have any financial interest in real property, sources of income or investment that would be affected in any manner of degree by the performance of Consultant's services under this Agreement. If such an interest arises, Consultant will immediately notify the City.

19. **Waiver.** In the event either City or Consultant at any time waive any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Agreement, whether of the same or of any other covenant, condition or obligation.

20. **Governing Law.** California law shall govern any legal action pursuant to this Agreement with venue in the applicable court or forum for Alameda County.

21. **No Personal Liability.** No official or employee of City shall be personally liable to Consultant in the event of any default or breach by the City or for any amount due Consultant.

22. **Exhibits.** All exhibits referred to herein are attached hereto and are by this reference incorporated herein.

23. **Counterparts and Electronic Signatures.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with U.S. federal E-Sign Act of 2000 (15 U.S. Code §7001 et seq.), California Uniform Electronic Transactions Act (Cal. Civil Code §1633.1 et seq.), or other applicable law) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

24. **Scope of Agreement.** This writing constitutes the entire Agreement between the parties. Any modification to the Agreement shall be in writing and signed by both parties.

THIS AGREEMENT executed the date and year first above written.

CITY OF PLEASANTON

CONSULTANT

Gerry Beaudin, City Manager

By: _____
Signature

ATTEST:

Print name

Jocelyn Kwong, City Clerk

Its: _____
Title

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

WOOD RODGERS *Differentiators*

IMPLEMENTATION PLAN

2

25 Years

of Bay Area drainage master plan experience, including

3,300+

Miles of pipes

risk-based hydrologic and hydraulic modeling using

100

flow gages

\$70 million

in awarded flood mitigation grants

Project Understanding + Approach

Storm Drain Master Plans for a city the size of Pleasanton necessitates a blend of resources, profound knowledge, technology, and experience for successful execution within time and budget constraints. Wood Rodgers has demonstrated a particular focus on crafting high-quality and detailed drainage master plans over the past two decades. Our water resources group consistently delivers multiple drainage master plans each year. Notably, **we have successfully developed storm drainage master plans for municipalities similar to Pleasanton, with extensive storm drain networks nearing or exceeding 200 miles, subject to open channel high tailwater conditions, and closely integrated with Zone 7 drainage facilities.** These master plans include the Alameda County Zone 12 Drainage Master Plan (400 miles of pipes), City of Oakland Drainage Master Plan (500 miles of pipes), San Jose Citywide Storm Sewer Master Plan (1,200 miles of pipes), Valley Water Guadalupe River Modeling (600 miles of

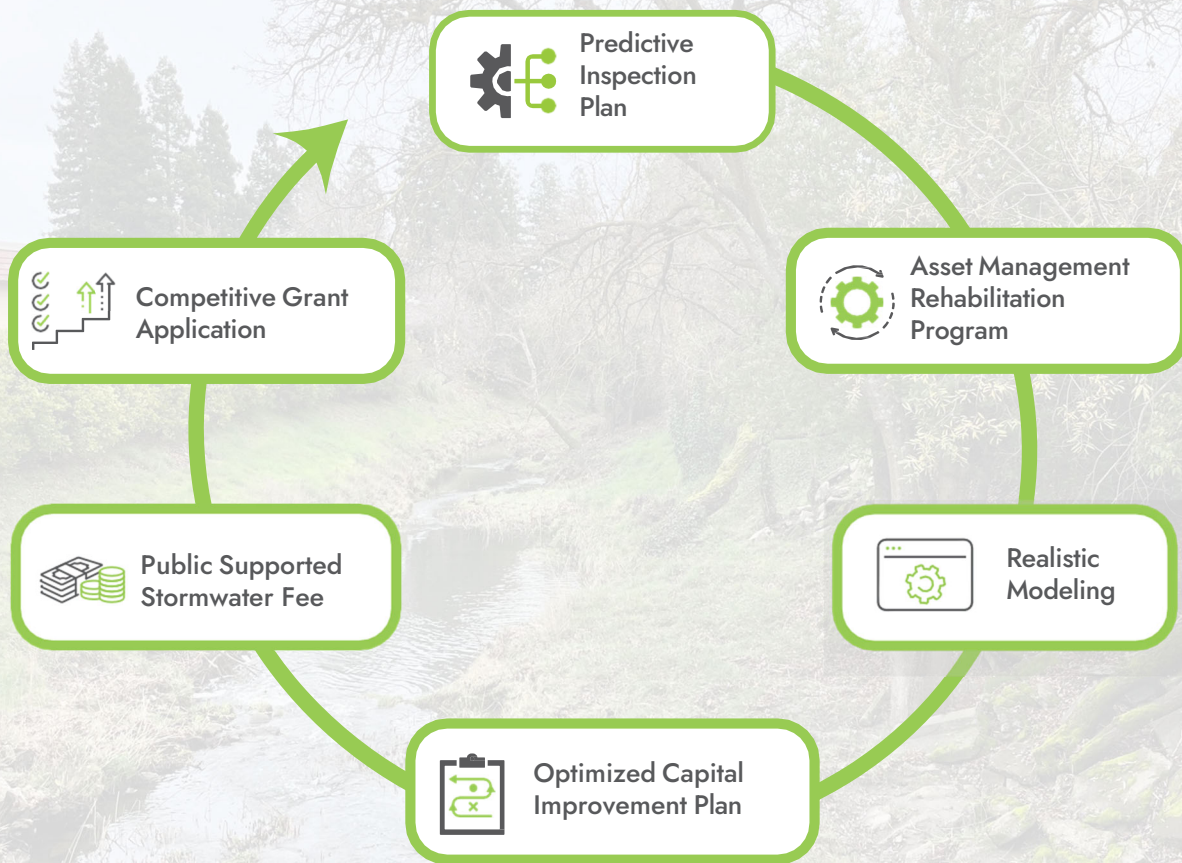
pipes), City of Berkeley Storm Master Plan (150 miles of pipes), among others.

Given our experience, we recognize that the City of Pleasanton likely faces challenges similar to those we have successfully navigated for other public agencies:

- Aging facilities beyond their standard service life.
- Reactive maintenance and capital projects that lack cost-effectiveness.
- Conservative design parameters that may not be economically feasible to implement.
- Resource constraints that necessitate the development of an additional funding mechanism.
- Multiple flood control objectives driven by diverse stakeholder priorities

Built upon extensive drainage master plan experience, Wood Rodgers proposes the following unique approach to navigate those challenges.

Wood Rodgers proposes a predictive inspection plan, leveraging our experience to optimize inspection sites. We advocate for an asset management approach to inventory facilities and develop a comprehensive maintenance, rehabilitation, and replacement program. Additionally, we recommend using our previous calibration findings to optimize improvement design parameters. Our proposal includes a social equity- and risk-based capital improvement plan, aiming to gain community support and establish the basis for grant applications.



Inspections are to prioritize and identify deficiencies for maintenance and rehabilitation program development. Conventional closed-circuit television (CCTV) inspections are used to assess the condition of pipes, but these inspections can be expensive. For example, in Pleasanton, CCTVs could cost up to \$5 million for 200 miles of the City's pipes. To minimize the inspection cost, Wood Rodgers proposes an innovative predictive inspection approach as described in **Task 2.6 Inspection, Survey and Inventory**.

A reactive and unplanned maintenance, rehabilitation and replacement program increases operational costs and liabilities. Conversely, a conservatively planned program reduces liabilities, but it substantially increases operational costs. Increasingly stringent environmental and safety requirements, and urban trash generation also add a burden to the existing operations and maintenance activities. Wood Rodgers proposes to inspect and inventory drainage facilities with a GIS geodatabase, assess the facilities' remaining useful life, develop life cycle costs, and use modeling results to prioritize rehabilitation and replacement improvements to create best management practices. This asset management approach targets and prioritizes operations and maintenance activities and rehabilitation and replacement works to optimize the City's resources.

Capital improvement projects are becoming increasingly expensive under the current construction climate. Over-simplified modeling approaches — which often lead to conservative designs — may appear less costly upfront but are no longer a viable strategy for public agencies. Wood Rodgers is a firm believer that a detailed master plan is much more cost-effective for implementing a CIP than an over-simplified master plan. Understanding the true facility capacity and deficiencies can be achieved by developing hydrologic and hydraulic models that match historical data through calibration. Wood Rodgers' unique technical approaches, as proposed in **Task 3. Hydraulic Model Development/Capacity Evaluation**, embrace detailed one- and two-dimensional modeling and accurate calibration to identify real flood risk and to optimize improvements. **Wood Rodgers' extensive experience in detailed risk-based hydrologic and hydraulic modeling with calibration efforts using more than 100 stream and pipe gages has contributed to accurate flooding risk assessment, optimized drainage facility design, and optimized operations.**

Wood Rodgers proposes a prioritization approach for the CIP development in **Task 5. Development of a Capital Improvement Plan**. The approach ranks projects based on the flood risk, improvement costs, equity benefits, and traffic interruption. This strategy aims to maximize flood control benefits within the constraints of limited public agency resources. Wood Rodgers will identify, optimize, and rank improvement projects for cost-effectiveness using flood risks developed with the FEMA Hazus program, and perform cost-benefit analysis. In addition to cost-effectiveness, Wood Rodgers proposes incorporating equity benefits into improvement project prioritization. Prioritizing projects with equity considerations promotes fair resource allocation, enhances social cohesion, garners public support, ensures legal compliance, and fosters long-term economic benefits. This approach also positions the City for successful FEMA grant funding applications that offer a 90% federal fund contribution for capital project implementation within disadvantaged communities. Traffic interruption represents another form of economic impact that will be used to rank improvement projects. The metric commonly used and accepted by FEMA in grant applications to quantify traffic interruption is Average Daily Traffic (ADT) counts. Wood Rodgers will also consider environmental permitting requirements, rights-of-way, encroachment permits, and utility conflicts when evaluating the already prioritized projects. The ranking and implementation requirements for each project will then be used to develop a CIP implementation schedule.

Water quality regulatory compliance has stretched the City's financial and maintenance resources. Trash capture devices, hydromodification systems, and other green infrastructure have been planned and constructed to be in compliance with the NPDES MS4 Permit. However, there is still synergy to integrate the water quality enrichment green infrastructure with storm drainage facilities to assess the flood reduction benefits and combine both the water quality and flood mitigation funding opportunities. In **Task 3.3. Regional GI Modeling (Optional)**, Wood Rodgers proposes to integrate regional stormwater capture facilities to storm drainage facilities to combine and reduce improvement extents.

Without a reliable and sufficient funding mechanism, the City's much-needed maintenance, rehabilitation, and improvements could be delayed, and the City could be forced to adopt a reactive approach. The Wood Rodgers Team's experience in identifying needs, developing a funding mechanism, and applying for grant applications will be instrumental in implementing a healthy and sustainable funding program for the City. **Wood Rodgers' recent success in applying for grant funding, totaling more than \$70M, will provide much-needed relief to the financial burden of the City.** Wood Rodgers proposes to leverage our experience to identify and develop technical information as the basis for future grant applications in **Task 10.7. Grant Funding Opportunity**.

The Alameda County Flood Control and Water Conservation District (ACFCD), also known as Western Alameda County, has been maintaining Alameda Creek to provide flood protection for the densely populated areas in the cities of Union City and Fremont. One of their objectives is to limit the flow discharged from upstream drainage facilities to the design capacity of Alameda Creek. The upstream regional drainage facilities are owned and maintained by Zone 7, which serves Eastern Alameda County. One of Zone 7's primary goals is to prevent flooding along its regional facilities, which are mostly designed to accommodate a 100-year storm event. While local municipalities benefit from the flood protection offered by these regional facilities, they also prioritize the maintenance and flood resiliency of their local drainage systems, typically designed for a 10-year storm event.



The key to the success of this project is aligning stakeholder priorities and objectives. Wood Rodgers' knowledge and experience—developed during the development of the Alameda County Hydrology and Hydraulics Manual—and our extensive work reviewing and calibrating Zone 7's HEC-HMS and HEC-RAS models through our on-call contract, give us the local knowledge necessary to meet the objectives of multiple agencies.

To achieve these objectives, Wood Rodgers will integrate all existing models to create a master model for use by ACFCD, Zone 7, and the City; calibrate the master model using both small and large historical storm events for accurate assessment of maintenance and flood control needs; and append detailed drainage facilities and street networks to enable local flood risk assessment and improvement analysis.

With the understanding of the City's issues, the Wood Rodgers Team has formulated the following tasks to address the issues as discussed above.

Scope of Work

Task 1 | Project Management

Wood Rodgers' Project Manager will perform project management activities throughout the entire duration of the Project. These project management activities include:



MEETINGS AND PRESENTATIONS | Wood Rodgers will maintain a constant and clear channel of communication by hosting monthly status meetings. We will attend public, City Council, and other meetings as requested and will prepare presentation materials.



RISK MANAGEMENT | Risk Management is perhaps the most integral part of the Wood Rodgers' project management approach. The premises behind risk management are to identify the scope, schedule, and cost- related risks early; to identify means and methods for the management of specific risks; and, lastly, to identify the entity or person who will most likely be responsible for implementing any risk mitigation strategy. This will be accomplished through the development of a Risk Management Matrix.



SCHEDULE MANAGEMENT | The Wood Rodgers' Project Manager will prepare and maintain a critical path method (CPM) schedule that will be presented in a Gantt chart format using Microsoft Project software. Each task and project milestone in the Scope of Work will be included in the schedule, so that the progress of each task milestone can be monitored.



COST MANAGEMENT | All charges to the Project will be monitored and controlled to assure that costs are kept within budget limitations. Wood Rodgers' computerized BST10 enterprise system will be utilized to monitor and control budgets on a task-by-task and consultant/subconsultant basis. Monthly invoices will be prepared and submitted to the City.



PROGRESS REPORTS | Progress reports will be prepared and submitted to the City every month. Progress reports will cover work and tasks performed during the pay period, a work forecast for the pay period to come, the overall progress of the Project, and the identification of issues that need discussion and resolution.



QUALITY ASSURANCE/QUALITY CONTROL | Wood Rodgers will perform Quality Assurance/Quality Control (QA/QC) on the Project. A project-specific QA/QC Plan will be prepared that will be administered by a Quality Manager. The Quality Manager is a senior-level, experienced engineer who will provide independent reviews and will approve all deliverables before they are submitted to the City.

Task 1.1 — Project Administration

The Project Manager will develop a Project Administration Plan that includes coordination and monitoring of the budget, the schedule, and the contractual obligations. The Plan will be updated and submitted to the City monthly and will be discussed during the Project's status meetings.

Deliverable(s): Project Administration Plan | Quality Assurance/Quality Control Plan

Task 1.2 – Coordination Tasks

Deliverable(s): Meeting Minutes/Action Items | Monthly Progress Reports

Task 1.3 – Community Engagement Meetings and Council Presentations

Deliverable(s): Up to Ten Presentations and Presentation Materials

Task 2 | Data Gathering/Field Verification

Deliverable(s): Kickoff Meeting Agenda/Minutes | Data Request

Task 2.2 – Interviews/Informational Exchange

Deliverable(s): Three (3) Interviews; Site Visit Summaries for up to ten (10) sites

Task 2.3 – Data Collection and Review

[illegible]

To sufficiently update the City's drainage facility, Wood Rodgers will collect and review the City's Geographic Information System (GIS) geodatabase, parcel data, easements, historical flooding information, record drawings, maintenance documents, latest hydrologic and hydraulic data, land uses, the general plan, relevant reports, studies, and other plans and supporting data.

Wood Rodgers will also collect as-builts, surveys, models and the latest standards from the California Department of Transportation (Caltrans) - Zone 7 and other agencies in order to supplement missing data or “gaps” in the geodatabase (**see Exhibit 2**). Work orders from operations and maintenance activities and anecdotal flooding incidents will be collected and reviewed to understand drainage facility operation issues and to verify flooding locations and extents. Data regarding planned and existing capital improvement

projects, green infrastructure facilities, Low Impact Development (LID) projects, and trash capture devices will be collected to assess the hydraulic impacts or benefits.

Wood Rodgers will convert the collected data into a geodatabase and will document the results on a map showing where necessary data is missing. The map will serve as a basis for determining which missing data is essential and for prioritizing field inspections.

Deliverable(s): Data Collection Memo | Data Gap Map | Updated Geodatabase

Task 2.4 – Geodatabase Refinement

Wood Rodgers proposes to refine/design a geodatabase to store and manage storm drain facility information; prioritize data collection and inventory; facilitate condition assessment; and facilitate hydrologic and hydraulic model development (see Exhibit 3). Leveraging our geodatabase design and management experience, Wood Rodgers' GIS programmers will work closely with the City to create or refine the existing grid or numerically-based numbering/naming procedure to systematically assign a unique identifier to each feature.

Wood Rodgers will deploy a cost-effective system and inventory approach developed and refined during previous drainage master plan studies. See exhibit 3 – Geodatabase.

Wood Rodgers will review the City's existing geodatabase and recommend any necessary refinements to capture all storm drain facility properties and conditions to be inspected. The refinements will be based on a comprehensive geodatabase with related tables and domain values that have already been designed and are being used for other public agencies. For those municipalities,

Wood Rodgers modified the Environmental Systems Research Institute (Esri) file geodatabase using the Esri Local Government Information System Model as the basis, and then supplemented it with drainage feature datasets such as field surveys, topography, drainage facilities (including storm drains, maintenance holes, pumps, open channels, structures, etc.), georeferenced as-built drawings, parcel maps, streets, municipal boundaries, photographs from field visits and inspections with photo locations, watersheds, land use data, soil data, and hydrologic and hydraulic parameter data.

Wood Rodgers will store all the surveyed and inspected drainage facility data, condition assessments, model development data, and results in the geodatabase and make it a centralized repository for this Storm Drain Master Plan Project.

Deliverable(s): Refined geodatabase

Task 2.5 – Desktop Asset Inventory



Exhibit 4

Depending on the completeness of the City's existing geodatabase, Wood Rodgers will perform a desktop GIS inventory task for the City's drainage facilities using georeferenced record drawings for **approximately 10 miles of pipes** (see Exhibit 4) to further supplement the data gaps identified in Task 2.3 and to verify the existing attributes in the City's geodatabase. This task is important for complicated or curved storm drain systems.

Wood Rodgers will complete storm drain properties in the geodatabase with the record drawings that were created prior to field inspections.

This has been proven to be the most cost-effective approach in other drainage studies and assessment projects, when combined with limited field inspection data, to provide a more complete inventory of storm

drainsystems. This approach will also provide sufficient resolution and accuracy for capacity and condition assessments.

Wood Rodgers will georeference record drawings and use existing survey data to complete the geodatabase inventory of the City's systems. We will use NearMap (or any orthoimagery) with three-inch or better resolution and Google Street View to locate facilities and to create or refine existing spatial locations. This approach provides horizontal accuracy between 1 to 2 feet, which is sufficient to determine locations for a maintenance hole, a catch basin and an outfall structure, and to estimate the connecting storm drain lengths. The latest LiDAR data will be used to determine the facility rim or ground elevations when survey data is not available.

Newer LiDAR data typically has sufficient point resolution and vertical accuracy (typically less than three inches) to determine



Exhibit 3

elevations. The LiDAR-derived facility rim or ground elevations will be used in conjunction with inspection data to verify the record drawing data.

The spatially-rectified facilities will be used in conjunction with the georeferenced record drawings to realign storm drain alignments and to identify other paved-over facilities, such as junction boxes and transition structures. The georeferenced record drawings will also be used to record storm drain materials, diameter/dimensions, lengths, and upstream and downstream inverts (both original and converted NAVD 88 datum).

The geodatabase will include an inventory of all the storm drains, grade breaks (storm drain invert slope changes), maintenance holes, outfalls, junction boxes, large trash capture devices and transition structures.

Deliverable(s): Georeferenced as-builts for 10 miles of drainage facility | Updated geodatabase

Task 2.6 – Survey & Inspection

Wood Rodgers will perform site visits, surveys, and inspections to supplement the data gaps identified in the Data Collection task (Task 2.3) and to collect sufficient storm drain condition information for assessment.

Wood Rodgers will prioritize, survey, and inspect storm drain facilities at crucial locations along the storm drain systems. This strategic approach minimizes the need for extensive inspection and closed-circuit television (CCTV) efforts, allowing us to focus on the quality of the survey. The prioritization of sites for inspection will be based on the likelihood of deficiencies, which will be determined through our technical analysis, modeling results, topography, and previous inspection experience. This approach typically incurs only 10-20% of the total spot or CCTV inspection costs.



Wood Rodgers' strategic prioritization approach (see Exhibit 5) has been developed and refined through our extensive experience with storm drain inspections. This cost-saving strategy focuses on surveying and inspecting facilities at crucial locations including upstream and downstream ends, major junctions or bends, metal pipes beyond their service life, steep systems at open spaces, systems prone to high backwater sediment, areas with joint separation risks, and locations with high trash loading. Our experience has found that this approach allows for the accurate collection of overall storm drain system geometry and materials. Additionally, it enables us to predict and inspect up to 80% of existing deficiencies.

Exhibit 5

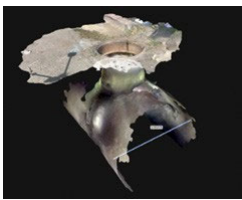


Exhibit 6

A system-wide survey and inspection plan will be developed for City review prior to beginning field work.

Wood Rodgers will document the storm drain survey technique, procedures, and equipment used to accurately measure pipe inverts, diameters, and locations. Conventional maintenance hole dipping surveys will not yield accurate pipe diameters or inverts because the eyeballing technique is not accurate when the ground is 10 to 20 feet above the pipes. Wood Rodgers' technique with modified equipment and LiDAR scanners (see Exhibit 6) has been used successfully with high accuracy for multiple agencies.

Maintenance holes, junction boxes, transition structures, and storm drains' horizontal GPS coordinates (X,Y) will be surveyed; storm drains' diameters and inverts will be measured; storm drains' materials and flow directions will be recorded; sediment and debris depths will be estimated and documented with pictures and field notes; and any structural deficiencies such as corroded metal pipes and cracked walls, will be documented with field notes and pictures. Wood Rodgers will also visit major storm drain outfall structures to inspect for any structural integrity, sediment, and erosion problems. Outfall structure flap gate and cathodic protection system conditions will also be assessed and documented. The collected data, pictures, and notes will be stored in the geodatabase. We will provide a survey and inspection report for each site as shown here in Exhibit 7.

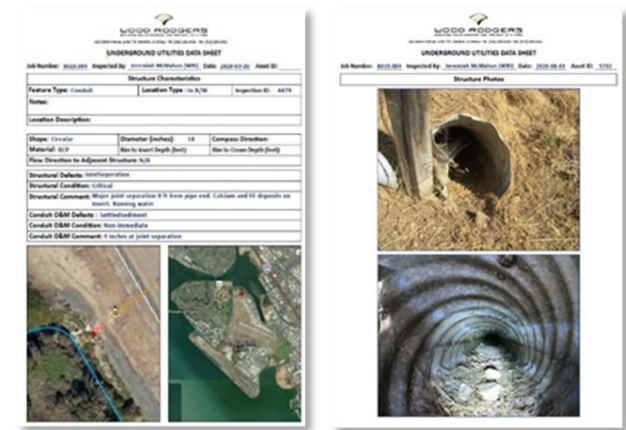


Exhibit 7

Based on Wood Rodgers' inspection experience, there is approximately one deficient drainage structure for every 1,500 to 2,000 feet of pipes. This interval translates to an estimated 180 deficient structures with diameters equal to 24-inch and greater that are likely present in the City's 70 miles of pipes. Wood Rodgers proposes to survey and inspect up to **90 targeted sites** to identify critical condition issues. Upon reviewing the findings from the first phase of inspections, and if warranted by the conditions observed, Wood Rodgers may propose an additional **90 inspection sites**. Upon reviewing the collected data in **Task 2.3**, we will refine our inspection plan and recommend additional sites if necessary. Wood Rodgers will provide traffic control services for up to **two days**, if necessary.

Deliverable(s): Storm drain inspection plan | Inspection photos and notes + survey and inspection reports for 180 sites | Updated geodatabase

Task 3 | Hydraulic Model Development/Capacity Evaluation

To ensure an accurate hydrologic runoff simulation, Wood Rodgers will import and integrate existing HEC-HMS models - previously calibrated by both the Alameda County Flood Control & Water Conservation District (ACFCD) and Zone 7 - into the InfoWorks Integrated Catchment Modeling (ICM) model developed for this project. To enhance the model's versatility for both maintenance assessment and flood control planning, the ICM model will be further calibrated using both small and large historical storm events. In order to accurately assess flood risk and optimize improvement strategies, detailed drainage infrastructure and street network data within the City's boundaries will be incorporated into the ICM.

To precisely identify flooding locations and support future grant applications, Wood Rodgers proposes modeling all critical drainage facilities (including pipes, open channels, pump stations, and street networks) using integrated one- and two-dimensional software. To evaluate facility capacity accurately, the model will incorporate calibrated hydrologic parameters, groundwater inflows, and small catchment runoff. To assess climate change impacts, simulations will include the effects of groundwater emergence and extreme precipitation on the City's drainage infrastructure. (See Exhibit 10)

This analysis will provide quantifiable and defensible flood risk information, laying the foundation for optimized improvements.

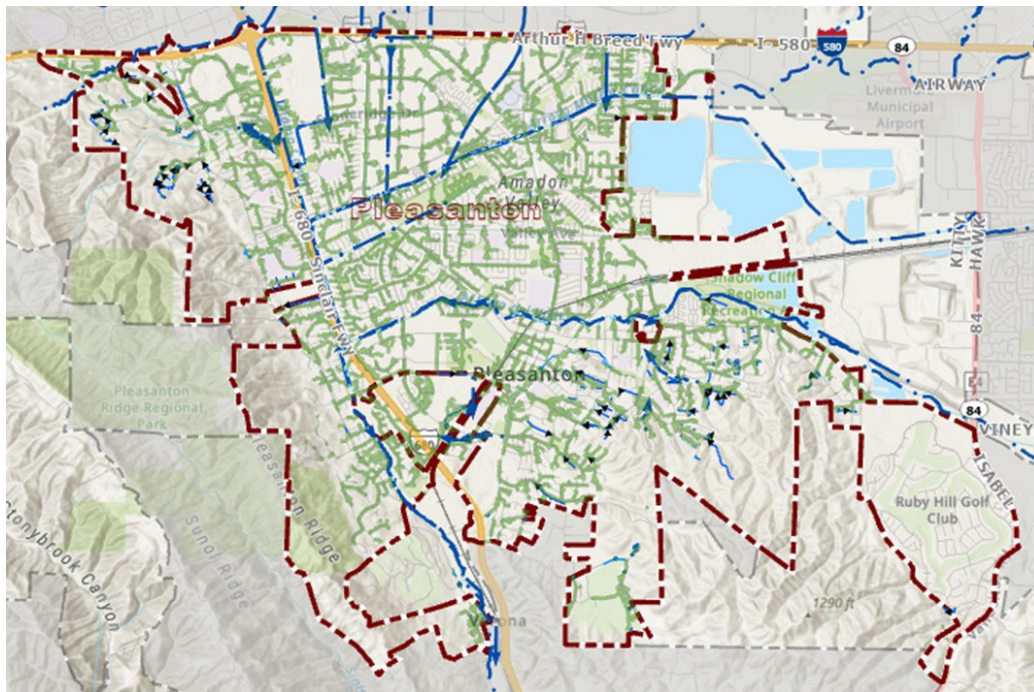


Exhibit 10

Task 3.1 – Catchments and Hydrologic Parameters

Catchment boundary accuracy is crucial for hydrologic modeling and runoff simulation, especially in determining facility sizing. Overly conservative parameters derived from 'textbook' standards could lead to exaggerated design flows and, consequently, cost-prohibitive capital projects. Wood Rodgers has developed a precise catchment delineation tool that is utilized by other public agencies such as Marin County, Alameda County Flood Control District, and Santa Clara County Valley Water. This tool automates boundary delineation and hydrologic parameter interpretation processes, providing efficiency, consistency, and accuracy.

Wood Rodgers will employ this customized tool to automate catchment delineation for 70 miles of storm drain pipes. The tool will encompass topographic resolutions ranging from steep valleys and incised channels to detailed curb, gutter, and street crown geometries, including the connectivity of storm drains and channels. It will be utilized to embed storm drain and channel networks into a newly-created LiDAR Digital Elevation Model (DEM), subsequently creating sub-catchments at the confluences of lateral storm drains and trunks, major trunk confluences, and upstream ends of storm drain systems.

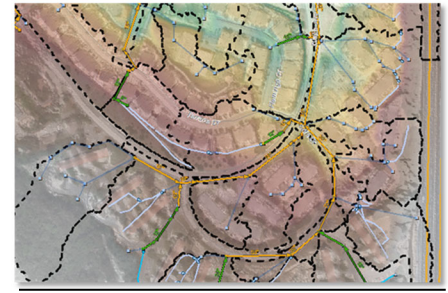


Exhibit 11

The catchment delineation tool will leverage the latest land use and soil maps in conjunction with sub-catchment delineations to develop hydrologic parameters, including hydrologic soil groups, slope, impervious coverage, flow path roughness, and overland flow length. Catchments will be developed and analyzed for existing and future general plan land use (See **Exhibit 11**).

Deliverable(s): Catchment boundaries and hydrologic parameters for 70 miles of pipes in existing and future land use conditions | Updated geodatabase

Task 3.2 – Hydraulic 1D and 2D Models

Wood Rodgers proposes to develop the following: 1) a detailed and fully integrated one-dimensional (1D) model for **70 miles** of storm drainpipes with a diameter that is equal to or greater than 24 inches; 2) **30 miles** of open channel; 3) detention basins/lakes; 4) pump stations; and 5) a two-dimensional (2D) floodplain model. The models will reflect the hydraulic interactions between storm drains and open channels, storm drains and a 2D floodplain, open channels and a 2D floodplain, and storm drains/open channels. The model will have enough resolution to reflect all flood water performance within the drainage facilities in the City and to understand or pinpoint the true capacity deficiency without model simplification.

A detailed and accurate open channel model is crucial to understanding the true capacity and deficiencies of the entire storm drain system, and even to understanding the maintenance requirements. The Zone 7 HEC-RAS model geometry will be imported into the ICM model to provide accurate and dynamic tailwater conditions for the storm drain systems, and also to account for any overbank spills. Detailed channel overbank elevation profiles will be constructed to reflect accurate channel and 2D floodplain interaction during overbank flooding. The detailed open channel model can also be used to assess the necessary frequency and extent of vegetation maintenance and the corresponding hydraulic impacts.

Wood Rodgers will develop 2D meshes to model floodplains up to a 100-year storm. A detailed flexible mesh will be developed and adjusted to capture the terrain resolution for street areas where conveyance and storage is important. The City's drainage facilities include both storm drains and street networks. The interaction between the two systems should be hydrodynamically modeled to properly assess the true combined drainage capacity. This complex (accurate), and flexible model will serve as a basis for the City for years to come.

Deliverable(s): Storm drains (up to 70 miles) and open channels (up to 30 miles) in 1D and 2D hydraulic models

Task 3.3 – Regional Green Infrastructure and Trash Capture Device Modeling

Green infrastructure (GI) and large trash capture devices are effective solutions for improving water quality and meeting Municipal Regional Permit requirements. However, storm drain master plans often overlook the hydraulic impacts and benefits of green infrastructure. At Wood Rodgers, we have access to gage data on green infrastructure and large trash capture devices and we are thoroughly familiar with the performance of these facilities. With this knowledge, we are well-equipped to accurately assess the performance of these facilities and to clearly present this information in the capital improvement plan.

Large trash capture devices typically reduce existing storm drain capacity and will be modeled to determine the impacts to the hydraulic performance with the consideration of debris clogging. The facilities will be modeled and adjusted with a debris clogging factor and reduced performance efficiency. In contrast, LIDs, hydromodification facilities, and regional stormwater capture facilities reduce runoff and increase storm drain capacity. Including these facilities will reduce the extent of capital improvements for capacity.

Under **Task 7.2**, Wood Rodgers Team member Geosyntec will conduct a GIS analysis to identify possible locations of future citywide GI. GI facility footprints and types will be developed for GSI opportunity locations based on preliminary sizing factors. Geosyntec will also work with Wood Rodgers H&H modelers to accurately represent facilities in their model.

Wood Rodgers will model and optimize the design parameters for up to two identified large trash capture devices, hydromodification facilities, or regional stormwater capture facilities. A 10% level of detail conceptual designs and construction cost estimates will be developed subsequent to the modeling efforts for project implementation or grant applications.

Deliverable(s): Modeling, conceptual designs, and construction cost estimates for up to two (2) Large trash capture, hydromodification, or regional stormwater capture facilities

Task 3.4 – HWM Chalking and Calibration

Without proper calibration, a model cannot be used confidently, and proposed improvements can be grossly oversized. A properly-calibrated hydrologic and hydraulic model will be consistent with and will match historical data, such as flow gage data, maintenance records, and anecdotal observations. The detailed models Wood Rodgers proposed in the tasks above will provide a platform to develop independent and soundly-calibrated hydrologic and hydraulic parameters.

Wood Rodgers proposes to collect high water marks for calibration within storm drain facilities at five locations. This approach provides peak recorded water levels that can be cost-effectively used for calibration. The chalk mark locations will be selected at critical locations with known capacity deficiencies in order to aid calibration efforts and confirm the accuracy of hydrologic and hydraulic models. The collected high-water marks will be used in conjunction with the stream gage data in **Task 3.5** (if selected by the City) in the calibration task to validate the system's performance. This information will confirm storm drain system deficiencies and result in optimized capital improvement projects. See **Exhibit 12**.



Exhibit 12

As an optional subtask to Task 3.4, Wood Rodgers proposes installing, maintaining, and monitoring two rental gaging stations upstream of storm drain systems equipped with large trash capture devices. The City has been proactively inspecting and maintaining seven such devices to ensure proper system performance and prevent clogging that could reduce upstream storm drain conveyance capacity. These ongoing activities strain the City's resources and make storm drain performance dependent on the City's ability to respond promptly. To better understand the hydraulic performance of these devices and provide calibration data for their upstream storm drain systems, Wood Rodgers will use the collected data to calibrate both the devices and the upstream systems. The calibrated model could then be applied to evaluate potential improvements that would reduce the City's maintenance requirements and flood risk.

Deliverable(s): Quality checked rain gage (six) data | high water marks within storm drain facilities at five locations | Depth gage data at two locations for two years | Calibrated models for one wet season.

Task 3.5 – Stream Gage Data Review and Calibration

The Zone 7 open channels provide realistic tailwaters into which the City's storm drain systems can discharge. This hydrodynamically-connected storm drain and open channel model reflects the actual hydraulic capacity, as well as the maintenance conditions, of these systems. To enhance the accuracy of the interaction between these facilities, Wood Rodgers proposes this optional task to collect and review stream gage data from Zone 7 for the calibration of the off-site watersheds entering the City boundary.

Hilly open space in the Bay Area typically contributes base-flow and interflow after storm events. Wood Rodgers has successfully identified and calibrated catchments with substantial base-flow and interflow using groundwater modeling features in software (see **Exhibit 13**). Our previous experience informs our work to further calibrate the catchments for City and Zone 7 facilities to reflect the actual base-flow, interflow and the total storm peak flow, and to accurately reflect the actual performance of the flood system.

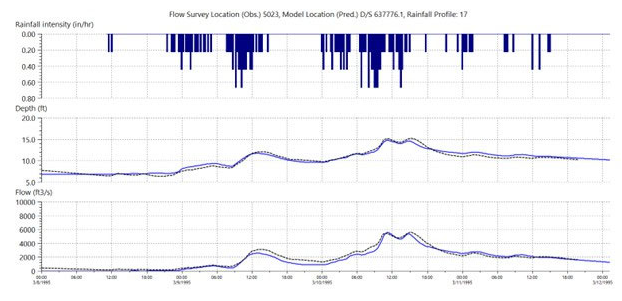


Exhibit 13

Wood Rodgers will collect and quality-check rain and stream gage data of one wet season for model calibration. The season with the highest peak flow from available gage data will be selected. Up to eight stream gages

bordering the City's boundary will be selected to record the flows entering and leaving the City's boundary. Wood Rodgers will refine the model's hydrologic and hydraulic parameters upstream of the **four stream gages**, iteratively using the quality-checked recorded historical data to ensure accurate model performance. The intent is to refine the model parameters so that the model's depth and flow results match the historical data before further analysis is conducted using hypothetical design storms as input.

Deliverable(s): Quality checked rain and stream (4) gage data | Calibrated models for one wet season.



Task 3.6 – Design Storms and Boundary Conditions

Wood Rodgers has worked with several municipalities in Alameda County to develop appropriate design storms for minor as well as the sizing for major drainage facilities. The available Zone 7 HEC-HMS and HEC-RAS models, along with the Alameda County Hydrology & Hydraulics Manual, will be referenced to develop design storms and boundary conditions appropriate for use with the pipe and open channel networks in Pleasanton.

Wood Rodgers will simulate the 2-, 10-, 50-, and 100-year design storms in the hydraulic model developed under **Task 3.2** to assess the drainage system capacity and deficiencies. The 2-year storm will be used to identify and assess maintenance hot spots; the 10-year storm will be used to identify storm drain capacity deficiencies; the 50-year storm will be used to identify pump station and open channel capacity deficiencies; and the 100-year storm will be used to identify combined street network, storm drain capacity, and open channel capacity deficiencies.

Deliverable(s): 2, 10, 50, and 100-year Design Storms and Boundary Conditions

Task 3.7 – Capacity Deficiencies

In order to identify the drainage facilities that require maintenance activities and capacity improvements, and to determine the capacity of the existing facility for infill developments, Wood Rodgers will develop deficiency maps and update the GIS geodatabase to display and categorize drainage facility deficiencies by storm frequency. **See Exhibit 14.**

Wood Rodgers will use the model results to identify maintenance and capacity deficiencies using City and County design standards. **The deficiency criteria will address the following:**

1. **Capacity or Level of Service:** This level of service will be defined by the maximum hydraulic grade line (HGL) and floodplain depth and extent allowed for specific storm frequencies.
2. **Maintenance hotspots:** Using simulated low-velocity values to identify facilities susceptible to recurring sedimentation.

Wood Rodgers will identify, categorize and map storm drains in different levels-of-service (e.g. 2, 10, 50, and 100-year) based on the simulation results. Wood Rodgers will then identify, categorize and map outfall structures along channels that are deficient and require flap gates. The categorized deficiencies will be stored in the City's geodatabase.

Deliverable(s): Deficiency map | Geodatabase updated with capacity deficiencies

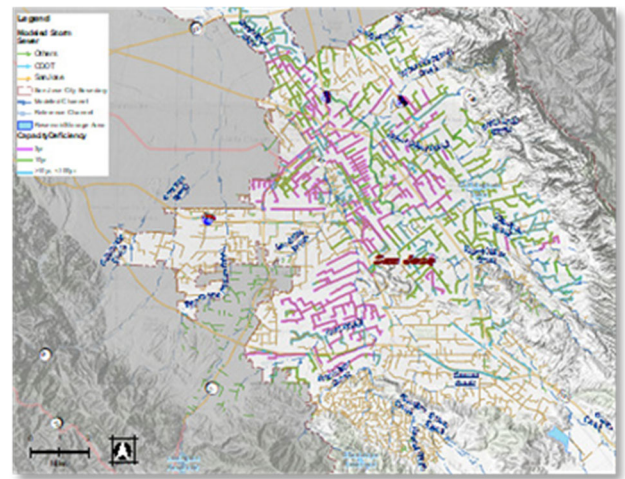


Exhibit 14



Task 4 | System Condition Assessment

Wood Rodgers will collect and compile all data to support the Storm Drain Master Plan in an easily accessible, easily linkable, and easily understood geodatabase. Wood Rodgers will implement an innovative predictive inspection approach to strategically select inspection sites and minimize inspection efforts. The resulting findings will inform condition assessments and identify opportunities for improving maintenance activities.

Task 4.1 – Storm Drain Assessment

Maintenance and structural condition assessments for storm drain systems are the processes of inspection and systematic defect categorization. One of the processes in an asset management approach is to prioritize rehabilitation, operation and maintenance activities.

Rating	Rating Description	Sample Picture
Good	Good, no repair necessary	
Fair	Minor repairs to improve functionality	
Poor	Overhaul or substantial repair required	
Critical	Not functional or requires complete replacement	

Wood Rodgers will use the storm drain inspection data developed in **Task 2.6** and the CCTV inspection developed in **Task 2.7** to evaluate maintenance conditions based on the location, magnitude, and accumulation rate of trash, debris, and sediment. This data will also be used to evaluate structural conditions based on size, material, age, and structural integrity.

Wood Rodgers will use the Environmental Protection Agency's (EPA's) Asset Management Guidelines and the National Association of Sewer Service Companies' (NASSCO's) pipeline assessment condition grading system code to provide a standard condition rating system for each component. For example, the inspected facilities will be categorized by structural deficiency conditions, as shown in **Exhibit 15** and incorporated into the City's refined geodatabase.

Exhibit 15

The ratings will then be used to develop recommendations for maintenance, rehabilitation and replacement projects and the associated costs in **Task 4.4**.

Maintenance condition ratings of trash, debris, and sediment will also aid to prioritize the areas as well as the frequency of operations and maintenance activities in Task 6 when used in conjunction with the hydraulic results developed in **Task 3**.

Deliverable(s): Condition assessments for 180 inspected sites | Condition assessment ratings | Refined geodatabase updated with facility rated conditions.

Task 4.2 – Green Infrastructure Assessment

Wood Rodgers will develop upon the foundation established in the City's C.21 stormwater quality asset management plan to fill remaining gaps, including identification of standardized parameters for establishment of the Probability of Failure and Consequence of Failure scoring methodology for incorporation into the City's Citywide Asset Management Program (developed by Kayuga). This effort will be clearly defined in the Project kick-off meeting and the scope will be limited to the available budget.

Deliverable(s): Refined City's Citywide Asset Management Program

Task 4.3 – Maintenance, Rehabilitation, and Replacement Plan

Wood Rodgers will develop a maintenance, rehabilitation, and replacement plan that summarizes the survey and inspection; describes the storm drain and pump station assessment results; and recommends activities and work to restore drainage facility condition and maximize their useful life for up to **46** projects. Based on Wood Rodgers' inspection and condition assessment experience, there is generally a 20% to 30% chance that the inspected facilities are in critical condition and require maintenance, rehabilitation, and replacement recommendations. That probability translates to 46 projects out of the 180 sites proposed to be inspected in **Task 4.2**.

Wood Rodgers will recommend maintenance activities, rehabilitation work, and replacement projects to address deficiencies in critical condition based on field assessments, the remaining useful life of facilities, and cost effectiveness. When a facility is near the end of its useful life or the rehabilitation cost is greater than the replacement cost, replacement work is recommended over rehabilitation work. When the improvements recommended to address deficiencies require substantial resources and planning for implementation, the improvements are categorized in the Capital Improvement Plan described in **Task 5**.

The need and extent of rehabilitation and replacement work will be estimated from the inspection reports and site photos for the inspected facilities with "critical" and "poor" structural condition ratings. The inspected facilities with a "poor" rating are recommended for continued monitoring in case they become "critical." Inspected facilities with a "critical" rating are recommended for improvement, either through a capital improvement or more minor rehabilitation/replacement.

Deliverable(s): Maintenance, Rehabilitation, and Replacement Plan for 46 projects

Task 5 | Development of a Capital Improvement Plan

A capital improvement plan (CIP) will be developed to determine locations, schedules, and resources (land, labor, capital) for agency-wide improvement projects identified to reduce flood risks and restore drainage facility useful life.

Task 5.1 – Risk for Condition and Capacity Deficiencies

Wood Rodgers will develop improvement project prioritization criteria based on flood risk, cost-effectiveness, social equity benefits, health and safety, and traffic interruption considerations. The ranking developed from the prioritization criteria will then be used to develop an implementation schedule for a 10-year CIP. The practice is to maximize the involvement of City staff in all critical decisions in selecting appropriate criteria and prioritizing projects. A Workshop with City staff shall be conducted to discuss and gain buyoff on the criteria and methodology.



FLOOD RISK

Where numerous projects are required to address deficiencies, we have implemented more formal risk models that quantify the likelihood of capacity exceedance/failure and the associated consequences. Projects intended to address the highest risks in the storm drain system with the lowest cost will be given the highest priority in the CIP.

- The likelihood of flooding based on the simulated facility capacity
- The associated consequences measured in flood damages or floodplain areas

The drainage facility flood risk for each of the deficient systems is calculated using the following formula:

$$\text{Flood Risk} = \text{Likelihood} \times \text{Consequence}$$

The calculated flood risks provide standard and quantifiable values to assist the City to prioritize improvement projects for capacity deficient drainage systems. Wood Rodgers will use the calculated flood risks and the respective improvement project capital costs to determine the cost effectiveness for the major deficient drainage systems for improvement project prioritization.

This flood risk model provides floodplain extents, flood frequencies, flood damages, and benefit-cost ratios (BCR) that can be used to support future flood mitigation grant applications.

SOCIAL EQUITY



In addition to flood risk and cost-effectiveness considerations, Wood Rodgers proposes incorporating equity benefits into improvement project prioritization. Prioritizing projects with equity considerations promotes fair resource allocation, enhances social cohesion, garners public support, ensures legal compliance, and fosters long-term economic benefits. The equity framework consists of six themes that cover broad areas of people's lives, including: 1) economy; 2) education; 3) public health; 4) housing; 5) public safety; and 6) neighborhood and civic life.

TRAFFIC INTERRUPTION



Traffic interruption is another risk and a source of economic loss that local communities endure during flooding events. The risks of emergency access isolation, vehicular accidents, and pedestrian access restrictions are critical concerns for the community. Lost wages and business interruptions represent additional economic impacts. A metric that has been used and accepted by FEMA in grant applications is Average Daily Traffic (ADT) counts. Flooding in areas with higher ADT values has a greater impact on transportation than does flooding in areas with lower ADT values. A higher ranking will be assigned to deficient storm drain systems with a high ADT, while a lower ranking will be assigned to those with a low ADT.

In addition to the prioritization criteria above, Wood Rodgers will work with the City's staff to assess the environmental permitting requirements, rights-of-way, encroachment permits, and utility conflicts for the improvement projects.

Deliverable(s): Project flood risk | Criteria and Methodology Workshop

Task 5.2 –Improvement Alternatives and Costs

Wood Rodgers will develop and model up to two conceptual alternatives for up to five major storm drain systems with deficiencies (as appropriate) to optimize proposed improvements. Alternatives will depend upon the circumstances, but could include new or upsized storm drainage pipes, diversions, detention, floodwalls, pump station improvements, etc. (See Exhibit 16)

The improvement alternatives will be developed based on a watershed-wide approach rather than individually. This is necessary because a comprehensive capital improvement plan must demonstrate that alleviating deficiencies in one location will not exacerbate problems elsewhere in the system. Potential projects will be proposed to address areas with the largest risk factors. Deliberate effort will be given to proposing potential projects to incorporate in part or in totality a green infrastructure, if feasible.

Each alternative will be presented as a preliminary plan view drawing with preliminary designs, permitting, capital, administration, and management costs. Capital costs will be developed using detailed and current contractor bids to provide realistic estimates for the City's financial resource planning. (See Exhibit 17)

Potential projects will be presented for discussion in a workshop setting with the City staff. This will allow for key-staff input and allow the creation of in-depth justification.

Deliverable(s): Conceptual design figures and costs for up to 5 projects



DATE	PROJECT	IMPROVEMENT AREA	IMPROVEMENT PROJECT		
12/15/2021	City of Pleasanton Storm Drain Plan	Storm Drain	Alt 1: Storm Drain + Sealed Manholes		
#	Item Name	Unit Quantity	Unit Cost	Unit Estimate	Assumption
1	Storm Drain Pipe (12" x 12")	1,000	\$100,000	\$100,000	100% of estimate
2	Storm Drain Pipe (18" x 18")	1,000	\$150,000	\$150,000	100% of estimate
3	Storm Drain Pipe (24" x 24")	1,000	\$200,000	\$200,000	100% of estimate
4	Storm Drain Pipe (30" x 30")	1,000	\$250,000	\$250,000	100% of estimate
5	Storm Drain Pipe (36" x 36")	1,000	\$300,000	\$300,000	100% of estimate
6	Storm Drain Pipe (42" x 42")	1,000	\$350,000	\$350,000	100% of estimate
7	Storm Drain Pipe (48" x 48")	1,000	\$400,000	\$400,000	100% of estimate
8	Storm Drain Pipe (54" x 54")	1,000	\$450,000	\$450,000	100% of estimate
9	Storm Drain Pipe (60" x 60")	1,000	\$500,000	\$500,000	100% of estimate
10	Storm Drain Pipe (66" x 66")	1,000	\$550,000	\$550,000	100% of estimate
11	Storm Drain Pipe (72" x 72")	1,000	\$600,000	\$600,000	100% of estimate
12	Storm Drain Pipe (78" x 78")	1,000	\$650,000	\$650,000	100% of estimate
13	Storm Drain Pipe (84" x 84")	1,000	\$700,000	\$700,000	100% of estimate
14	Storm Drain Pipe (90" x 90")	1,000	\$750,000	\$750,000	100% of estimate
15	Storm Drain Pipe (96" x 96")	1,000	\$800,000	\$800,000	100% of estimate
16	Storm Drain Pipe (102" x 102")	1,000	\$850,000	\$850,000	100% of estimate
17	Storm Drain Pipe (108" x 108")	1,000	\$900,000	\$900,000	100% of estimate
18	Storm Drain Pipe (114" x 114")	1,000	\$950,000	\$950,000	100% of estimate
19	Storm Drain Pipe (120" x 120")	1,000	\$1,000,000	\$1,000,000	100% of estimate
20	Storm Drain Pipe (126" x 126")	1,000	\$1,050,000	\$1,050,000	100% of estimate
21	Storm Drain Pipe (132" x 132")	1,000	\$1,100,000	\$1,100,000	100% of estimate
22	Storm Drain Pipe (138" x 138")	1,000	\$1,150,000	\$1,150,000	100% of estimate
23	Storm Drain Pipe (144" x 144")	1,000	\$1,200,000	\$1,200,000	100% of estimate
24	Storm Drain Pipe (150" x 150")	1,000	\$1,250,000	\$1,250,000	100% of estimate
25	Storm Drain Pipe (156" x 156")	1,000	\$1,300,000	\$1,300,000	100% of estimate
26	Storm Drain Pipe (162" x 162")	1,000	\$1,350,000	\$1,350,000	100% of estimate
27	Storm Drain Pipe (168" x 168")	1,000	\$1,400,000	\$1,400,000	100% of estimate
28	Storm Drain Pipe (174" x 174")	1,000	\$1,450,000	\$1,450,000	100% of estimate
29	Storm Drain Pipe (180" x 180")	1,000	\$1,500,000	\$1,500,000	100% of estimate
30	Storm Drain Pipe (186" x 186")	1,000	\$1,550,000	\$1,550,000	100% of estimate
31	Storm Drain Pipe (192" x 192")	1,000	\$1,600,000	\$1,600,000	100% of estimate
32	Storm Drain Pipe (198" x 198")	1,000	\$1,650,000	\$1,650,000	100% of estimate
33	Storm Drain Pipe (204" x 204")	1,000	\$1,700,000	\$1,700,000	100% of estimate
34	Storm Drain Pipe (210" x 210")	1,000	\$1,750,000	\$1,750,000	100% of estimate
35	Storm Drain Pipe (216" x 216")	1,000	\$1,800,000	\$1,800,000	100% of estimate
36	Storm Drain Pipe (222" x 222")	1,000	\$1,850,000	\$1,850,000	100% of estimate
37	Storm Drain Pipe (228" x 228")	1,000	\$1,900,000	\$1,900,000	100% of estimate
38	Storm Drain Pipe (234" x 234")	1,000	\$1,950,000	\$1,950,000	100% of estimate
39	Storm Drain Pipe (240" x 240")	1,000	\$2,000,000	\$2,000,000	100% of estimate
40	Storm Drain Pipe (246" x 246")	1,000	\$2,050,000	\$2,050,000	100% of estimate
41	Storm Drain Pipe (252" x 252")	1,000	\$2,100,000	\$2,100,000	100% of estimate
42	Storm Drain Pipe (258" x 258")	1,000	\$2,150,000	\$2,150,000	100% of estimate
43	Storm Drain Pipe (264" x 264")	1,000	\$2,200,000	\$2,200,000	100% of estimate
44	Storm Drain Pipe (270" x 270")	1,000	\$2,250,000	\$2,250,000	100% of estimate
45	Storm Drain Pipe (276" x 276")	1,000	\$2,300,000	\$2,300,000	100% of estimate
46	Storm Drain Pipe (282" x 282")	1,000	\$2,350,000	\$2,350,000	100% of estimate
47	Storm Drain Pipe (288" x 288")	1,000	\$2,400,000	\$2,400,000	100% of estimate
48	Storm Drain Pipe (294" x 294")	1,000	\$2,450,000	\$2,450,000	100% of estimate
49	Storm Drain Pipe (300" x 300")	1,000	\$2,500,000	\$2,500,000	100% of estimate
50	Storm Drain Pipe (306" x 306")	1,000	\$2,550,000	\$2,550,000	100% of estimate
51	Storm Drain Pipe (312" x 312")	1,000	\$2,600,000	\$2,600,000	100% of estimate
52	Storm Drain Pipe (318" x 318")	1,000	\$2,650,000	\$2,650,000	100% of estimate
53	Storm Drain Pipe (324" x 324")	1,000	\$2,700,000	\$2,700,000	100% of estimate
54	Storm Drain Pipe (330" x 330")	1,000	\$2,750,000	\$2,750,000	100% of estimate
55	Storm Drain Pipe (336" x 336")	1,000	\$2,800,000	\$2,800,000	100% of estimate
56	Storm Drain Pipe (342" x 342")	1,000	\$2,850,000	\$2,850,000	100% of estimate
57	Storm Drain Pipe (348" x 348")	1,000	\$2,900,000	\$2,900,000	100% of estimate
58	Storm Drain Pipe (354" x 354")	1,000	\$2,950,000	\$2,950,000	100% of estimate
59	Storm Drain Pipe (360" x 360")	1,000	\$3,000,000	\$3,000,000	100% of estimate
60	Storm Drain Pipe (366" x 366")	1,000	\$3,050,000	\$3,050,000	100% of estimate
61	Storm Drain Pipe (372" x 372")	1,000	\$3,100,000	\$3,100,000	100% of estimate
62	Storm Drain Pipe (378" x 378")	1,000	\$3,150,000	\$3,150,000	100% of estimate
63	Storm Drain Pipe (384" x 384")	1,000	\$3,200,000	\$3,200,000	100% of estimate
64	Storm Drain Pipe (390" x 390")	1,000	\$3,250,000	\$3,250,000	100% of estimate
65	Storm Drain Pipe (396" x 396")	1,000	\$3,300,000	\$3,300,000	100% of estimate
66	Storm Drain Pipe (402" x 402")	1,000	\$3,350,000	\$3,350,000	100% of estimate
67	Storm Drain Pipe (408" x 408")	1,000	\$3,400,000	\$3,400,000	100% of estimate
68	Storm Drain Pipe (414" x 414")	1,000	\$3,450,000	\$3,450,000	100% of estimate
69	Storm Drain Pipe (420" x 420")	1,000	\$3,500,000	\$3,500,000	100% of estimate
70	Storm Drain Pipe (426" x 426")	1,000	\$3,550,000	\$3,550,000	100% of estimate
71	Storm Drain Pipe (432" x 432")	1,000	\$3,600,000	\$3,600,000	100% of estimate
72	Storm Drain Pipe (438" x 438")	1,000	\$3,650,000	\$3,650,000	100% of estimate
73	Storm Drain Pipe (444" x 444")	1,000	\$3,700,000	\$3,700,000	100% of estimate
74	Storm Drain Pipe (450" x 450")	1,000	\$3,750,000	\$3,750,000	100% of estimate
75	Storm Drain Pipe (456" x 456")	1,000	\$3,800,000	\$3,800,000	100% of estimate
76	Storm Drain Pipe (462" x 462")	1,000	\$3,850,000	\$3,850,000	100% of estimate
77	Storm Drain Pipe (468" x 468")	1,000	\$3,900,000	\$3,900,000	100% of estimate
78	Storm Drain Pipe (474" x 474")	1,000	\$3,950,000	\$3,950,000	100% of estimate
79	Storm Drain Pipe (480" x 480")	1,000	\$4,000,000	\$4,000,000	100% of estimate
80	Storm Drain Pipe (486" x 486")	1,000	\$4,050,000	\$4,050,000	100% of estimate
81	Storm Drain Pipe (492" x 492")	1,000	\$4,100,000	\$4,100,000	100% of estimate
82	Storm Drain Pipe (498" x 498")	1,000	\$4,150,000	\$4,150,000	100% of estimate
83	Storm Drain Pipe (504" x 504")	1,000	\$4,200,000	\$4,200,000	100% of estimate
84	Storm Drain Pipe (510" x 510")	1,000	\$4,250,000	\$4,250,000	100% of estimate
85	Storm Drain Pipe (516" x 516")	1,000	\$4,300,000	\$4,300,000	100% of estimate
86	Storm Drain Pipe (522" x 522")	1,000	\$4,350,000	\$4,350,000	100% of estimate
87	Storm Drain Pipe (528" x 528")	1,000	\$4,400,000	\$4,400,000	100% of estimate
88	Storm Drain Pipe (534" x 534")	1,000	\$4,450,000	\$4,450,000	100% of estimate
89	Storm Drain Pipe (540" x 540")	1,000	\$4,500,000	\$4,500,000	100% of estimate
90	Storm Drain Pipe (546" x 546")	1,000	\$4,550,000	\$4,550,000	100% of estimate
91	Storm Drain Pipe (552" x 552")	1,000	\$4,600,000	\$4,600,000	100% of estimate
92	Storm Drain Pipe (558" x 558")	1,000	\$4,650,000	\$4,650,000	100% of estimate
93	Storm Drain Pipe (564" x 564")	1,000	\$4,700,000	\$4,700,000	100% of estimate
94	Storm Drain Pipe (570" x 570")	1,000	\$4,750,000	\$4,750,000	100% of estimate
95	Storm Drain Pipe (576" x 576")	1,000	\$4,800,000	\$4,800,000	100% of estimate
96	Storm Drain Pipe (582" x 582")	1,000	\$4,850,000	\$4,850,000	100% of estimate
97	Storm Drain Pipe (588" x 588")	1,000	\$4,900,000	\$4,900,000	100% of estimate
98	Storm Drain Pipe (594" x 594")	1,000	\$4,950,000	\$4,950,000	100% of estimate
99	Storm Drain Pipe (600" x 600")	1,000	\$5,000,000	\$5,000,000	100% of estimate
100	Storm Drain Pipe (606" x 606")	1,000	\$5,050,000	\$5,050,000	100% of estimate
101	Storm Drain Pipe (612" x 612")	1,000	\$5,100,000	\$5,100,000	100% of estimate
102	Storm Drain Pipe (618" x 618")	1,000	\$5,150,000	\$5,150,000	100% of estimate
103	Storm Drain Pipe (624" x 624")	1,000	\$5,200,000	\$5,200,000	100% of estimate
104	Storm Drain Pipe (630" x 630")	1,000	\$5,250,000	\$5,250,000	100% of estimate
105	Storm Drain Pipe (636" x 636")	1,000	\$5,300,000	\$5,300,000	100% of estimate
106	Storm Drain Pipe (642" x 642")	1,000	\$5,350,000	\$5,350,000	100% of estimate
107	Storm Drain Pipe (648" x 648")	1,000	\$5,400,000	\$5,400,000	100% of estimate
108	Storm Drain Pipe (654" x 654")	1,000	\$5,450,000	\$5,450,000	100% of estimate
109	Storm Drain Pipe (660" x 660")	1,000	\$5,500,000	\$5,500,000	100% of estimate
110	Storm Drain Pipe (666" x 666")	1,000	\$5,550,000	\$5,550,000	100% of estimate
111	Storm Drain Pipe (672" x 672")	1,000	\$5,600,000	\$5,600,000	100% of estimate
112	Storm Drain Pipe (678" x 678")	1,000	\$5,650,000	\$5,650,000	100% of estimate
113	Storm Drain Pipe (684" x 684")	1,000	\$5,700,000	\$5,700,000	100% of estimate
114	Storm Drain Pipe (690" x 690")	1,000	\$5,750,000	\$5,750,000	100% of estimate
115	Storm Drain Pipe (696" x 696")	1,000	\$5,800,000	\$5,800,000	100% of estimate
116	Storm Drain Pipe (702" x 702")	1,000	\$5,850,000	\$5,850,000	100% of estimate
117	Storm Drain Pipe (708" x 708")	1,000	\$5,900,000	\$5,900,000	100% of estimate
118	Storm Drain Pipe (714" x 714")	1,000	\$5,950,000	\$5,950,000	100% of estimate
119	Storm Drain Pipe (720" x 720")	1,000	\$6,000,000	\$6,000,000	100% of estimate
120	Storm Drain Pipe (726" x 726")	1,000	\$6,050,000	\$6,050,000	100% of estimate
121	Storm Drain Pipe (732" x 732")	1,000	\$6,100,000	\$6,100,000	100% of estimate
122	Storm Drain Pipe (738" x 738")	1,000	\$6,150,000	\$6,150,000	100% of estimate
123	Storm Drain Pipe (744" x 744")	1,000	\$6,200,000	\$6,200,000	100% of estimate
124	Storm Drain Pipe (750" x 750")	1,000	\$6,250,000	\$6,250,000	100% of estimate
125	Storm Drain Pipe (756" x 756")	1,000	\$6,300,000	\$6,300,000	100% of estimate
126	Storm Drain Pipe (762" x 762")	1,000	\$6,350,000	\$6,350,000	100% of estimate
127	Storm Drain Pipe (768" x 768")	1,000	\$6,400,000	\$6,400,000	100% of estimate
128	Storm Drain Pipe (774" x 774")	1,000	\$6,450,000	\$6,450,000	100% of estimate
129	Storm Drain Pipe (780" x 780")	1,000	\$6,500,000	\$6,500,000	100% of estimate
130	Storm Drain Pipe (786" x 786")	1,000	\$6,550,000	\$6,550,000	100% of estimate
131	Storm Drain Pipe (792" x 792")	1,000	\$6,600,000	\$6,600,000	100% of estimate
132	Storm Drain Pipe (798" x 798")	1,000	\$6,650,000	\$6,650,000	100% of estimate
133	Storm Drain Pipe (804" x 804")	1,000	\$6,700,000	\$6,700,000	100% of estimate
134	Storm Drain Pipe (810" x 810")	1,000	\$6,750,000	\$6,750,000	100% of estimate
135	Storm Drain Pipe (816" x 816")	1,000	\$6,800,000	\$6,800,000	100% of estimate
136	Storm Drain Pipe (822" x 822")	1,000	\$6,850,000	\$6,850,000	100% of estimate
137	Storm Drain Pipe (828" x 828")	1,000	\$6,900,000	\$6,900,000	100% of estimate
138	Storm Drain Pipe (834" x 834")	1,000	\$6,950,000	\$6,950,000	100% of estimate
139	Storm Drain Pipe (840" x 840")	1,000	\$7,000,000	\$7,000,000	100% of estimate
140	Storm Drain Pipe (846" x 846")	1,000	\$7,050,000	\$7,050,000	100% of estimate
141	Storm Drain Pipe (852" x 852")	1,000	\$7,100,000	\$7,100,000	100% of estimate
142	Storm Drain Pipe (858" x 858")	1,000	\$7,150,000	\$7,150,000	100% of estimate
143	Storm Drain Pipe (864" x 864")	1,000	\$7,200,000	\$7,200,000	100% of estimate
144	Storm Drain Pipe (870" x 870")	1,000	\$7,250,000	\$7,250,000	100% of estimate
145	Storm Drain Pipe (876" x 876")	1,000	\$7,300,000	\$7,300,000	100% of estimate
146	Storm Drain Pipe (882" x 882")	1,000	\$7,350,000	\$7,350,000	100% of estimate
147	Storm Drain Pipe (888" x 888")	1,000	\$7,400,000	\$7,400,000	100% of estimate
148	Storm Drain Pipe (894" x 894")	1,000	\$7,450,000	\$7,450,000	100% of estimate
149	Storm Drain Pipe (900" x 900")	1,000	\$7,500,000	\$7,500,000	100% of estimate
150	Storm Drain Pipe (906" x 906")	1,000	\$7,550,000	\$7,550,000	100% of estimate
151	Storm Drain Pipe (912" x 912")	1,000	\$7,600,000	\$7,600,000	100% of estimate
152	Storm Drain Pipe (918" x 918")	1,000	\$7,650,000	\$7,650,000	100% of estimate
153	Storm Drain Pipe (924" x 924")	1,000	\$7,700,000	\$7,700,000	100% of estimate
154	Storm Drain Pipe (930" x 930")	1,000	\$7,750,000	\$7,750,000	100% of estimate
155	Storm Drain Pipe (936" x 936")	1,000	\$7,800,000	\$7,800,000	100% of estimate
156	Storm Drain Pipe (942" x 942")	1,000	\$7,850,000	\$7,8	

Task 6 | Development of Maintenance and Inspection Plan

Wood Rodgers has extensive experience in developing programmatic maintenance and inspection plans for a range of drainage systems, including storm drain systems, pump stations, open channels, detention basins, and green infrastructure. We propose to develop a predictive and proactive maintenance and inspection plan for the City that utilizes condition assessment findings from **Task 4** and hydraulic model results from **Task 3** to optimize inspection locations and prioritize facility maintenance activities and frequencies.

Wood Rodgers will meet with the City staff to document and review the existing maintenance operations conducted within the City's service area. We will download the existing maintenance logs from the City's asset management software to analyze maintenance hotspots, work order types, frequencies, and resources. After reviewing existing practices and data, the team will prepare maintenance and inspection guidelines describing best practices for operations, maintenance, repairs, replacement, project performance and surveillance, inspection, and the reports needed to maintain the City's storm drainage facilities. The guidelines will provide consistent and sound protocols to inventory, maintain, rehabilitate, and improve drainage facilities. (See Exhibits 20 and 21).

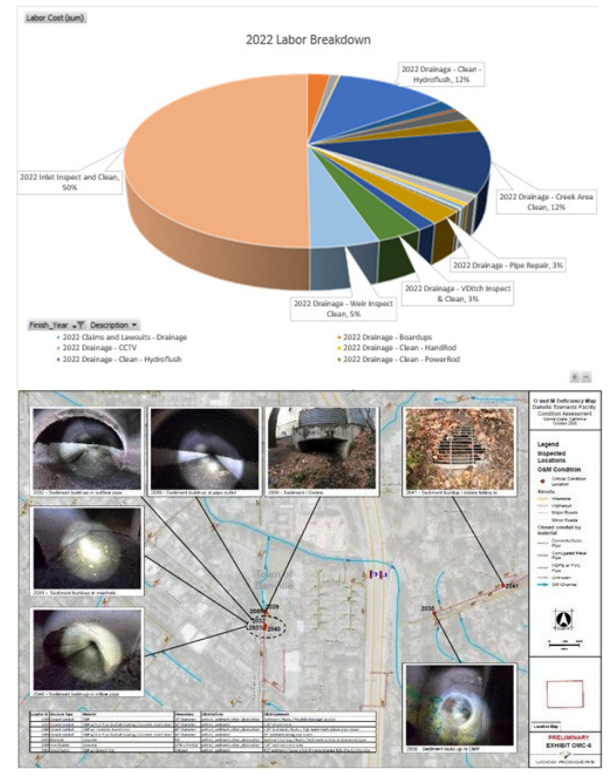


Exhibit 20 & 21

The guidelines will include, at a minimum, the following:

INTRODUCTION | Provides a summary of the guidelines and describes the purpose, goals, and objectives.

PROGRAM SETTING | Provides the context/background to understand the jurisdictional areas affected by maintenance activities.

REGULATORY FRAMEWORK | Summarizes and describes federal, state, and local regulatory jurisdictional boundaries, regulations, and authorizations/permits/certifications that apply to maintenance activities.

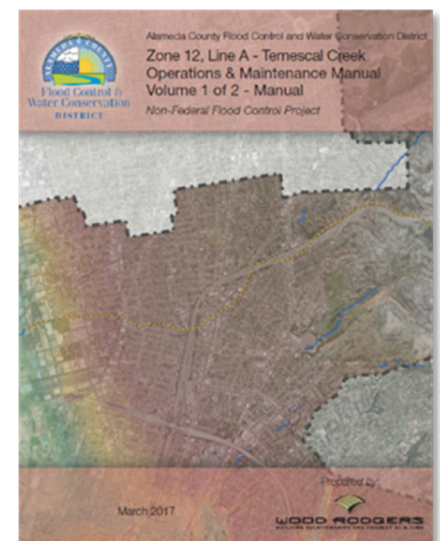
INSPECTION SCHEDULES AND CHECKLISTS | Provides a recommended frequency to inspect pipe outfalls, pipes, catch basins, detention basins, lakes, pump stations, and green infrastructure including trash capture devices for sediment/debris build-up and structural deficiencies. These inspections are important to confirm and maintain the full capacity of the City's drainage facilities and to issue work orders to retain their functionality.

PREVENTIVE MAINTENANCE SCHEDULES AND CHECKLISTS | Provides recommended frequencies to remove sediment/debris and perform preventive maintenance for outfalls, pipes, maintenance holes, drainage inlets, catch basins, detention basins, pump stations, lakes, and green infrastructure.

REHABILITATION/ REPLACEMENT PLAN AND SCHEDULES | Recommends the frequency to rehabilitate or replace items based on the facility age, inspected condition, and material. Describes potential failures, both exceptional and routine, and provides detailed recommended measures for repair of each type of failure that might be needed during the service life of the improvements and facilities. The recommended repair and replacement measures are intended to be conducive to the City's current and revised reporting and tracking methods and capabilities to perform the work.

STORMWATER TREATMENT FACILITIES MAINTENANCE AND INSPECTION PLAN

Using the analysis of O&M and facility condition of the City's water quality facilities determined in **Task 4.2**, Geosyntec will develop an inspection and maintenance plan for routine and long-term activities for the water quality assets, including type and frequency of activities, building on our experience with other municipalities. The maintenance program will focus on the sustainability of system components, maximizing cost efficiencies, and reducing long-term liabilities. Geosyntec will prepare a rough cost estimate for implementing the maintenance and inspection program for the water quality devices.



Geosyntec will prepare a rough cost estimate for implementing the maintenance and inspection program. Findings will be summarized in a draft and final Maintenance and Inspection Plan prepared by Wood Rodgers.

STAFFING, FUNDING, EQUIPMENT AND VEHICLE RECOMMENDATIONS | Recommendations will be made based on an evaluation of the maintenance records and refined procedures. This will include recommendations for adequate staffing, equipment, and vehicles to perform the recommended activities; a schedule for future inspections; and appropriate annual funding levels for repairs of the City's storm drainage infrastructure that fall within the City's capabilities. The recommendations will consider the City's existing asset management systems and policies.

ENVIRONMENTAL PERMITTING ASSESSMENT | Wood Rodgers will work with the City to identify and map all natural water ways and drainages in the City that may require routine maintenance. Our environmental staff will perform a desktop review of these drainage facilities and provide the City with preliminary recommendations for which facilities should be considered Waters of the U.S./State and which are non-jurisdictional, and which facilities fall under the City's existing Stream Maintenance Permit (SMP). This effort will provide the City with a better understanding of when maintenance work would require environmental permits, when it could be performed under the SMP, and when it could be performed without regulatory agency coordination. Wood Rodgers recommends the City consider obtaining future long-term maintenance agreement permits for citywide stormwater master plan maintenance activities in the future (not included in this scope of work).

REPORTING | Describes necessary documentation required for the City's internal work tracking. This also includes reporting measures required by federal, state, and local resource agencies.

Deliverable(s): Draft and Final Maintenance and Inspection Plan

Task 7 | Regulatory Assessment and Master Plan Updates Approach

Geosyntec is intimately familiar with the Alameda Countywide Clean Water Program (ACCWP) and the San Francisco Bay Area Municipal Regional Stormwater Permit (MRP) requirements for the City of Pleasanton. Geosyntec has served as a technical resource to the ACCWP for stormwater program implementation planning since 2005 in planning, coordinating, and implementing programs. Additionally, Geosyntec is currently assisting the City with implementing its GSI Plan by developing GSI technical guidance and assessing existing City-owned GSI facilities at 30 sites.

The MRP requirements are discussed in the subsequent paragraphs to demonstrate our familiarity with them.

National Pollutant Discharge Elimination System (NPDES) permit requirements associated with Phase I municipal stormwater programs and Permittees in the San Francisco Bay area are included in the MRP. Permit discussions for MRP 4.0 will begin in the Fall of 2025. Geosyntec will be engaged in these discussions on behalf of the ACCWP and the Bay Area Municipal Stormwater Collaborative (BAMSC).

Provision C.3.h requires each Permittee to implement an Operation and Maintenance (O&M) Verification Program in accordance with the requirements specified in the Provision.

MRP Provision C.3.j requires each Permittee to continue to implement a Green Infrastructure (GI) Plan for the inclusion of LID storm drain infrastructure on public and private lands. Additionally, Provision C.3.j.ii.(2) requires the City to implement non-regulated green infrastructure projects within its jurisdictions so that 4.91 acres of impervious surface are retrofitted with GSI by June 30, 2027.

Provision C.5.f requires Permittees to make the current map(s) of its MS4 available to the public. Permittees must identify information missing from the current MS4 maps and develop a plan and schedule to compile additional storm sewer system information, considering the potential to identify component locations, size or specifications, materials of construction, and condition.

MRP Provision C.10 requires Permittees to reduce their trash load by 100% by June 30, 2025, using either full trash capture devices (FTCD) or other control measures. Provision C.10.b.i requires Permittees to maintain and provide for inspection and review upon request, documentation of the design, operation, and maintenance of each of their FTCDs, including the mapped location and drainage area served by each system. The City is also required to conduct On-land Visual Trash Assessments (OVTAs) for the trash management areas controlled with other trash management actions, such as street sweeping.

With an understanding of the MRP requirements, Geosyntec proposes the following tasks to address deficiencies and achieve water quality objectives in compliance with State-mandated regulations.

7.1 – General

Wood Rodgers' team, including Geosyntec, will review and assess applicable Permittee-specific MRP regulatory requirements with City's stormwater MRP operation and maintenance practices and provide City with recommendations for any areas of need/improvement based off of the minimum required effort necessary to meet/maintain compliance. This includes guidance/recommendations with evolving MRP regulations as updated by the Water Board.

Deliverables: Recommendations to meet/maintain MRP compliance

7.2 – Permit Planning

Wood Rodgers’ team, including Geosyntec, will utilize the approach identified in the ACCWP C.5.f template to assist the City with MRP3 C.5.f.iii.2. This includes the identification of data gaps from the City’s existing GIS which can be collected over the course of the SWMP Project

Deliverables: MS4 mapping updates

Task 8 | Financial Analysis and Plan

DATA COLLECTION & DOCUMENT REVIEW

Each city presents a unique starting point, especially in stormwater projects where financial systems vary. While the Storm Drain Master Plan will offer a comprehensive list of capital needs along with its inspection, operations, and maintenance needs, input from City staff is crucial. SCI will outline data requirements, interview key stakeholders, and ensure alignment with the City leadership’s strategic goals by cataloging and vetting previous documents. During these interviews, SCI will collect information regarding current operations, maintenance of the storm drain system, and current and future requirements of the Phase II Small Municipal General Permit clean water programs.

Deliverable(s): Collected data | Staff interviews, as needed

FINANCIAL ANALYSIS

Stormwater rate-setting stands out due to its requirement for voter approval and its lack of a five-year rate limitation. Thus, establishing a durable initial rate structure is crucial, as adjustments in subsequent years are limited to prescribed inflationary indices. This task involves iterative processes, with City staff interviewed and continuously engaged in forecasting costs across three key areas: Operations and Maintenance, Phase II Municipal Permit Compliance, and Capital Needs.

The Wood Rodgers Team will evaluate a range of funding mechanisms (including special taxes, user taxes, and regulatory fees) and taking into account political viability, legal rigor, legislative factors, and compatibility with existing mechanisms. For each of the potential funding approaches, a Technical Memorandum will be prepared that includes a pro/con analysis, a timetable for implementation, identification of applicable cost centers, and a benchmark study of how other local agencies have developed funding programs for their storm drainage systems.

This task will provide the City with all options, including balloted (fees or parcel taxes) and several non-balloted options such as regulatory fees, realignments, and grant opportunities. This effort will enable the City to answer the following question: “Have you done all you can before asking me for a new fee?” The results of this analysis will provide the City with many options to consider before proceeding to a costly, risky, and time-consuming ballot measure.

Deliverable(s): Summary of costs and revenue requirements | Staff interviews, as needed | Workshops with project staff to vet progress and scenarios

Task 9 | Stormwater System Management Plan Report

Documentation provided to the City will include a summary report and appendices documenting the storm drain inventory and condition assessment, design standards, hydrologic and hydraulic model development, a capital maintenance and improvement plan, and a financial analysis and grant funding. The appendices will include all the previously-developed technical memoranda, documenting criteria, data sources, regulatory requirements, verifications, databases, condition assessments, hydrologic analyses, hydraulic analyses, calibrations, reconciliations, and all necessary maps. Wood Rodgers will employ a user-friendly and graphical presentation approach to convey complex information throughout the documents.

Wood Rodgers develops Master Plan Reports concurrently with the development of the study and provides draft copies throughout, in order to provide the client with the ability to provide input as it is developed

Deliverable(s): Draft and Final Master Plan Report



Task 10 | Revenue Generation

Task 10.1 – Preliminary Rate Recommendations

The preliminary work will include at least four (4) rate structure options incorporating all necessary revenues, costs, fund balance targets, reserves, debt service considerations, and capital improvement scenarios.

A large part of this task will be the compilation of the parcel attributes. In particular, the Wood Rodgers Team including our team member, SCI, will need to perform an audit of parcel lot coverage of impervious surfaces for the various land classes. The parcel audit is a time-consuming task that will require looking at all our data sources, viewing aerial photos, and possibly making some site visits. The data generated in this effort will be the backbone of the analysis that follows, where the nexus of parcel attributes to the fee structure is developed. This analysis uses many layers of statistical work and a reasoned and stout rationale for the resulting nexus.

Deliverable(s): Workshops with Project Staff | PowerPoint Presentation

Task 10.2 – Public Opinion Research and Mailed Survey:

The Wood Rodgers Team proposes a multifaceted approach to evaluating the political feasibility of enhancing funding for the City's stormwater compliance programs through mechanisms such as a voter-decided parcel tax, a property owner-decided fee, or other viable options. To this end, we will conduct a statistically valid, citywide public opinion survey that assesses public awareness, understanding, and receptiveness to financing these programs. The survey will encompass a diverse range of stakeholders, including single-family residents, retail business owners, hotel operators, industry leaders, public land trusts, and other pertinent groups.

Given the potential impacts from recent and upcoming elections involving fees, assessments, and other revenue-generating proposals within the City, timing and strategy are crucial. We recommend initiating the public opinion polling before finalizing the Fee Study. In the past, this sequence has consistently proven effective in mitigating risks and optimizing the implementation of revenue measures. The polling will not only project ballot support for new stormwater fees or taxes, but will also provide deep insights into community priorities, enabling the City to create tailored services and improvements that resonate with constituents. This information will be instrumental in refining branding, messaging, and overall communication strategies.

Our team employs a sophisticated research methodology that is adept at identifying the priorities of registered voters and property owners across various demographics, including different property types such as single-family residential, commercial, industrial, apartments, and investment properties. This methodology has demonstrated reliability across diverse social and economic environments.

To ensure high accuracy, we advocate for a mailed survey approach, specifically designed to align with the nuances of a potential mail-ballot property-related fee. This method has outperformed standard phone surveys in predicting actual ballot outcomes for similar measures. We plan to distribute approximately 8,000 survey questionnaires by mail, aiming for a +/-3% margin of error.

Post-distribution, we will allow a postage-paid return period for the surveys, after which our team will undertake an intricate analysis and modeling of the results. This will involve correlating survey data with expected property owner ballot participation profiles and various balloting scenarios. The culmination of this process will be a comprehensive PowerPoint presentation detailing the opinion research findings. This presentation will: 1) offer recommendations on residents' and property owners' priorities; 2) assess the feasibility of proceeding with a funding ballot measure; and 3) provide value-added insights such as alternative funding options, action plans, supporter and opponent profiles, geographic support distribution, and key messaging strategies.

Deliverable(s): Mailing list for survey | Design, printing, addressing, mailing, return postage of 8,000 surveys, information fact sheet, and envelopes | PowerPoint presentation of survey findings and recommendations.

Task 10.3 – Stormwater Property-Related Fee Report:

Once the survey has been completed and the City's staff has determined which rate structure option to proceed with, the Wood Rodgers Team will craft a comprehensive Proposition 218-compliant, property-related fee engineering report ("Fee Report") for the proposed programs and improvements. The Fee Report will delineate programs and improvements from earlier tasks, justify fee apportionment (typically based on an impervious area), and calculate specific fees for each parcel in the City.

Additionally, the Fee Report may incorporate rate credit provisions to encourage on-site runoff abatement, benefiting large impervious sites as well as newly-developed areas. Examples from recent reports for the cities of Cupertino, Alameda, and Davis will inform this aspect. Legal considerations like fee methodology and appeal processes will also be addressed, leveraging data from previous tasks like parcel data and community priorities. A key aspect will be auditing parcel attributes, especially impervious surface coverage, involving a thorough data examination, an aerial photo analysis, and potential site visits. The resultant data will underpin the nexus analysis, which correlates parcel attributes with fee structure, employing statistical methods and robust rationale.

The Fee Report's development will align with early stakeholder outreach and iterative review sessions with the City, possibly incorporating external stakeholders for refinement. Following reviews by the City staff and the legal counsel, a Draft Fee Report will be prepared for consolidation, culminating in a Final Fee Report compliant with Proposition 218 and relevant regulations. Mr. Edric Kwan, PE, a registered Civil Engineer, will oversee its preparation, including covering fee structure, future needs, cost estimates, apportionment rationale, parcel-specific fees, maps, and other pertinent elements.

Deliverable(s): Workshops with Project Staff | Draft and Final Fee Report | City Council Presentation

Task 10.4 – Implementation Assistance:

The Wood Rodgers Team is well-equipped to assist the City with the implementation of funding enhancement options and provide the necessary technical support to ensure successful passage of a stormwater fee measure.



PROPOSITION 218 BALLOT PROCEEDING | The implementation of a property-related fee involves several key steps. To begin, the City Council must approve the Fee Study, set a public hearing date and time, and authorize the mailing of notices. Once approved, the notices are printed and mailed to property owners. A public hearing is conducted no less than 45 days after the notices are mailed. If there is no majority protest at the public hearing, the City Council authorizes the mailing of ballots. These ballots are printed and mailed to property owners, and ballot tabulation occurs after the ballot period closes, which is at least 45 days after the public hearing. Next, the City Council certifies the ballot results and authorizes the fee structure if it has at least 50% support. Finally, the fees are rolled out into the property tax bill system or utility billing system.

As noted, the Proposition 218 process for stormwater fees includes a ballot proceeding. The final step involves the tabulation of ballots, with the City Clerk designated as the official tabulator. Since state law does not specify a detailed procedure for conducting the proceeding, one of the first actions is to develop a Proposition 218 Procedures Resolution for adoption by the City Council.



BALLOTING DOCUMENTS | The SCI team will draft all notices, resolutions, ordinances, and staff reports that are required for each step in the process, as well as the final ballot packet. City staff, including the City Clerk and legal counsel, will review and finalize all these documents. SCI will also assist the City and its legal counsel with a public hearing script for the Mayor and responses to property owner testimony at the public hearing.

Municipal codes for each city are structured differently, and ordinance practices vary. Many cities choose to adopt a storm drain rate ordinance that clearly defines the City's authority, services provided, areas serviced, initial rates, and other elements to demonstrate adherence to the California Constitution (e.g., Article XIID)

and statutes. The timing of the ordinance is also variable. Some cities introduce an ordinance prior to the ballot proceeding, making the ordinance part of the voter approval process. However, this raises questions about the City Council's ability to make administrative changes later without voter approval. Another option is to adopt the ordinance after the rate balloting is successful.

The design of the official notice, ballot, and supporting informational items and mailers is one of the most important elements of a successful ballot outcome. SCI will utilize its unmatched expertise and successful track record to design these items, including a clear and concise explanation of the reason for the stormwater fee, while meeting all legal requirements.

BALLOT PRINTING AND MAILING | After finalizing the designs of the notices and ballots, SCI will oversee the printing, addressing, and mailing of the notices and ballot packets. This work will be performed by our reliable mail house partner, Admail West, a printing and mailing firm with industry-leading experience in registered voter elections and mail ballot proceedings. Throughout the noticing and balloting periods, SCI will also field and respond to property owners' inquiries received by the City, research and confirm new owners not reflected on the official county property ownership records, and issue replacement ballots upon request.

TABULATION | Tabulation is required by law to be done either by an impartial third party (which the City Clerk is defined to be) or in public view. SCI proposes that City staff perform the manual work of the tabulation efforts using its proven bar scan technology under the direction of the City Clerk and with the help of SCI. Further, we recommend conducting the tabulation process in a room accessible to the public in order to avoid any appearance of impropriety.



Deliverable(s): Management of noticing and balloting process | Designing, printing, mailing of fee notices (approx. 30,000) | Designing, printing, mailing of ballot packets (approx. 30,000) | Staff training and support | Four (4) City Council Meetings

Task 10.5 – Non-Advocacy Community Engagement

The Wood Rodgers team firmly believes in integrating the community's voice early and often through the following two phases:



LISTENING PHASE:

In this initial phase, early concepts for system needs and revenue mechanisms are presented to trusted stakeholders for their input and feedback. This helps the City broaden its perspective and develop a work product that aligns with the community's priorities. It also enables the City to create a robust messaging program to better engage the broader community.



EDUCATION PHASE:

This phase occurs after the City Council has approved the rate structure and the City's storm drain system goals and objectives. During this phase, the rate structure and message components are well developed and communicated to the public.

Building on insights from the survey, the Wood Rodgers Team will support stakeholder and public messaging, informational and educational outreach strategies, and property owner informational services. Our firm's informational outreach efforts will extend through the ballot proceeding, ensuring property owners are well-informed about the ballot process and proposed services/improvements in their area prior to ballot mailing. We recognize the importance of crafting straightforward, transparent message components backed by detailed and substantive information. Establishing credibility is paramount in these outreach endeavors.

DEVELOP COMMUNICATION INFRASTRUCTURE | The Wood Rodgers Team will meticulously assess and enhance potential communication infrastructure. Collaborating with City staff, we will evaluate and coordinate existing channels such as stakeholder contacts, print media, website, social media, print publications, neighborhood groups, and newsletters. We will prioritize and integrate these methods appropriately. Additionally, we will review email contacts with HOA and neighborhood leaders, along with platforms like Nextdoor.com. We will establish a schedule for community stakeholder meetings and will set deadlines for local group newsletters. Our extensive experience has shown that effective communication mechanisms for this infrastructure are often small-scale, local, and neighborhood-focused, and emphasize personal interaction or face-to-face engagement. While not costly, this approach requires a substantial effort and proves highly effective when executed well.

DEVELOP COMMUNICATION MESSAGING | The development of messaging and supporting information will be an iterative process involving City staff, the Wood Rodgers Team, and members of the public. Throughout this phase, the Wood Rodgers Team will

analyze and refine messaging related to storm drain infrastructure. We will draft various communications, including website content, Frequently Asked Questions (FAQ) documents, camera-ready mailers and brochures, PowerPoint presentations, emails, scripts, and other adaptable messages

COMMUNICATIONS ROLLOUT AND IMPLEMENTATION | Once the outreach plan is well-vetted, reviewed, and refined, the Wood Rodgers Team will coordinate the rollout and implementation of the plan. The Wood Rodgers Team will provide preparation assistance and support for City staff at each step along the way and we can be available to attend selected meetings. We will also develop detailed rates and parcel data for selected stakeholders (e.g., Chamber of Commerce, school districts, and large landowners).

Deliverable(s): Outreach Action Plan | Draft messaging documents, updated as needed | Curation of Stakeholder list and meeting schedules | Five (5) Community/Stakeholder Meetings | (Printing and mailing of any outreach materials is excluded)

Task 10.6 – First-Year Levy Submittal and Administration

If the stormwater fee is approved by participating property owners, the Wood Rodgers Team shall prepare the property database, levy, ownership information, and other data required for the levy administration services for the first levy year. These services include obtaining the final lien-date assessor's roll and property data for the first levy year; updating the assessment to account for development, parcel subdivisions, ownership, and other property changes; preparing the final assessment levies; and submitting the final assessments and assessment diagram to the County Tax Collector(s). In addition, our property-owner inquiry line will be added to tax bills so that we can respond directly to property-owner inquiries throughout the fiscal year on behalf of the City.

If property owners question their fee, the Wood Rodgers Team will research the property attributes used to determine the fee. If necessary, we will revise the fee and process a revision to the tax bill and levy roll. Actual revisions are not expected to be significant, but some owners may question their fee after receiving their tax bill. In addition, if fees proposed for public agencies cannot be collected through the County Tax Collector(s), the Wood Rodgers Team shall prepare and manage the mailing of manual bills to public agencies and the subsequent collection of their fees.

Deliverable(s): First-year levies | Property-owner inquiring response services | Manual billing of public parcels

Task 10.7 – Grant Funding Opportunities

Grant funding provides financial resources to public agencies in a cost-sharing partnership to finance administration, design services, and construction of capital improvement projects for public safety and benefits. Wood Rodgers has resources and experience to support stormwater management and flood control grants.

Wood Rodgers has a successful track record in supporting public agencies to acquire grant funding for much-needed capital improvement projects. Wood Rodgers has successfully supported the public agencies in the Bay Area and Central Valley to obtain more than \$70 million in flood mitigation grant funds.

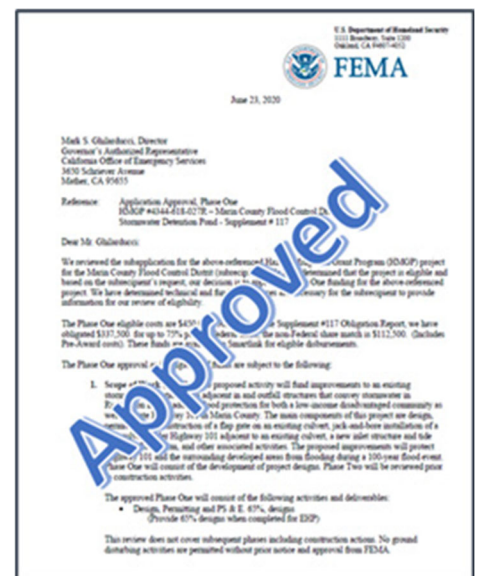
Wood Rodgers proposes to identify up to two improvement projects that are competitive in grant applications and to develop sufficient technical data to support future grant applications (not included in this proposal).

Flood mitigation grants provide funds to local agencies for stormwater management and flood control improvement projects. Many grants are multi-benefit, providing funds for projects that provide water quality benefits and flood risk reduction. Federal and states grants are available through agencies such as the California Department of Water Resources, the California State Water Resources Control Board, and the US Environmental Protection Agency. For successful applications, local agencies generally have to submit competitive applications that identify project benefits, conceptual costs, and a favorable benefit-cost ratio (BCR). Wood Rodgers will develop anticipated flood damages for the deficient drainage systems, 10% design plans, and the associated improvement capital costs to support future grant applications (not included in this proposal). With this information, Wood Rodgers will identify and recommend the most competitive improvement projects for future grant application considerations. We will develop BCR analyses for the projects to determine the cost-effectiveness and grant application competitiveness.

Deliverable(s): 10% design plans | Capital costs | Benefit-cost ratio analysis for one improvement project.

Task 10.8 – Community Engagement Support

Wood Rodgers and our team members, Dailey Strategies and RPA, have extensive experience working with public agencies to plan,



implement, and manage municipal communications and public outreach campaigns successfully. Below are recommended and suggested activities based on the activities discussed and Wood Rodgers' proposed scope of work including:

Key Messages and Proof Points - Craft key messages about the City's efforts. These messages are essential to create consistency in outreach materials and activities. In addition, we will include proof points, which are the facts that make the message valid and relevant. This document streamlines all outreach materials and provides a long-term resource for communicating with your target audiences.

Target Audiences - A list of primary target audiences will be considered. These audiences will help frame the key messages and public outreach methods selected. The City has a wide variety of audiences, including:

- Customers
- City Council
- City Commissions
- City Advisory Groups
- Staff
- Elected Representatives
- County Representatives
- Chamber of Commerce & Local Businesses
- Community Groups
- Developers
- Contractors & Other Related Project Partners
- Homeowner/Property Owner Associations
- Youth

Collateral Materials - Our team can create various professionally designed materials. These materials can be distributed in person, by mail, online, email, or text message. Examples include:

- Outreach Flyers
- Project Fact Sheets
- Construction Notices
- Print/E-Newsletter Articles & Graphics
- Bill Inserts
- Notice of Intent Postings
- Public Notices
- Door Hangars
- Lobby Brochures
- Event Display Boards

Community Meetings - Assist Wood Rodgers in planning and hosting three to five community meetings. Areas of support include identifying locations, creating promotional materials such as a social media post and flyer, organizing event logistics, developing presentation materials and talking points, and display boards, as needed. These meetings can be held in person at a City facility,

community group meetings, or virtually. Virtual meetings can be conducted live in a webinar format with attendees or recorded to be posted online for viewing at any time.

Webpage and Updates - Create a proposed layout and copy for suggested subpages or news items on the City's website related to the Stormwater System and Management Plan. All content will be written in simplified language and designed to be interactive and informative. This includes illustrative maps, hotlines, contact information, photos, project information, and links to other relevant information, including City actions, related legislation, compliance requirements, project documents, collateral materials, City Council meeting updates, etc.

Research & Development - Our team has extensive experience working with opinion research firms to conduct qualitative and quantitative research, such as focus groups or community polling, to inform communications and outreach initiatives. For example, this research can assist in the development of effective messaging by audience type, identifying appropriate outreach channels,

and/or project and policy development. In addition, we can develop informal, online survey tools for the City to gather casual feedback and insight from the community using tools such as Survey Monkey, Qualtrics, or Google Forms. For example, developing a dedicated storm drainage hotspot reporting system to identify community flooding concerns and drainage facility failures to inform the development of the Stormwater System Management Plan. Lastly, we recognize the importance of analyzing and using existing City research information from tools such as FlashVote or past community surveys to better inform strategic communication outreach tools and programs.

Social Media Campaigns, Ads, and Posts - Develop ongoing posts related to the City's existing stormwater system, related topics such as storm watch and sandbag offerings in the community, and planned improvement projects as part of the Stormwater System Management Plan. This includes creating social media visuals and content with suggested posting dates for City staff. These will be readily available and organized in Canva, an online graphic design service, for ease of use by staff. Posts will include various types and visuals, including stationery designs, before and after photos, drone footage, time-lapses, community polls, stories, reels, and videos, based on what is available. Social media posts are not created equal, meaning these designs and content will be customized for the

City's various social media platforms based on the target audiences and objectives of the projects.

Deliverable(s): Key Messages and Proof Points, Target Audiences, Collateral Materials, Community Meetings, Webpage and Updates, Research & Development, Social Media Campaigns, Ads, and Posts

				Wood Rodgers, Inc.										SCI		Geosyntec	Dailey/ Rojas	Traffic Control/ CCTV/ Gage Contractors				Total
				Prin Eng II	Prin Eng I	Senior Eng II	Sr. Env. Planner I	Project Eng II	Project Eng. Planner I	Engineer II	Assistant GIS	Senior GIS I	Project Coord.	Subtotal	Reimbursab les	Subtotal	Subtotal	Subtotal	Wk Mark Up 10%	Reimbursab les		
Quantity	Unit			\$360	\$315	\$ 295	\$ 285	\$ 265	\$ 250	\$ 240	\$ 200	\$285	\$190									
Task 1. Project Management																						
Task 1.1	Project Administration	36	month	36	54	144							36	\$107,910			\$15,955		\$1,596		\$125,461	
Task 1.2	Coordination Tasks	36	month	9	36	72								\$35,820							\$35,820	
Task 1.3	Community Engagement Meetings and Council Presentations	10	meetings		40	40								\$56,200							\$56,200	
Subtotal:				45	130	256							36	\$199,930			\$15,955		\$1,596		\$217,481	
Task 2. Data Gathering/Field Verification																						
Task 2.1	Kickoff Meeting and Project Overview			3	3			4						\$2,890							\$2,890	
Task 2.2	Interviews/Informational Exchange	5	interviews/ visits	10	10			10						\$8,750							\$8,750	
Task 2.3	Data Collection and Review			16	20					30				\$18,140							\$18,140	
Task 2.4	Geodatabase Refinement			8	16					16			40	\$22,480							\$22,480	
Task 2.5	Desktop Asset Inventory	10	mi	5	20					50			10	\$22,325							\$22,325	
Task 2.6	Inspection, Survey and Inventory	90	structure	16	135					90	90	16		\$89,025			\$5,000		\$500	\$500	\$95,025	
		Additional	90	structure	16	135				90	90	16		\$89,025			\$5,000		\$500	\$500	\$95,025	
Subtotal:				74	339			14		276	180	82		\$252,635				\$10,000	\$1,000	\$1,000	\$264,635	
Task 3. Hydraulic Model Development/Capacity Evaluation																						
Task 3.1	Catchments and Hydrologic Parameters	70	mi	35	35			70		140		16		\$78,060							\$78,060	
Task 3.2	Hydraulic 1D and 2D Models	70	mi pipe	35	35			105		245		70		\$127,925							\$127,925	
		30	mi channel	8	15			60		150				\$58,845							\$58,845	
Task 3.3	Regional GI Modeling	2	site	10	10			40		20				\$21,500							\$21,500	
Task 3.4	HWM Chalking and Calibration	5	site	4				90		10	10			\$29,510							\$29,510	
	Pipe Gage	2	gages	4	12			20						\$10,100			\$40,000		\$4,000		\$54,100	
Task 3.5	Stream Gage Data Review and Calibration	4	gages	16	24			80		32				\$41,000							\$41,000	
Task 3.6	Design Storms and Boundary Conditions			6	12					12				\$8,310							\$8,310	
Task 3.7	Capacity Deficiencies			4	4			12		26				\$11,860							\$11,860	
Subtotal:				122	147			477		635	10	86		\$387,110				\$40,000	\$4,000		\$431,110	
Task 4. System Condition Assessment																						
Task 4.1	Storm Drain Assessment	90	structure	8	45					45				\$26,595							\$26,595	
	Additional	90	structure	8	45					45				\$26,595							\$26,595	
Task 4.2	Green Infrastructure Assessment			8										\$2,520			\$25,520		\$2,552		\$30,592	
Task 4.3	Maintenance, Rehabilitation and Replacement Plan	23	project	8	45					45			4	\$27,355							\$27,355	
	Additional	23	project	8	45					45			4	\$27,355							\$27,355	
Subtotal:				40	180					180			8	\$110,420			\$25,520		\$2,552		\$138,492	
Task 5. Development of a Capital Improvement Plan																						
Task 5.1	Risk for Capacity and Condition Deficiencies	5	system		8	16								\$7,240							\$7,240	
Task 5.2	Improvement Alternatives and Costs	5	system	4	50	50		125		150				\$101,065							\$101,065	
Task 5.3	Benefit Cost Analysis and Improvement Prioritization			4	8	12		50		12				\$23,630							\$23,630	
Subtotal:				8	66	78		175		162				\$131,935							\$131,935	
Task 6. Maintenance and Inspection Plan																						
	Storm Drain System			4	40					60				\$27,460							\$27,460	
	Pump Station			4	30					60				\$24,510							\$24,510	
	Open Channel & Detention Ponds			4	60					30				\$26,160							\$26,160	
	Green Infrastructure Devices			8										\$2,520			\$25,420		\$2,542		\$30,482	
	Environmental Permitting Assessment			4		16		60			20			\$26,520							\$26,520	
Subtotal:				24	130	16		60	150		20			\$107,170			\$25,420		\$2,542		\$135,132	
Task 7. Regulatory Assessments and Master Plan Updates Approach																						
Task 7.1	General															\$10,135			\$1,014		\$11,149	
Task 7.2	Permit Planning															\$38,424			\$3,842		\$42,266	
	Regional GSI Concept Design	2	project													\$20,000			\$2,000		\$22,000	
Subtotal:																\$68,559			\$6,856		\$75,415	
Task 8. Financial Analysis and Plan																						
					16									\$5,040		\$40,300			\$4,030		\$49,370	
Subtotal:					16									\$5,040		\$40,300			\$4,030		\$49,370	
Task 9. Stormwater System Management Plan Report																						
				20	100	80		40		80		20	40	\$105,400			\$2,637		\$264		\$108,301	
Subtotal:				20	100	80		40		80		20	40	\$105,400			\$2,637		\$264		\$108,301	
Task 10. Revenue Generation																						
Task 10.1	Preliminary Rate Recommendations															\$7,400			\$740		\$8,140	
Task 10.2	Public Opinion Research and Mailed Survey														\$9,840	\$36,240			\$3,624		\$39,864	
Task 10.3	Stormwater Property-Related Fee Report			16										\$5,040		\$40,000			\$4,000		\$49,040	
Task 10.4	Implementation Assistance														\$81,900	\$104,200			\$10,420		\$114,620	
Task 10.5	Non-Advocacy Community Engagement														\$5,400	\$41,600			\$4,160		\$45,760	
Task 10.6	First-Year Levy Submittal and Administration															\$14,700			\$1,470		\$16,170	
Task 10.7	Grant Funding Opportunity	1	project	2	16					100		8		\$31,630							\$31,630	
Task 10.8	Community Engagement Support			8	8									\$4,880			\$40,250		\$4,025		\$49,155	
Subtotal:				26	24					100		8		\$41,550	\$97,140	\$244,140		\$40,250		\$28,439		\$354,379
Total with Optional Tasks				73	598	1,234	16	934	60	1,583	190	216	84	\$1,341,190	\$97,140	\$284,440	\$138,091	\$40,250	\$50,000	\$51,278	\$1,000	\$1,906,249

EXHIBIT “B”**OAKLAND FEE SCHEDULE**

CLASSIFICATION	STANDARD RATE
Principal Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$360
Principal Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$315
Senior Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$295
Senior Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$285
Project Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$265
Project Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$250
Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$240
Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$230
Assistant Engineer/Geologist/Surveyor/Planner/GIS/LA*	\$200
Designer	\$105
Senior CAD Technician/Graphics Designer II	\$220
Senior CAD Technician/Graphics Designer I	\$205
CAD Technician/Graphics Designer	\$180
Project Coordinator	\$190
Administrative Assistant	\$170
Construction Manager	\$360
1 Person Survey Crew	\$260
2 Person Survey Crew	\$370
3 Person Survey Crew	\$470
Consultants, Outside Services, Materials & Direct Charges	Cost Plus 10%
Overtime Work, Expert Witness Testimony and Preparation	Rate Plus 50%

*LA = Landscape Architect

Blueprints, reproductions, and outside graphic services will be charged at vendor invoice. Auto mileage will be charged at the IRS standard rate, currently 67 cents per mile.

Fee Schedule subject to change January 1, 2026.

CITY COUNCIL AGENDA REPORT

October 7, 2025
Public Works - Engineering Division

TITLE: AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH PARK PLANET FOR THE ANNUAL PLAYGROUND RENOVATIONS PROJECT, CIP NO. 25745 TO RENOVATE THE PLAYGROUND AT MOLLER PARK IN THE AMOUNT NOT TO EXCEED \$166,251 (INCLUDING A PROJECT CONTINGENCY OF \$16,625)

SUMMARY

The Annual Playground Renovations Project, CIP No. 25745, will renovate the playground at Moller Park, and includes the design, fabrication, and installation of play equipment for the playground. The project was advertised as a Request for Qualifications in March 2025, and the consultant was chosen in April based on their qualifications. Community outreach was conducted in May and the community input was incorporated into the final design under the agreement. The project initially included the playgrounds at Del Prado Park, but considering the city's budget challenges, staff determined not to move forward with the park's playground renovations at this time. Staff recommends the City Council approve a professional services agreement with Park Planet for the not-to-exceed amount of \$166,251 for playground renovations at Moller Park.

RECOMMENDATION

1. Authorize the City Manager to enter into a professional services agreement with Park Planet for the Annual Playground Renovations Project, CIP No. 25745 to renovate the playground at Moller Park in the not-to-exceed amount of \$166,251 (including a project contingency of \$16,625)
2. Authorize the Director of Public Works or designee to approve and execute amendments to the agreement with Park Planet for an amount not to exceed \$16,625 (approximately 10 percent of the agreement amount).
3. Authorize the return of \$365,956 of the remaining project funding to the fund balance in the Parks CIP - General Fund (Fund 221) for future eligible projects.

BACKGROUND

Staff routinely inspects the playground equipment in all City parks to determine which play equipment needs maintenance or replacement. These inspections are performed by the City's certified playground safety inspectors (CPSI). As part of the review, the CPSI considers the physical condition and age of the equipment, safety and accessibility concerns, and the availability of replacement parts. Based on the inspections for the last two-year Capital Improvement Program (CIP) work plan, the City identified that the playgrounds at Moller Park and Del Prado Park were most in need of replacement. The playgrounds at both Moller Park (Moller) and Del Prado Park (Del Prado) are currently some of the oldest playgrounds in the City's inventory with chipping paint, rusted materials, and cracking in the equipment. Three

pieces of equipment at Del Prado have already failed and been removed, although staff was able to replace two of them. Some of the decks and rails at Moller are rusting through and staff have temporarily repaired them. Additionally, the plastic slide at Moller has started to crack and the plastic equipment at Del Prado is showing signs of UV degradation.

Based on the available playground renovation budget of \$550,000, staff recommended renovating the Del Prado and Moller playgrounds to the Parks and Recreation Commission at their meeting on February 13, 2025. The Parks and Recreation Commission recommended proceeding with the renovation of the Del Prado and Moller playgrounds with the request that more accessible features, such as rubber surfacing, be incorporated into the designs.

The City issued a Request for Qualifications (RFQ) for the playground renovation. The RFQ was advertised on March 14, 2025. The City received five qualification packages on April 30 from the following vendors:

- MRC Recreation
- Park Planet
- Ross Recreation
- Specified Play Equipment Company
- Zoom Recreation

The City's selection committee selected Park Planet for the Del Prado and Moller playgrounds based on the quality of design, the amount of equipment proposed for the money available, and the capabilities of the company as reflected in the qualification package.

DISCUSSION

After receiving public input, staff met again with Park Planet to determine the best way to incorporate the comments from the public while minimizing impacts to the project cost. Staff and the consultant were able to accommodate almost all of the requests by rotating the play equipment for better access and play.

Due to budget constraints, both playgrounds were prioritized and the damaged equipment at Del Prado was replaced instead of the planned complete renovation that was included in this project. The replacement of the damaged equipment is a temporary solution, and the playground will still need to be renovated in the future. The final concept for the Moller Park playground which incorporates the public input is shown in Attachment 1.

The professional services agreement with Park Planet, as shown in Attachment 2, totals \$166,251, which includes the final design per public input, fabrication and installation of the play equipment, and associated engineered wood fiber and poured-in-place rubber surfacing (PIP) installation. Staff recommends that City Council approve the agreement with Park Planet. If approved, the equipment will be fabricated and then installed in Winter or Spring 2026.

EQUITY AND SUSTAINABILITY

Approval of this action advances the Climate Action Plan (CAP 2.0) in Transportation and Land Use by providing greater park accessibility for all users.

OUTREACH

The public outreach for the playgrounds included sending out notification cards to all tenants and property owners within 300 feet of Del Prado and Moller Parks, advertising the playground renovation outreach meetings on the City's social media, and posting signs at both parks regarding the proposed playground renovation and inviting attendance for public meetings held on site on Saturday, May 10, 2025.

Approximately two dozen people attended the on-site outreach meeting at Del Prado, and about a dozen people attended the Moller outreach meeting. Of the attendees, approximately half were children.

The primary comments the City received regarding the playgrounds are summarized here:

Del Prado

- Provide a tube slide (or partial tube slide) as a replacement for one of the slides
- Prefer the light blue option
- Provide rubber surfacing to the special swing and/or the spinner
- Incorporate a monkey bar somewhere
- Include shade
- Retain the existing concrete slide

Moller

- Incorporate a monkey bar/twirly bar somewhere
- Add a steering wheel panel to the tower
- Include the playful series sensory panels
- Use a colorful color palette for the play equipment
- Include shade

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the Citywide ONE Pleasanton strategic plan goal of *Investing in Our Environment*, Strategy 1 – Implement the four-year Capital Improvement Program (CIP) to complete design and construction of budgeted capital projects, and Strategy 7 – Continue to invest in parks, bicycle, and pedestrian infrastructure, and public art to improve traffic safety, promote climate resilience, and increase equitable access to cultural and recreational opportunities.

FISCAL IMPACT

There is \$550,000 in funding for the Annual Playground Renovations Project, CIP No. 25745, to renovate playgrounds. The total anticipated expenditures for renovation of the Moller Park playground are \$184,044 (including project advertisement, agreement amount, and a roughly 10 percent project contingency), and return to fund balance \$365,956 for future eligible projects as outlined in Attachment 3.

Prepared by:



Adam Nelkie, Assistant Dir.
of Public Works -
Engineering

Submitted by:



Siew-Chin Yeong, Director of Public
Works

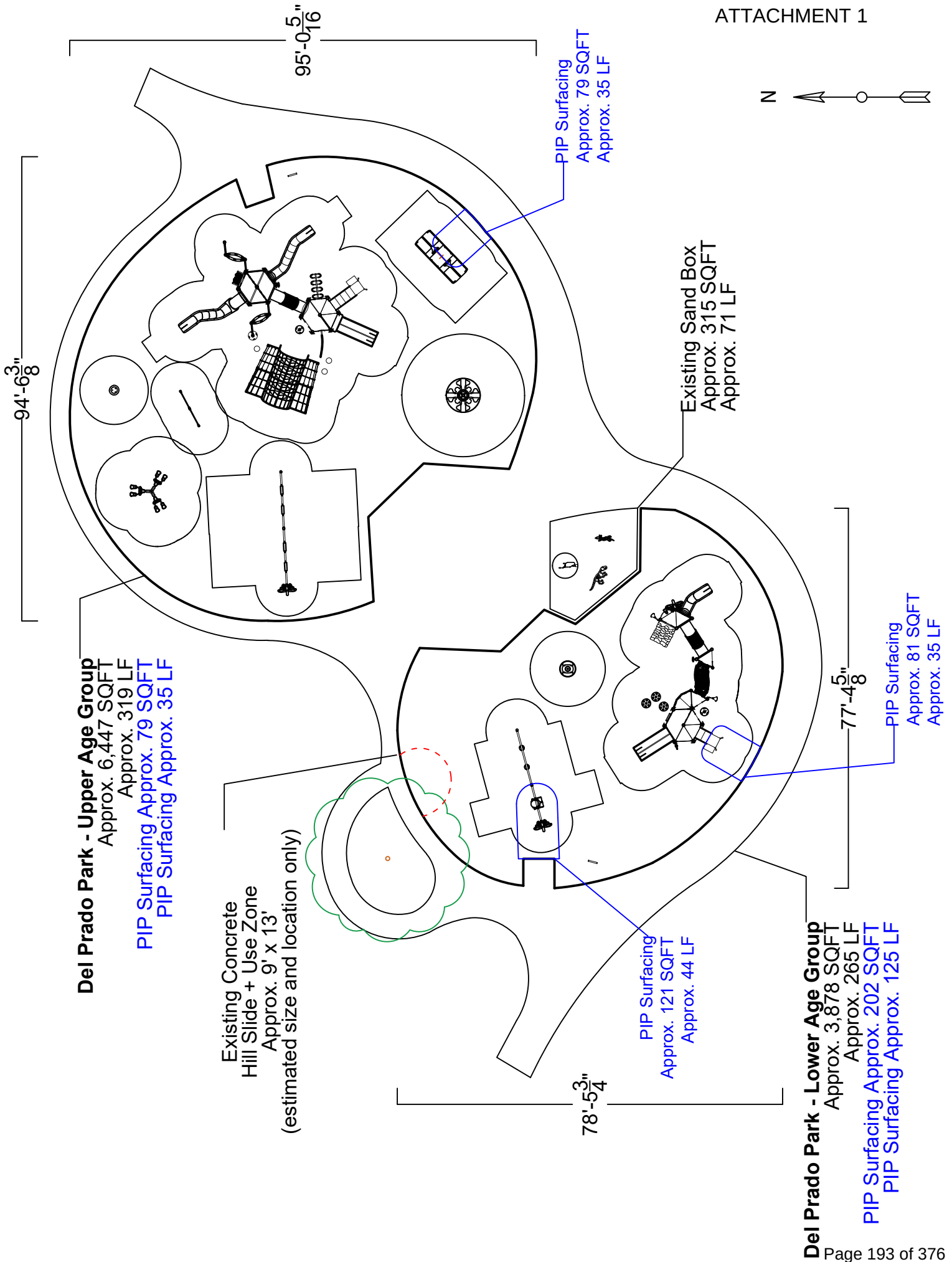
Approved by:



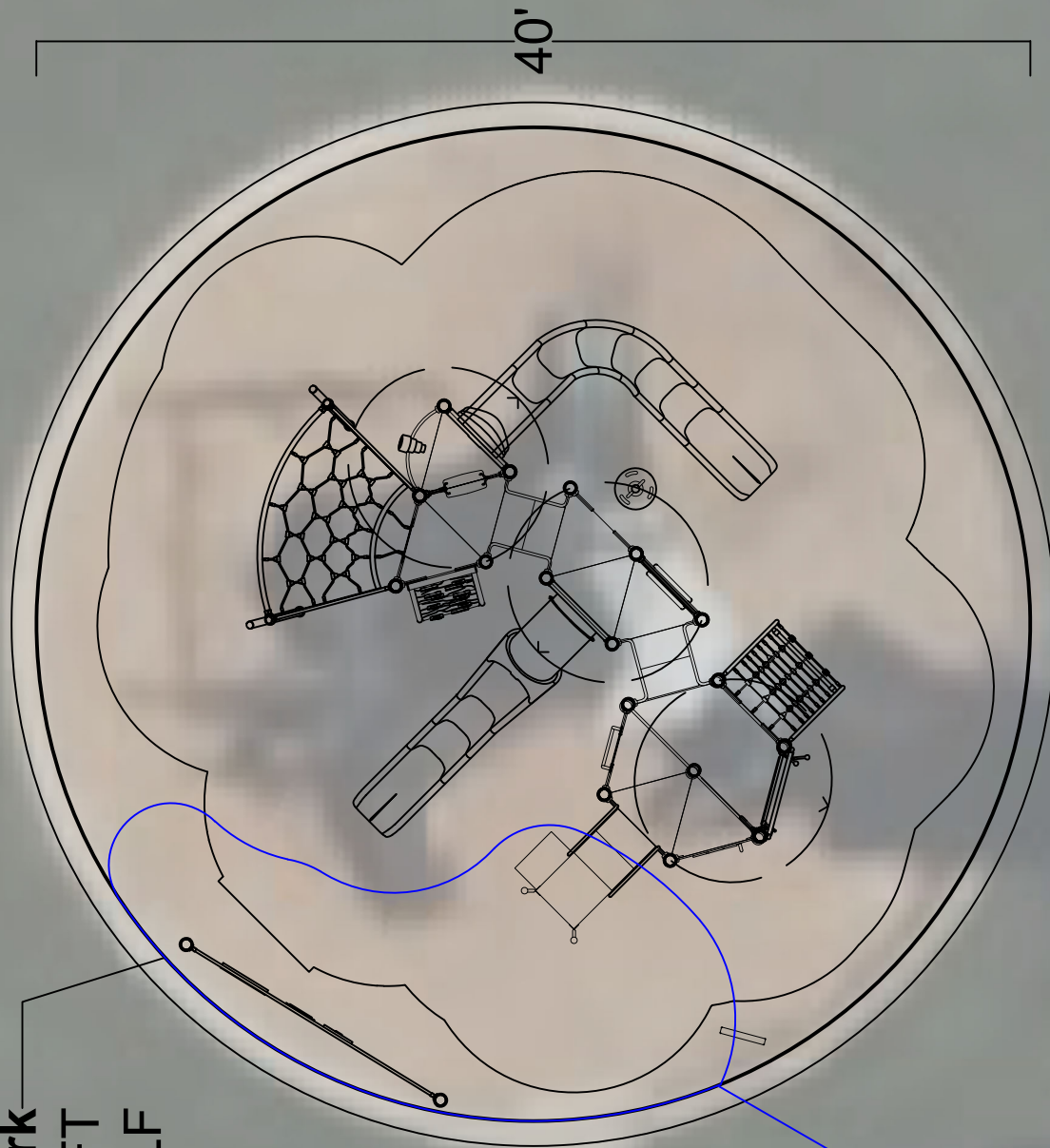
Gerry Beaudin, City
Manager

Attachments:

1. Playground Concept Plans
2. Professional Services Agreement with Park Planet
3. Financial Expenditure Summary



Moller Park
Approx. 1,257 SQFT
Approx. 126 LF



PIP Surfacing
Approx. 213 SQFT
Approx. 65 LF

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is entered into this 19th day of August 2025, between the CITY OF PLEASANTON, a municipal corporation (“City”), and Park Planet, a corporation, whose address is 415 Elm Street, Red Bluff, CA, and telephone number is (877) 743-7619, (“Consultant”).

RECITALS

A. Consultant is qualified to and experienced in providing play apparatus design, supply, and installation services for the purposes specified in this Agreement.

B. City finds it necessary and advisable to use the services of the Consultant for the purposes provided in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and conditions in this Agreement, City and Consultant agree as follows:

1. **Consultant’s Services.** Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in Exhibit A. Consultant shall provide said services at that time, place and in the manner specified in Exhibit A.

2. **City Assistance, Facilities, Equipment and Clerical Support.** Except as set forth in Exhibit A, Consultant shall, at its sole cost and expense, furnish all facilities and equipment that may be required for furnishing services pursuant to this Agreement. City shall furnish to Consultant only the facilities and equipment listed in Exhibit A according to the terms and conditions set forth in Exhibit A.

3. **Term.** This contract shall commence on the date written above and shall expire on June 30, 2026.

4. **Compensation.**

a. **Payment:** City shall pay Consultant for services rendered pursuant to this Agreement as described more particularly in Exhibit A. The payments shall be made on a monthly basis upon receipt and approval of Consultant’s invoice. Total compensation for services and reimbursement for costs shall not exceed **\$166,250.48**.

- i. Invoices submitted to City must contain a brief description of work performed, time used and City reference number. Payment shall be made within thirty (30) days of receipt of Consultant’s invoice and approved by City.
- ii. Upon completion of work and acceptance by City, Consultant shall have sixty (60) days in which to submit final invoicing for payment. An extension may be

granted by City upon receiving a written request thirty (30) days in advance of said time limitation. The City shall have no obligation or liability to pay any invoice for work performed which the Consultant fails or neglects to submit within sixty (60) days, or any extension thereof granted by the City, after the work is accepted by the City.

b. Prevailing Wages for Installation Work. Consultant acknowledges that the work to install the replacement play apparatus at Del Prado and Moller Parks, described in the Request for Qualifications & Proposals (RFQ/P) Design, Supply and Installation of Replacement Play Apparatus for Del Prado and Moller Parks (the “Installation Work”), is subject to the payment of prevailing wages. No less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the Installation Work under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of the Installation Work by the Contractor or any subcontractor doing or contracting to do all or any part of the Installation Work. Contractor or any subcontractor doing or contracting to do all or any part of the Installation Work shall post at each job site a copy of the prevailing rate of per diem wages.

To the extent applicable, for the Installation Work the Contractor or any subcontractor doing or contracting to do all or any part of the Installation Work shall comply with all requirements of the California Labor Code, including but not limited to, Labor Code sections: 1773.2 (regarding posting wage determinations at each job site); section 1776 (regarding the certification, maintenance, and availability for inspection of payroll records); section 1777.5 (regarding employment of apprentices); section 1810 (regarding a legal day’s work as 8 hours of labor); and section 1775 (regarding penalties for violations). The Contractor shall forfeit fifty dollars (\$50.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for any Installation Work done under the Agreement by it or by any subcontractor under Contractor.

5. Sufficiency of Consultant’s Work. All work product and all other documents prepared by Consultant shall be adequate and sufficient to meet the purposes for which they are prepared.

6. Ownership of Work. All work product and all other documents completed or partially completed by Consultant in the performance of this Agreement shall become the property of the City. All materials shall be delivered to the City upon completion or termination of the work under this Agreement. If any materials are lost, damaged or destroyed before final delivery to the City, the Consultant shall replace them at its own expense. Any and all copyrightable subject matter in all materials is hereby assigned to the City and the Consultant agrees to execute any additional documents that may be necessary to evidence such assignment. Consultant shall keep materials confidential. Materials shall not be used for purposes other than performance of services under this Agreement and shall not be disclosed to anyone not connected with these services, unless the City provides prior written consent.

7. Changes. City may request changes in the scope of services to be provided by Consultant. Any changes and related fees shall be mutually agreed upon between the parties and subject to a written amendment to this Agreement.

8. Consultant’s Status. In performing the obligations set forth in this Agreement, Consultant shall have the status of an independent contractor and Consultant shall not be considered to be an

employee of the City for any purpose. All persons working for or under the direction of Consultant are its agents and employees and are not agents or employees of City.

9. **Termination for Convenience of City.** The City may terminate this Agreement at any time by mailing a notice in writing to Consultant. The Agreement shall then be deemed terminated, and no further work shall be performed by Consultant. If the Agreement is so terminated, the Consultant shall be paid for that percentage of the work actually completed at the time the notice of termination is received.

10. **Non-Assignability.** The Consultant shall not assign, sublet, or transfer this Agreement or any interest or obligation in the Agreement without the prior written consent of the City, and then only upon such terms and conditions as City may set forth in writing. Consultant shall be solely responsible for reimbursing subcontractors.

11. **Indemnity and Hold Harmless.** Consultant shall defend, indemnify, and hold harmless, the City and its officers, agents and employees from and against all claims, losses, damage, injury, and liability for damages arising from, or alleged to have arisen from, errors, omissions, negligent or wrongful acts of the Consultant in the performance of its services under this Agreement, regardless of whether the City has reviewed or approved the work or services which has given rise to the claim, loss, damage, injury or liability for damages. This indemnification shall extend for a reasonable period of time after completion of the project as well as during the period of actual performance of services under this Agreement. The City's acceptance of the insurance certificates required under this Agreement does not relieve the Consultant from its obligation under this paragraph.

12. **Insurance.** During the term of this Agreement, Consultant shall maintain in full force and effect, at its own cost and expense, insurance coverages with insurers with an A.M. Best's rating of no less than A:VII. Contractor shall have the obligation to furnish City, as additional insured, the minimum coverages identified below, or such greater or broader coverage for City, if available in the Contractor's policies:

a. **General Liability and Bodily Injury Insurance.** Commercial general liability insurance with limits of at least \$2,000,000 combined limit for bodily injury and property damage that provides that the City, its officers, employees and agents are named as additional insureds under the policy as evidenced by an additional insured endorsement satisfactory to the City Attorney. The policy shall state in writing either on the Certificate of Insurance or attached rider that this insurance will operate as primary insurance for work performed by Consultant and its subconsultants, and that no other insurance effected by City or other named insured will be called on to cover a loss.

b. **Automobile Liability Insurance.** Automobile liability insurance with limits not less than \$2,000,000 per person/per occurrence.

c. **Workers' Compensation Insurance.** Workers' Compensation Insurance for all of Consultant's employees, in strict compliance with State laws, including a waiver of subrogation and Employer's Liability Insurance with limits of at least \$1,000,000.

d. **Professional Liability Insurance.** Professional liability insurance in the amount of \$2,000,000.

e. Certificate of Insurance. Consultant shall file a certificate of insurance with the City prior to the City's execution of this Agreement, and prior to engaging in any operation or activity set forth in this Agreement. The Certificate of Insurance shall provide in writing that the insurance afforded by this Certificate shall not be suspended, voided, canceled, reduced in coverage or in limits without providing notice to the City in accordance with California Insurance Code section 677.2 which requires the notice of cancellation to: 1) include the effective date of the cancellation; 2) include the reasons for the cancellation; and 3) be given at least 30 days prior to the effective date of the cancellation, except that in the case of cancellation for nonpayment of premiums or for fraud, the notice shall be given no less than 10 days prior to the effective date of the cancellation. Notice shall be sent by certified mail, return receipt requested. In addition, the insured shall provide thirty (30) days prior written notice to the City of any cancellation, suspension, reduction of coverage or in limits, or voiding of the insurance coverage required by this agreement. The City reserves the right to require complete certified copies of policies.

f. Waiver of Subrogation. The insurer agrees to waive all rights of subrogation against the City, its officers, employees and agents.

g. Defense Costs. Coverage shall be provided on a "pay on behalf of" basis, with defense costs payable in addition to policy limits. There shall be no cross liability exclusions. These provisions do not apply to Professional Liability.

h. Subcontractors. Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated in this Agreement, including but not limited naming additional insureds.

13. Notices. All notices herein required shall be in writing and shall be sent by certified or registered mail, postage prepaid, addressed as follows:

To Consultant: Gary Kimbrough	To City:	Matt Gruber, Landscape Architect
Park Planet		City of Pleasanton
415 Elm Street		P.O. Box 520
Red Bluff, CA 96080		Pleasanton, CA 94566

14. Conformance to Applicable Laws. Consultant shall comply with all applicable Federal, State, and Municipal laws, rules, and ordinances. Consultant shall not discriminate in the employment of persons or in the provision of services under this Agreement on the basis of any legally protected classification, including race, color, national origin, ancestry, sex or religion of such person.

15. Licenses, Certifications and Permits. Prior to the City's execution of this Agreement and prior to the Consultant's engaging in any operation or activity set forth in this Agreement, Consultant shall obtain a City of Pleasanton business license, which must be kept in effect during the term of this Agreement. Consultant covenants that it has obtained all certificates, licenses, permits and the like required to perform the services under this Agreement.

16. **Records and Audits**. Consultant shall maintain all records regarding this Agreement and the services performed for a period of three years from the date that final payment is made. At any time during normal business hours, the records shall be made available to the City to inspect and audit.

17. **Confidentiality**. Consultant shall exercise reasonable precautions to prevent the unauthorized disclosure and use of City reports, information or conclusions.

18. **Conflicts of Interest**. Consultant covenants that other than this Agreement, Consultant has no financial interest with any official, employee or other representative of the City. Consultant and its principals do not have any financial interest in real property, sources of income or investment that would be affected in any manner of degree by the performance of Consultant's services under this Agreement. If such an interest arises, Consultant will immediately notify the City.

19. **Waiver**. In the event either City or Consultant at any time waive any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Agreement, whether of the same or of any other covenant, condition or obligation.

20. **Governing Law**. California law shall govern any legal action pursuant to this Agreement with venue in the applicable court or forum for Alameda County.

21. **No Personal Liability**. No official or employee of City shall be personally liable to Consultant in the event of any default or breach by the City or for any amount due Consultant.

22. **Exhibits**. All exhibits referred to herein are attached hereto and are by this reference incorporated herein.

23. **Counterparts and Electronic Signatures**. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with U.S. federal E-Sign Act of 2000 (15 U.S. Code §7001 et seq.), California Uniform Electronic Transactions Act (Cal. Civil Code §1633.1 et seq.), or other applicable law) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

24. **Scope of Agreement**. This writing constitutes the entire Agreement between the parties. Any modification to the Agreement shall be in writing and signed by both parties.

25. **Bond**. A contractor's bond for labor and materials for the work shall be required for the project per the attached Exhibit.

THIS AGREEMENT executed the date and year first above written.

CITY OF PLEASANTON

CONSULTANT

By: _____

Gerry Beaudin, City Manager

Signature

ATTEST:

Print name

Jocelyn Kwong, City Clerk

Its:

Title

Approved as to form:

By:

Daniel G. Sodergren, City Attorney

Signature

Print name

Its:

Title

[If Consultant is a corporation, signatures must comply with California Corporations Code §313]

Rev. 11/23



Park Planet
a Division of Park Associates, Inc.
415 Elm Street
Red Bluff CA 96080

Quote# Q25-3753
Del Prado Park & Moller Park
Parks Combined

Bill To:

City of Pleasanton
Pleasanton CA 94566
United States

Quote Date: 08/21/2025

Quote Expires: 09/20/2025

Terms: Net 30dys / Shipment

Quote Total: \$166,250.48

Contact Name	Contact Phone	Contact Email	Sales Rep	Sales Rep Email
Matt Gruber	+19257368176 ext. 214	mgruber@cityofpleasanton.org	Gary A Kimbrough	gary@parkplanet.com

Description	Vendor	Qty	Rate	Amount
MOLLER PARK 5-12 AREA				
PR-R5 Playground Structure Round 5" Steel System SN: R50A81D7A	Playcraft Systems, Inc	1	\$73,888.00	\$73,888.00
PR-R5 Playground Structure Round 5" Steel System SN: R50EABA7A	Playcraft Systems, Inc	1	\$6,556.00	\$6,556.00
A2-1306 5-12 Age Appropriate Sign (Roto)	Playcraft Systems, Inc	1	\$453.00	\$453.00
Calypso - (Green Post -With Inground Mount Kit)	Playcraft Systems, Inc	1	\$3,148.00	\$3,148.00
DISCOUNT				
Park Planet Discount Park Planet Discount	Park Associates dba PARK PLANET	1	(\$12,606.75)	(\$12,606.75)
FREIGHT				
PCF Playcraft Freight **PlayCraft shipping pallet dimensions can reach upwards of 4'W x 8'H x 18'L and will be delivered on a 53' dry-van WITHOUT a liftgate. Offloading is the CUSTOMER'S responsibility and is NOT included in shipping costs. (2) Forklifts or (1) Forklift with extended forks and a capacity of greater than 5,000lbs will be required to offload the pallet(s). Please discuss offloading options with an Park Planet representative PRIOR to placing an order.	Playcraft Systems, Inc	1	\$6,667.00	\$6,667.00

Installation by Park Associates Inc.
CA - Lic# 959805 DIR# PW-LR-1000423561
Wage Rate: Prevailing
Installation assumes normal digging conditions with standard bobcat & auger. Bobcat & concrete truck access required.



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Quote# Q25-3753
Del Prado Park & Moller Park
Parks Combined

Description	Vendor	Qty	Rate	Amount
MOLLER PARK INSTALL				
Install Temp Fencing	Sierra Play Partners (V)	1	\$2,667.00	\$2,667.00
Install Portable Restroom and Wash Station	Sierra Play Partners (V)	1	\$1,000.00	\$1,000.00
Install Installation of Playground Equipment	Sierra Play Partners (V)	1	\$48,467.00	\$48,467.00
Install Demo and Disposal of Existing Playground Equipment	Sierra Play Partners (V)	1	\$3,733.00	\$3,733.00
Install Demo & Disposal of Existing EWF	Sierra Play Partners (V)	1	\$1,600.00	\$1,600.00
Install Supply and Blow-In of Approx 50CY of Wood Fiber	Sierra Play Partners (V)	1	\$3,667.00	\$3,667.00
Install Removal and Discposal of Spoils	Sierra Play Partners (V)	1	\$2,000.00	\$2,000.00
Installation of Partial PIP Sections Going Up to the Transfer Station And The Sensory Wall		1		\$8,000.00
Install Expansion of PiP Surfacing, Per Plan. Approx. 649sqft, 143lnft	Sierra Play Partners (V)	1	\$4,286.00	\$4,286.00
Install Removal of Existing Non-Compliant Concrete Ramp	Sierra Play Partners (V)	1	\$2,143.00	\$2,143.00
Custom Message: Optional Per sqft PIP Pad Expansion cost, not to exceed \$34 per sqft, including PIP and Base Rock prep/installation.				
BOND Payment & Performance Bond - *Subject to surety approval	Park Associates dba PARK PLANET	1	\$3,259.81	\$3,259.81



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Quote# Q25-3753
Del Prado Park & Moller Park
Parks Combined

Description	Vendor	Qty	Rate	Amount
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IF APPLICABLE:

1. Park Planet installers are not signatory to any unions and will not sign any PLA for the installation of the playground or special playground surfacing. The following supply and/or installation estimates do not include signing a PLA or paying any union labor or fees. All of the labor quoted herein will need to be excluded from a PLA agreement and union labor requirement waived by the purchasing agency, owner or District.

2. Skilled & Trained Workforce: If this project is a Lease Lease-Back, or Design-Build Project, or a contract that triggers the Skilled and Trained Workforce requirements for a Public Works project, please contact Park Planet immediately. The Following estimate for equipment and/or labor does NOT include such compliance. Park Planet and their subcontractors will NOT comply with Skilled and Trained Workforce labor and reporting. Park Planet's portion of work (and our subcontractor's work) will need to fall within an exception or waiver to the Skilled and Trained Workforce requirements or our estimate will not be valid.

EXCLUSIONS

Location/Marking of utility, plumbing and irrigation lines
Dumpster for trash and packaging materials
Offloading and storage of equipment
Moving equipment from storage site to construction site
Site preparation not specifically stated
Drainage Consideration
Inspections, material testing, or applicable permits and fees
Removal of obstacles in access route
Landscape/Hardscape repair based on access route
Cleaning of structure(s) is excluded unless otherwise stated
Site security
Bonding or Special Insurance - fees may apply if required

By signing below, you acknowledge and agree to our Contract; Exclusions, Conditions & Payment Terms, which are to be included in, and supersede any additional contracts or sub-contract agreements made separately based on this "Estimate". Unless otherwise specified above we Exclude Responsibility for: additional mobilizations due to delays or layout conflicts, conditions unforeseen and/or not disclosed at time of estimate, repairing unmarked underground utilities and pipes. Site Conditions Prior to Installation: Grades; stable, compacted, & workable (rough grade to be taken + or - one tenth of one inch), adequate access to work site provided for workmen, materials, tools & equipment. Quote assumes all labor to be completed without interruption.

Subtotal	\$158,928.06
Tax Total (%)	\$7,322.42
Total	\$166,250.48



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Quote# Q25-3753

Del Prado Park & Moller Park

Parks Combined

A PURCHASE ORDER OR SIGNED CHANGE ORDER MUST BE RECEIVED BEFORE ADDITIONAL EQUIPMENT, INSTALLATION, OR SERVICES CAN PROCEED. IF PAYING BY CREDIT CARD, A SURCHARGE WILL BE ASSESSED ON PAYMENT AMOUNT FOR 3.5% VISA/MC OR 5% AMEX.

Printed Name: _____ Title: _____

Authorized Signature: _____ Date: _____

****Purchasing agent who is authorized to enter into binding agreement for quoted entity.**

****By signing this quote, I have read and agree to the quote Terms & Conditions listed below, on the following page.**



Park Planet
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Red Bluff CA 96080

Quote# Q25-3753
Del Prado Park & Moller Park
Parks Combined

TERMS & CONDITIONS

1. General Notes Assembly, Installation and Offloading NOT included unless otherwise noted.
Payment and Performance bonds, Builder's Risk and special insurance NOT included unless stated and quoted.
Customer responsible for quantities and model numbers. Revised quote needed if quantities revised.
2. Payment / Ordering Credit terms specific to each customer. See terms in upper right corner of Park Planet quotes.
Purchase orders or purchase contracts are needed to order. If none available, a signed Park Planet quote may be used in lieu of a formal PO.
All past due accounts subject to 1 ½ % monthly finance charge. In the event legal action is required to effect collection, venue shall be Red Bluff, CA.
3. Shipping / Unloading Shipped by Common Carrier – Customer will need 2 to 4 people to unload. Liftgate NOT included unless quoted. Items will be boxed and / or stretch wrapped to pallets and customer is responsible for offloading. Delivery Drivers do NOT unload.
IMPORTANT: Customer is responsible for receiving and checking quantities and condition at time of delivery Please note any shortages or damages on delivery copy.
Notwithstanding anything to the contrary in any Contract Documents, Customer understands that estimated shipment times for materials are an estimate only. We have no control over shipment dates. We thus make no guarantee to Owner or Customer regarding the projected shipment dates for materials and shall not be liable for any loss caused by the timing of shipments.
4. Engineered Wood Fiber
Customer to provide access for Engineered Wood Fiber delivery with tractor truck and 53' trailer.
Compaction of the Engineered Wood Fiber is NOT included in the installation cost, if desired, please request an updated proposal.
5. General Notes for Purchased Installation
Installation does NOT include ground preparation, excavation, safety surfacing, and/or safety surfacing borders, prep work, flat work, grading, rerouting of water, electric, drainage or sprinkler lines unless otherwise noted in the proposal.
Demo of existing equipment or safety surfacing is NOT included unless otherwise stated in the proposal.
ROCK CLAUSE: Pricing is based on normal soil conditions which would allow an auger on a tractor to dig footings. If rocks/boulders interfere with the progress of the excavation, additional fees may apply.
ACCESS CLAUSE: Installation based on clear access to area. Crane service is NOT included. Customer to provide access for bobcat to work area, bobcat will be provided by the installer. Minimum access shall be 7' wide and 7' high. If adequate access is not provided additional charges may apply and repairs to landscape and irrigation may be required. Customer is responsible for any repairs to landscape if proper access is not provided.
UTILITY CLAUSE: Unless stated in writing in the quote proposal, installation does not include marking of utilities by Dig Alert or other similar entities. Customer can, however, call Dig Alert directly. Dig Alert CANNOT locate any private lines, PVC or plastic water lines. Installation does NOT include repair or relocating any underground utilities, such as drainage, irrigation, live water lines, main low voltage lines, gas, electrical, communication, or sewer etc.
Customers responsibility to provide locations of any utilities prior to commencement of work.
Customer is responsible for all landscape repairs such as, but not limited to damaged trees, bushes, lawn, curbing, sidewalks and/or asphalt paving caused by materials truck and/or 2ton bobcat needed to complete project.
6. Temporary Fencing
Security guards and/or temporary fencing to prevent injuries, vandalism and/or accidental damage to install area or to the rubberized surface while it sets is NOT included unless noted on quote. If desired, the installers can put up caution tape, but Temporary Fencing is recommended. Although the fencing, if provided, is intended to provide this security, the overall security of the property is ultimately the responsibility of customer. We are not responsible for any vandalism or injuries even with the provision of the fencing.
7. ADA Access
Play Equipment MUST be installed over an impact absorbing surface such as ADA compliant Engineered Wood Fiber or Rubber Surfacing. If not quoted, please call for details.
This area is NOT ADA compliant without the installation of compliant surfacing and an accessible route up to and into the playground area. Please call for details.
8. Poured in Place Rubber Surfacing
Rubber Surfacing cannot be installed during extreme weather conditions and may not be installed if rain or frost is forecasted during 48-72 hr. cure time. 24 Hour Manned Security is NOT included in Park Planet quotes.
9. Shade Shelters (non DSA)
Shade Shelter installation price EXCLUDES – unless otherwise stated in this quote engineering, drawings, calculations, permits, permit submittal, site plans, special inspections, soil reports, impact fees, special assessment fees. Customer is responsible for any and all of these items if required by the City/County.
PLEASE NOTE: Shade Orders are NOT released into production until permit is issued!
Shade Shelter installation price EXCLUDES concrete pad, footings, masonry columns, electrical wiring and lights unless otherwise noted.
10. Shade Shelters (DSA)
Fabrication cannot begin until AFTER DSA approval by your architect
DSA in-plant Welding Inspector to be hired by the School District. Welding Inspector fee has NOT been quoted.
School District / Architect responsible for submission of plans to DSA for DSA approval
Pricing does NOT include footings, steel cages, anchor bolts, or erecting of shade shelter unless otherwise noted.
11. Prevailing Wages – assumed and quoted unless specifically excluded due to private works.
Park Planet does not meet the Skilled & Trained Workforce Requirements and will not participate in same. Park Planet will not sign any PLA's for Union Work and is not signatory to any unions.

LABOR AND MATERIAL BOND

WHEREAS, the City of Pleasanton, State of California, and Park Planet (hereinafter designated as "principal") have entered into an agreement whereby principal agrees to install and complete certain designated public improvements, which agreement, dated June 17, 2025, and identified as the **Design, Supply and Installation of Replacement Play Apparatus for Del Prado and Moller Parks, CIP Project No. 25745**, is hereby referred to and made a part hereof, and

WHEREAS, under the terms of said agreement, principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Pleasanton to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California.

NOW, THEREFORE, said principal and the undersigned, as corporate surety, are held firmly bound unto the City of Pleasanton and all contractors, subcontractors, laborers, material suppliers, and other persons employed in the performance of the aforesaid agreement and referred to in the aforesaid Civil Code in the sum of _____ dollars (\$ _____), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that said surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall insure to the benefit of any and all persons, companies and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of said agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety on the date set forth above.

Principal

Surety

By: _____

By: _____

(Signature of Principal and Surety must be notarized)

ANNUAL PLAYGROUND RENOVATIONS PROJECT
CIP NO. 25745
10/07/25

<u>Project Funding to Date</u>	<u>Amount</u>	<u>Totals</u>
2024-2025 CIP Allocation (Fund 221 - Park CIP)	\$550,000	
TOTAL PROJECT FUNDING		\$550,000
<u>Project Expenditures (to-date)</u>		
Advertising	\$1,168	
Total Project Expenditures to Date	\$1,168	
<u>Anticipated Project Expenditures</u>		
Park Planet - Construction Contract	\$166,251	
Project Contingency (approximately 10%)	\$16,625	
Total Anticipated Project Expenditures	\$182,876	
TOTAL PROJECT EXPENDITURES		\$184,044
<u>Funding Balance/ (Shortfall)</u>		
Current Balance		\$365,956

CITY COUNCIL AGENDA REPORT

October 7, 2025
Public Works - Utilities Division

TITLE: PUBLIC HEARING: ADOPT RESOLUTIONS TO AMEND THE MASTER FEE SCHEDULE FOR WATER RATES AND CONNECTION FEES AND SEWER RATES, EFFECTIVE JANUARY 1, 2026

SUMMARY

In September 2024, the City contracted with Water Resources Economics, LLC (WRE) to perform a comprehensive water rate study to establish cost-based, fair, and legally defensible rates and connection fees to support the long-term financial sustainability of the City's water program. The proposed water rates and connection fee schedules are included in the 2025 Water Rate Study report and the Proposition 218 Public Hearing Notice. The impact on customer bills is discussed in the Discussion section of this agenda report.

Per Proposition 218, the City must notify all customers of record of proposed changes to water rates and hold a public hearing to consider adoption. If a majority of customers submit a formal written protest, the proposed rate changes cannot be adopted. If a majority of formal written protests are not received, the City Council may adopt the proposed changes, but is not obligated to do so. The City mailed its Proposition 218 Public Hearing Notice to all customers on August 1, 2025, with a public hearing date set for October 7, 2025. In addition to proposed water rates, the notice included a proposed annual Consumer Price Index (CPI) increase for sewer rates. Later this year, the City will conduct a sewer rate study to determine any necessary rate adjustments moving forward to meet the City's sewer collection system needs. Although the proposed changes to the water connection fees are not subject to Proposition 218 public notification and hearing requirements, they have been included for informational purposes.

RECOMMENDATION

1. Hold a public hearing to consider proposed water and sewer rates.
2. Adopt resolutions to amend the Master Fee Schedule for water rates and connection fees and sewer rates, effective January 1, 2026

BACKGROUND

The City provides water service to its customers for residential, commercial, industrial, and irrigation type uses. In November 2022, the City elected to discontinue using its groundwater supply wells because of the presence of per- and polyfluoroalkyl substances (PFAS) at concentrations above the upcoming regulatory requirements. Since that time, the City has purchased 100 percent of its potable water supply from the Zone 7 Water Agency (Zone 7). The City purchases its recycled water supply from the Dublin San Ramon Services District (DSRSD)- East Bay Municipal Utility District (EBMUD) Recycled Water Authority (DERWA) and the City of Livermore. The City owns, operates, and maintains distribution systems that

deliver this purchased water to its customers.

In 2023, the City Council approved a two-year water rate increase of 30 percent, effective January 2024, and 12 percent, effective January 2025, to maintain adequate funding for short-term operations and maintenance of its water systems and to replenish the reserves to City Council-approved levels. Subsequently, in 2024, the City Council approved the Water System Management Plan (WSMP), which identified a 20-year Capital Improvement Program (CIP) and long-term operations and maintenance strategies. The WSMP serves as the foundation for the financial needs of the water program moving forward. In 2024, the City also contracted with Water Resources Economics, LLC (WRE) to perform a water rate study to establish cost-based, fair, and legally defensible rates and connection fees to support the long-term financial sustainability of the City's water program.

To recommend new water rates and connection fees, the City followed a multiple-step process that complies with Proposition 218 and incorporates policy direction from the City Council:

1. Financial Plan - In March 2025, the City Council approved a water system financial plan prepared by WRE, which included implementing the enhanced CIP delivery model from the WSMP. The financial plan recommended revenue increases of 15 percent for the first two years and 8 percent for the following two years and issuance of \$35 million of debt to fund near-term capital improvements.
2. Cost-of-Service - In May 2025, WRE performed a cost-of-service analysis to allocate the revenue requirements determined as part of the financial plan among the different customer classes. The City Council approved the recommended rate structure, which included uniform consumption-based variable charges for all customer classes (as opposed to tiered) to be consistent with recent legal rulings that require strict proportionality of water charges to reflect the actual cost of service. The recommended rate structure also included Zone 7's fixed costs being 100 percent recovered as pass-through fixed charges to customers (as opposed to a portion of Zone 7's fixed costs recovered as variable charges) to reduce financial risk to the water program in periods of reduced water demand.
3. Drought Rates - In June 2025, WRE analyzed drought rates, which are consumption-based surcharges that can be implemented during water shortage emergencies to maintain the City's financial position. The City Council approved the recommended rate structure, which includes a usage allotment that is exempt from the drought rate charges every bi-monthly billing period for all customers of 8 centum cubic feet (ccf). The allotment accounts for the difficulty of reducing low-end usage during water shortage emergencies but encourages reducing high-end usage to meet needed conservation targets.
4. Connection Fees - In June 2025, WRE also performed an analysis of connection fees, which are one-time capital fees assessed against new developments to recover the proportional share of capital facility investment to be constructed or previously constructed to accommodate growth. The City Council approved the hybrid method for connection fee calculations, which is typically used for water systems like the City that have some capacity available to serve new growth but also require some additional expansion.
5. Water Rate Study Report - In July 2025, WRE prepared the 2025 Water Rate Study report (see Attachment 1) to document the proposed rate development process and demonstrate a sufficient nexus between the costs incurred by the City to provide water

service and the rates charged to customers. The report was accepted by City Council and included proposed potable and recycled water rate schedules for calendar years 2026 through 2029, a drought rate schedule for calendar years 2026 through 2029, and water connection fees for 2026 that will be annually increased by the Consumer Price Index (CPI).

6. Proposition 218 Public Hearing Notice – Proposition 218 requires that the City notify all customers of record of proposed changes to the water rates no fewer than 45 days prior to holding a public hearing to adopt the rates. The Proposition 218 Public Hearing Notice, which was approved by the City Council, (see Attachment 2) was mailed on August 1, 2025, with the public hearing set for October 7, 2025. Included in the notice is an annual CPI increase for sewer rates, effective January 1, 2026. Later this year, the City will conduct a sewer rate study to determine any necessary rate adjustments moving forward to meet the City's sewer collection system needs. Although the proposed changes to the water connection fees are not subject to Proposition 218 public notification and hearing requirements, they have been included for informational purposes.

DISCUSSION

Customer Bill Impacts

The proposed four-year potable water, recycled water, and drought rate schedules and connection fee schedule can be viewed in both the 2025 Water Rate Study report and the Proposition 218 Public Hearing Notice. Impacts of these new schedules on overall customer bills are summarized below.

Potable Water Rates - The potable water rates are made up of two components: (1) City fixed and variable charges for delivery of water to customers and (2) Zone 7 fixed and variable charges, which are passthrough costs collected by the City to cover the costs for water supply purchases. The Zone 7 proposed rates assume a 5 percent increase each year; however, the rates are subject to change based on actual costs set by Zone 7. Table 1 below shows the impacts of the proposed combined potable water rates on bills for single-family customers with a 5/8-inch meter (the most common customer) at various levels of bi-monthly usage. Figures 1, 2, and 3 below compare the proposed bi-monthly bills for low, average, and high usage versus the current bills for nearby agencies that also rely on imported water from Zone 7.

Table 1

Proposed Potable Water Bills for Single Family Customers (Year 1)					
Usage Level	Usage (ccf)	Current Bill	Proposed Bill	Difference (\$)	Difference (%)
Very Low Usage (10th percentile)	5	\$54.76	\$86.83	\$32.07	58.6%
Low Usage (30th percentile)	10	\$85.51	\$115.33	\$29.82	34.9%
Median Usage (50th percentile)	16	\$122.41	\$149.53	\$27.12	22.2%
Average Usage	24	\$176.05	\$195.13	\$19.08	10.8%
High Usage (75th percentile)	28	\$205.09	\$217.93	\$12.84	6.3%
Very High Usage (95th percentile)	70	\$533.91	\$457.33	(\$76.58)	-14.3%

Figure 1

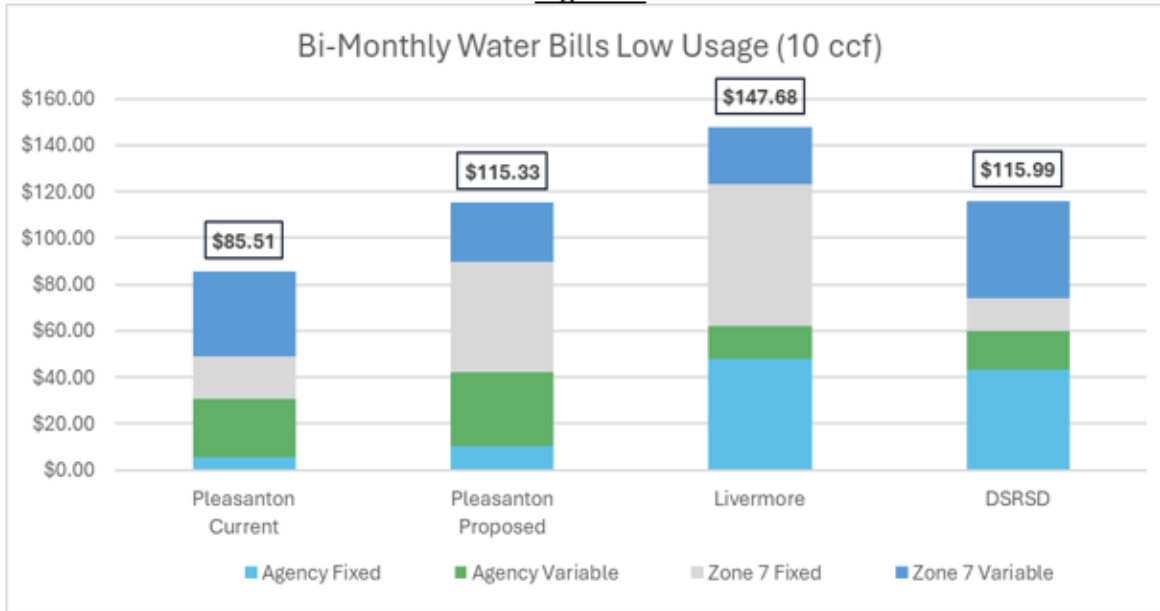


Figure 2

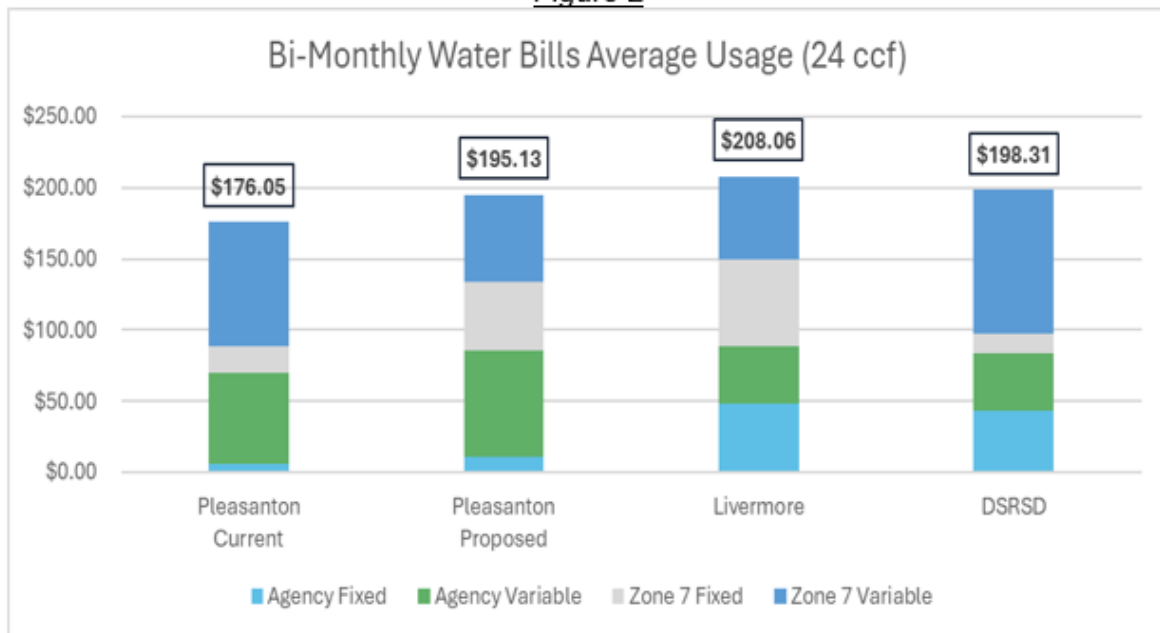
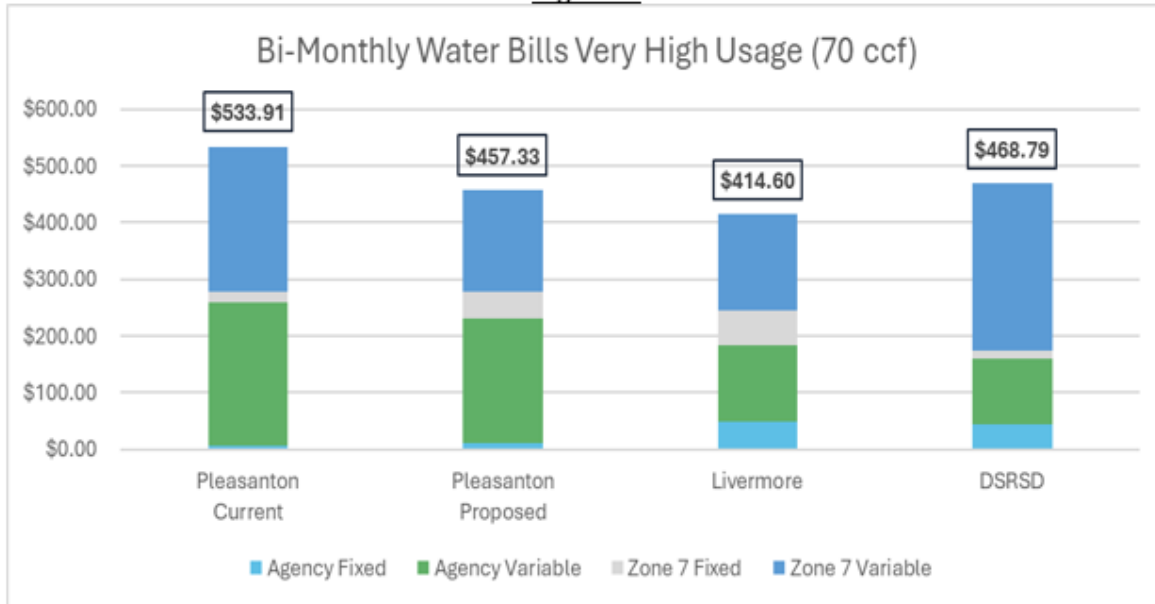


Figure 3



Recycled Water Rates – The Table 2 below shows the impacts of the proposed recycled water rates on bills for customers with a 1-1/2-inch meter (the most common customer) at various levels of bimonthly usage.

Table 2

Usage Level	Usage (ccf)	Current Bill	Proposed Bill	Difference (\$)	Difference (%)
Very Low Usage (10th percentile)	2	\$25.76	\$35.67	\$9.91	38.5%
Low Usage (30th percentile)	49	\$256.08	\$281.48	\$25.40	9.9%
Median Usage (50th percentile)	173	\$883.29	\$930.00	\$46.71	5.3%
Average Usage	560	\$2,780.83	\$2,954.01	\$173.18	6.2%
High Usage (75th percentile)	493	\$2,523.29	\$2,603.60	\$80.31	3.2%
Very High Usage (95th percentile)	1,997	\$9,980.35	\$10,469.52	\$489.17	4.9%

Drought Rates – The Figures 4 and 5 below illustrate the impacts of the proposed drought rates for a single-family customer with a 5/8-inch meter with average usage of 24 ccf every two months under Stage 2 and 3 drought emergencies (the most common customer under the most likely drought conditions). Under both stages, the customer will receive additional charges due to the drought surcharge. However, if they reduce their usage according to the stage requirements, they will have a lower bi-monthly bill.

Figure 4

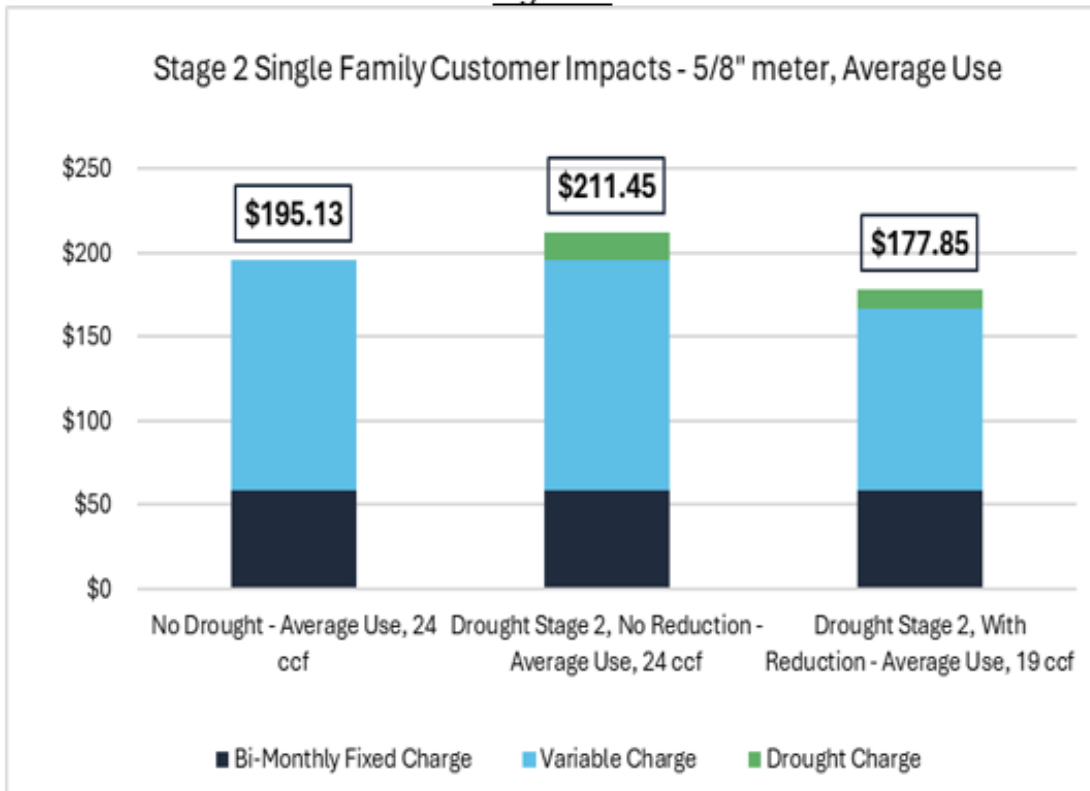
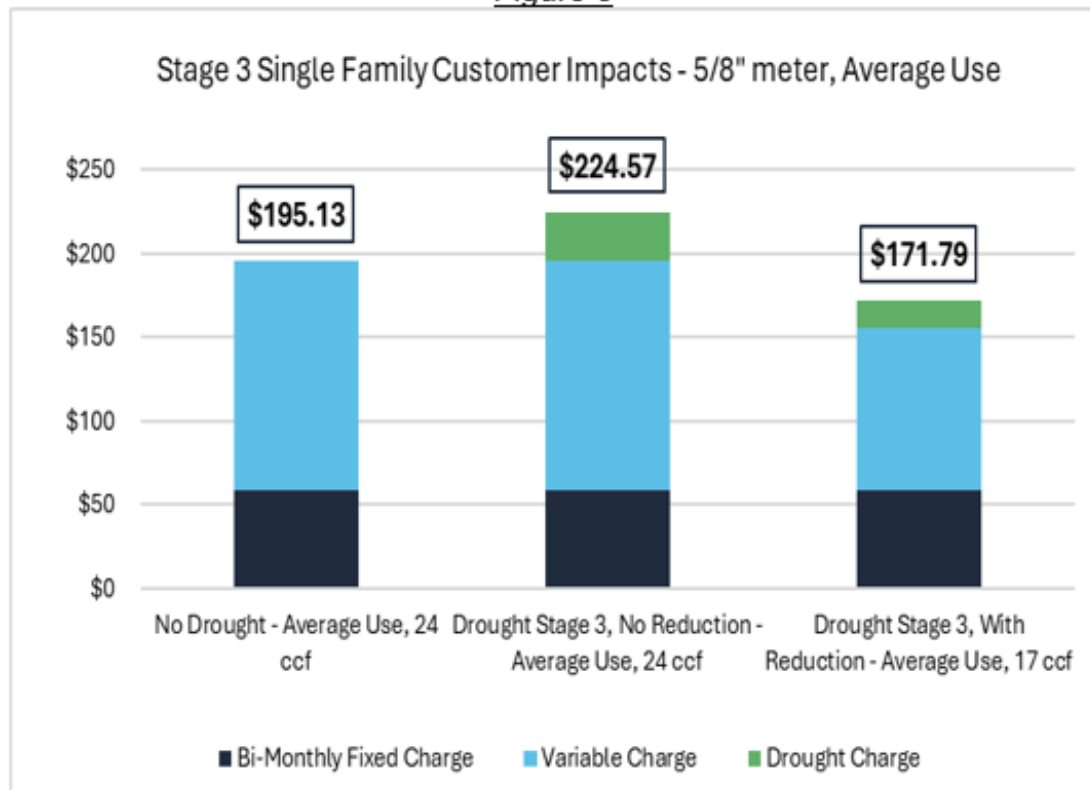


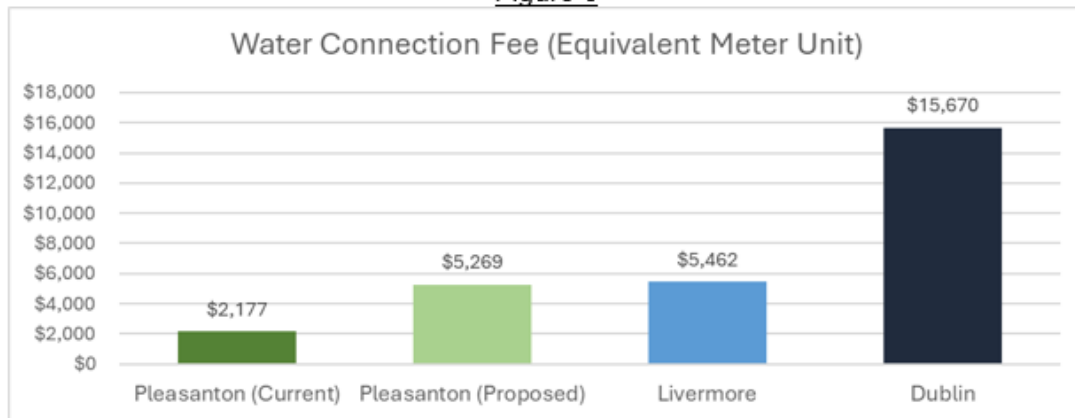
Figure 5



Water Connection Fee Impacts – The Figure 6 below shows the current and proposed water

connection fees on an equivalent meter unit basis relative to the connection fees of other nearby agencies that also import water from Zone 7.

Figure 6



Water and Sewer Rate Setting Process

Increases in property-related charges are subject to provisions of Proposition 218 that mandate public involvement in the rate-setting process. In addition, City Ordinance No. 2292 establishes procedures whereby a ratepayer must exhaust all administrative remedies to contest a new or increased charge for that ratepayer to be eligible to bring a contesting lawsuit. The process for this water and sewer rate setting process is as follows:

1. City Council receives background on proposed water and sewer rates.
 - Refer to City Council Meetings on March 4, 2025, May 6, 2025, June 3, 2025, and July 15, 2025.
2. City Council authorizes issuance of Proposition 218 Public Hearing Notice to all customers.
 - See Attachment 2 for Proposition 218 Public Hearing Notice authorized by City Council on July 15, 2025.
3. City mails Proposition 218 Public Hearing Notice to all customers no less than 45 days prior to the public hearing.
 - Proposition 218 Public Hearing Notice was mailed on August 1, 2025, and a public hearing date was set for October 7, 2205.
4. City posts information on the water and sewer rates, including the 2025 Water Rate Study report, on the City's website.
 - Refer to PleasantonWater.com/Rates.
5. City Clerk receives valid written protests. Valid written protests can be received up to the end of the public comment period at the public hearing. If valid written protests are received for a majority of properties served by the City, the City is prohibited from implementing rate increases.
 - Refer to Attachment 3 for a summary of valid written protests received as of the preparation deadline for this agenda report.
6. The City provides written responses to valid written protests for City Council consideration at the public hearing. The City Council may adjourn the public hearing to another date if necessary to respond to written comments received after the agenda is posted.

- Refer to Attachment 3 for City responses to valid written protests received as of the preparation deadline for this agenda report.
- 7. City Council holds a public hearing to consider adopting resolutions to amend the Master Fee Schedule for water rates and connection fees and sewer rates effective January 1, 2026.
 - Refer to Attachments 4 and 5 for the resolutions to amend the Master Fee Schedule.

EQUITY AND SUSTAINABILITY

As a full-service municipality, the City provides a wide range of services and programs to meet the needs of all community members, including water supply and delivery. Setting reasonable water rates supports the fiscal sustainability of the City's water enterprise fund.

OUTREACH

The City has proactively shared information on water activities and conducted the following activities to promote collaboration and transparency:

- Pleasanton Water Open House
- "Let's Talk Water" Questionnaire
- Press Releases
- Pleasanton Pipeline Newsletter
- Social Media Posts on Water Wednesdays
- Updated Pleasanton Water Webpages
- Online Portal, Bills Messages, and Notices

The City also engaged the Pleasanton Water Advisory Group (PWAG) to provide input and feedback on the rate and connection fee process. The PWAG consists of members who reflect a broad spectrum of community interests and perspectives.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton strategic plan goal of *Funding our Future*, Strategy 3 - Evaluate and update enterprise revenue sources, including utility rates, and connection and user fees to address growth and meet current needs.

FISCAL IMPACT

This item has no fiscal impact at this time. Staff will propose necessary budget adjustments based on the results of the water rate and connection fee process for the City to consider in future budget cycles.

Prepared by:



Siew-Chin Yeong, Director
of Public Works

Submitted by:



Siew-Chin Yeong, Director of Public
Works

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. 2025 Water Rate Study report by WRE
2. Proposition 218 Public Hearing Notice
3. Record of Written Protests and City Responses Snapshot
4. Resolution Amending the Master Fee Schedule for Water Rates and Connection Fees
5. Resolution Amending the Master Fee Schedule for Sewer Rates
6. Presentation

City of Pleasanton

2025 Water Rate Study Final Report – June 2025

Prepared by: Water Resources Economics, LLC



**Water Resources
Economics**

PROMOTING THE VALUE AND PRICE OF
WATER SERVICE

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June 27, 2025

Siew-Chin Yeong
Director of Public Works
City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566

Subject: City of Pleasanton Water Rate Study Report

Dear Ms. Yeong,

Water Resources Economics, LLC (WRE) is pleased to submit this 2025 Water Rate Study Report to the City of Pleasanton (City). This report documents the results and recommendations of the City's water rate study. The goal of the study was to develop a four-year schedule of water, recycled water rates, and drought rates that will sufficiently fund the City's water and recycled water system expenses, allow the City to meet its financial goals within the study period, and comply with cost-of-service principles.

This study utilized industry-standard rate-setting methodology in accordance with guidelines developed by the American Water Works Association and incorporates guidance provided by the City's Council and Pleasanton Water Advisory Group (PWAG). Our project team has a proven track record of developing fair and equitable water rates for numerous public water agencies in California over the past 25 years. We are confident in our ability to develop sound water rates that satisfy the requirements of Proposition 218.

The City's water connection fees, which are one-time fees charged to new customers connecting to the water system, were also updated in this study based on the most up-to-date asset valuations and capacity data. The proposed connection fees have been prepared using the hybrid methodology and in accordance with the requirements of Proposition 26.

It has been a pleasure assisting the City, and we appreciate the support provided by yourself, Mr. Todd Yamello, the City Council, and other City staff during this study.

Sincerely,



Sanjay Gaur
Founder / President



Nancy Phan
Principal Consultant

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1. EXECUTIVE SUMMARY

1.1 SYSTEM OVERVIEW

The City of Pleasanton (City) provides potable water and recycled water service to over 22,400 metered connections, which includes Single Family Residential, Multi-Family Residential, Commercial/Industrial, Potable Irrigation, and Recycled Irrigation customer classes. The City's service area is in the Amador Valley and it a suburb in the East Bay region of the San Francisco Area, encompassing approximately 24.2 square miles.

The water system, which is owned and operated by the City, consists of three groundwater wells (projected non-operational during the study period), seven supply turnouts from Zone 7 Water Agency, 19 storage tanks, approximately 340 miles of distribution pipelines, and 14 lift stations to deliver water service to higher elevation areas.

The City's potable water supply includes wholesale treated water from Zone 7 Water Agency via the California Delta, Del Valle Reservoir, and local groundwater basin. The City is projected to purchase 100% of its water supply over the study period from Zone 7 Water Agency to meet customer demand, although there may be some variability past the study period depending on local groundwater well recovery.

In 2016, the City started its recycled water program to install a recycled water distribution system to meet the landscaping needs of irrigation customers. The recycled system consists of distribution pipelines to facilitate delivery of recycled water to customers. The City purchases its recycled water supply from the Dublin San Ramon Services District-East Bay Municipal Utility District Recycled Water Authority (DERWA) and the City of Livermore.

1.2 RATE STUDY OVERVIEW

In 2023, the City approved a two-year emergency rate increase to stabilize funding and support critical infrastructure needs. The emergency rates, a 30% increase and a 12% increase, took effect in 2024 and 2025, respectively. In 2024, the City completed its first long-term water planning document, the Water System Management Plan (WSMP). This document identifies capital improvement and operation and maintenance needs over the next 20 years and serves as the foundation for future rate-setting and financial planning.

The City began this rate-setting process by engaging Water Resources Economics, LLC (WRE) in 2024 to conduct a comprehensive water rate study, with the following objectives:

- Evaluate a five-year financial plan scenario to meet financial targets for Fiscal Year (FY) 2025¹ to FY 2029
- Conduct a cost-of-service analysis based on the most recent data and customer use characteristics
- Develop a four-year potable and recycled water rate schedule from 2026 through 2029
- Develop a four-year drought rate schedule from 2026 to 2029

¹ FY 2025 is the year starting July 1, 2024 and ending June 30, 2025.

- Develop updated water connection fees for 2026 that will be annually increased by the Consumer Price Index (CPI).

1.3 LEGAL REQUIREMENTS²

Legal considerations relating to retail water rates in California focus heavily on Proposition 218, which was enacted in 1996 and is now reflected in Article XIII C and Article XIII D of the California Constitution. Proposition 218 states that “property related fees and charges” (which include retail water rates) may not exceed the proportional cost of providing the service to the customer and may not be used for any purpose other than providing said service. The practical implication is that public retail water agencies in California must demonstrate a sufficient nexus between the costs incurred by the agency to provide water service, and the rates charged to customers. The primary means by which retail water agencies address this requirement is by conducting a “cost-of-service analysis.” Proposition 218 also affects the rate adoption process by requiring agencies to hold a public hearing to adopt rates. The agency must mail public hearing notices to all customers no fewer than 45 days prior to the public hearing. The public hearing notices must clearly show all proposed rate changes, provide information on the public hearing date/time/location, and provide instructions on how customers may protest the proposed rate changes. If a majority of customers submit a protest, the proposed rate changes cannot be adopted.

Water connection fees are regulated under Proposition 26, which was approved by voters in 2010 and amended provisions of Article XIII A and Article XIII C of the California Constitution. Proposition 26 defines what types of charges are considered a “tax” (which is subject to a two-thirds voter approval) and are not considered as such. Based on the definitions provided by Proposition 26, “a charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government conferring the benefit or granting the privilege” and “a charge imposed for a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product” are not considered “taxes.” As such, water connection fees are not taxes and do not require two-thirds voter approval. However, the calculation of connection fees must follow cost-of-service principles to prove that the fees charged do not exceed the reasonable costs of connecting new customers to the City’s existing water system.

1.4 RATE-SETTING METHODOLOGY

This study was conducted using industry-standard methodology outlined by the American Water Works Association (AWWA) in its *Manual of Water Supply Practices M1: Principles of Water Rates, Fees and Charges, Seventh Edition* (M1 Manual). The rate study process includes the following steps:

1. **Financial Plan:** Annual revenues and expenses are projected over the rate-setting period to determine the magnitude of rate increases needed to maintain financial sufficiency. Financial policies, such as reserve targets, are also evaluated and updated if necessary.
2. **Cost-of-Service Analysis:** Costs are allocated to customers in proportion to use of and burden on the water system. The overall goal is to establish a robust nexus between the costs incurred by an agency and the rates charged to customers, as required by Proposition 218.

² Although this section is named “Legal Requirements” and discusses Proposition 218 and 26, WRE is not a law firm and does not provide legal advice.

3. **Rate Design:** The existing rate structure is evaluated, and potential changes are identified. A multi-year proposed rate schedule is then calculated directly from the results of the financial plan and cost-of-service analysis.
4. **Rate Study Documentation:** A rate study report is developed to document the proposed rate development process. This provides transparency and enhances legal defensibility in light of Proposition 218 requirements. This document serves as the report for this rate study.

1.5 ADDITIONAL INFORMATION AND DISCLAIMERS

This report summarizes the data, analyses, processes, and results of the City's water rate study. Some important information to keep in mind when reading the report includes the following:

- All study projections are based on the best available data as of June 2025.
- All table values are rounded to the nearest digit shown unless stated otherwise. However, all calculations are based on precise values. Attempting to manually recreate the calculations described in this report from the values displayed in tables may therefore produce slightly different results.
- All current and proposed rates and charges in this report are shown on a bi-monthly basis.

1.6 CURRENT WATER RATES

The City's current water rates include bi-monthly fixed meter charges based on meter sizes and variable charges based on units of water in hundred cubic feet (ccf). The bi-monthly fixed charge is a combination of City fixed charges and Zone 7 fixed charges.

For variable charges, Single Family Residential customers have a four-tiered consumption based variable charge; Multi-Family, Commercial/Industrial, Potable Irrigation, and Recycled Irrigation customers have a uniform variable charge. For Single Family, Multi-Family, Commercial/Industrial, and Potable Irrigation customers, the total variable charge includes a Pleasanton distribution charge component and a Zone 7 water supply charge component. The Zone 7 water supply charge component is subject to change year to year based on a pass-through of actual Zone 7 charges to the City for water supply. For Single Family Tier 4, Multi-Family, Commercial/Industrial, and Potable Irrigation customers, the total variable charge also includes a recycled water surcharge to help fund the City's recycled water irrigation program. For Single Family Tier 4, the total variable charge also includes a capacity extension surcharge to repay an internal loan used to fund system improvements to accommodate increased water demand. For Recycled Irrigation customers, the total variable charge is based on the City's own distribution and supply charges.

The City also has a discount program for eligible Senior and Low-Income customers. Eligible Senior customers receive 20% off City bi-monthly fixed charges and combined variable charges and eligible Low-Income customers receive 30% off City bi-monthly fixed charges and combined variable charges. The discount is applied each billing period, only to eligible Low-Income and Senior customers who use consume 30 ccf of water or less.

Table 1-1, Table 1-2 , and Table 1-3 show the current bi-monthly fixed charges, combined variable charges, and discount programs, respectively.

Table 1-1: Current Bi-Monthly Fixed Charges (Potable and Recycled)

Line	Bi-Monthly Fixed Charges	As of 2/1/2023	As of 1/1/2024	As of 1/1/2025
1	5/8"	\$19.93	\$21.90	\$24.01
2	3/4"	\$29.89	\$31.43	\$34.30
3	1"	\$49.84	\$55.27	\$60.06
4	1 1/2"	\$99.67	\$117.23	\$127.01
5	2"	\$159.48	\$155.37	\$168.21
6	3"	\$348.90	\$431.84	\$466.94
7	4"	\$996.83	\$755.97	\$817.14
8	6"	\$1,993.67	\$1,337.52	\$1,445.48
9	8"	\$3,488.91	\$3,339.54	\$3,608.59
10	10"	\$5,482.57	\$5,246.23	\$5,668.70

Table 1-2: Current Combined Variable Charges

Line	Combined Variable Charges	As of 2/1/2023	As of 1/1/2024	As of 1/1/2025
1	Single Family			
2	Tier 1 (0-20 ccf)	\$3.93	\$5.49	\$6.15
3	Tier 2 (21-40 ccf)	\$4.32	\$6.41	\$7.26
4	Tier 3 (41-60 ccf)	\$4.58	\$6.94	\$7.89
5	Tier 4 (61+ ccf)	\$5.43	\$7.37	\$8.39
6	Multi-Family	\$4.34	\$5.47	\$6.13
7	Commercial/Industrial	\$4.34	\$5.60	\$6.28
8	Potable Irrigation	\$4.50	\$6.43	\$7.28
9	Recycled Irrigation	\$4.05	\$4.29	\$4.81

Table 1-3: Current Discount Programs

Line	Discount Programs	As of 2/1/2023
1	Senior	20%
2	Low-Income	30%

1.7 FINANCIAL PLAN

WRE worked closely with City staff, the City Council, and the Pleasanton Water Advisory Group (PWAG) to determine the financial plan scenario that best suits the City's needs. The results and recommendations of the potable and recycled water rate study are driven by the City's financial performance, input from City staff, and feedback and direction from Council and PWAG.

FACTORS AFFECTING FINANCIAL PERFORMANCE

The potable and recycled water funds are separate enterprise funds, however, their financial performance is evaluated together. The potable and recycled water system's financial performance is driven by the ability of the current potable and recycled water rates to meet the City's funding needs. To maintain financial sufficiency, potable and recycled water rates must fully fund operations and

maintenance (O&M) costs, capital improvement plan (CIP) expenditures based on the City’s WSMP, and any relevant financial policies, which typically include target reserve balances and debt coverage.

The key factors affecting financial performance include:

- **Substantial capital investment needs over the next five years:** The cost of planned capital projects over the next four years (FY 2026 through FY 2029), excluding that to be funded by connection fees, is approximately \$62.7 million, accounting for inflation of project costs over time. Significant projects include local groundwater well improvements to recover local water supply sources, turnout improvements to facilitate Zone 7 imported water into the distribution system, pipeline distribution improvements, and facility rehabilitation.
- **Cost increases for Zone 7 Water:** The City is expected to purchase 100% of its potable water supply from Zone 7 Water Agency each year of the study, representing on average 69% of the annual potable water operating budget. On average, purchased water costs from Zone 7 are expected to increase by 5.0% each year.
- **Debt coverage requirements:** The City’s existing annual debt service payments fluctuate between \$1.5 and \$1.6 million each year of the study period, and the City is required to meet an annual debt coverage requirement of 125% each year. This means that the City’s net operating revenue (operating revenue not including grant or debt proceeds less operating expenses not including debt service or CIP expenses) must be at least 125% greater than its annual debt service. Without any revenue adjustments, the City is not expected to meet its debt coverage requirements starting in FY 2027.
- **Projected O&M cost increases:** O&M expenses are projected to increase by 5% on average each year over the next four years due to inflationary pressures. This does not factor in additional increases in operational expenses to facilitate CIP, additional staffing costs, and additional insurance liability costs expected in FY 2026 and FY 2027 to add approximately \$8.2 million in O&M expenses over the four-year study period. Without any revenue adjustments, the City is not expected to cover its O&M expenses starting in FY 2027.
- **Reserve policy targets:** The City’s current reserve policy, which is shown in **Table 1-4**, includes the reserve policy target for the operating and capital replacement funds combined. The reserve policy in place allows the City to maintain cash on hand to meet short-term cash flow requirements and execute CIP projects. The fund balances for FY 2026 (the first year of the rate-setting period) prior to any revenue adjustments are approximately 64% of the reserve target.

Table 1-4: Current Reserve Policies

Line	Reserve Policy	Policy Targets	FY 2026
1	Water and Recycled Operating and Capital	35% of annual O&M expenses ³	\$13,958,209
2	Projected Reserves (Before Increases)		\$8,956,009

STATUS QUO FINANCIAL PLAN

The first step in evaluating the City’s financial performance is to develop a “status quo financial plan,” which is the scenario in which the City does not increase its potable and recycled water rate revenues or issue new debt to fund CIP. This exercise is to determine whether the City’s current potable and recycled

³ Does not include debt service or CIP expenses.

water rates are sufficient to meet key financial performance metrics. This section shows two important metrics: fund balance and debt coverage.

Figure 1-1 shows the projected potable and recycled fund balances under the status quo scenario. The green bars represent the ending fund balances, and the dashed line represents the reserve policy targets. In this scenario, the City will not meet its reserve targets starting in FY 2026, indicated by the alert balance (red circles). Projected fund balances will be negative starting in FY 2027. Without additional rate revenues, the City is constrained by these fund balances.

Figure 1-1: Projected Potable and Recycled Fund Balances (Status Quo Financial Plan)

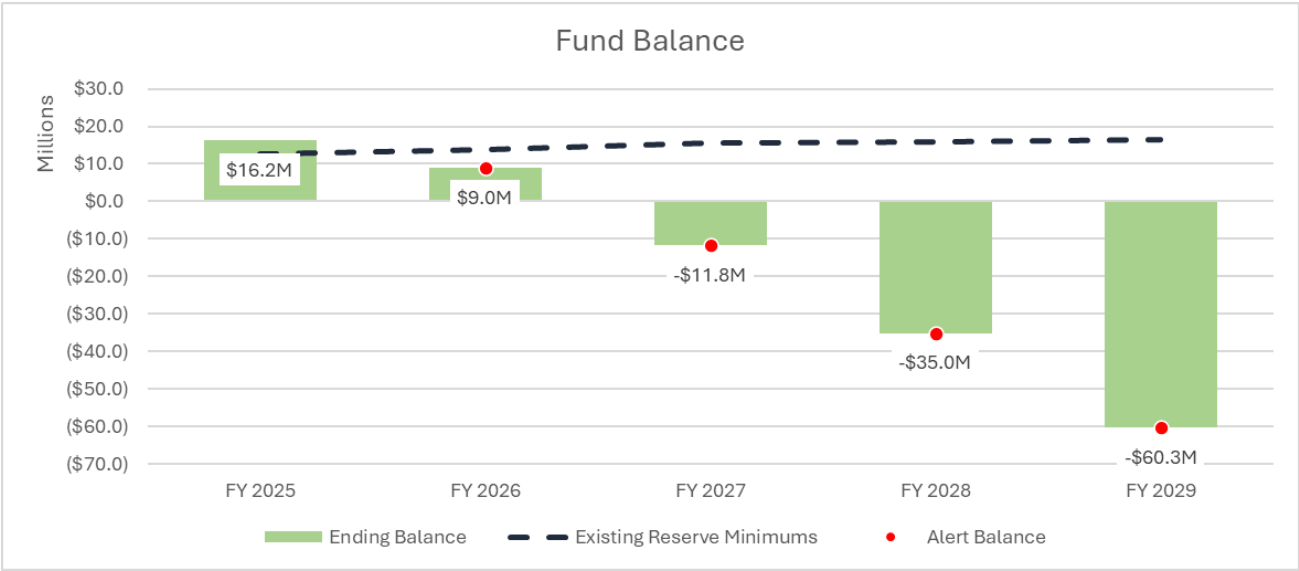
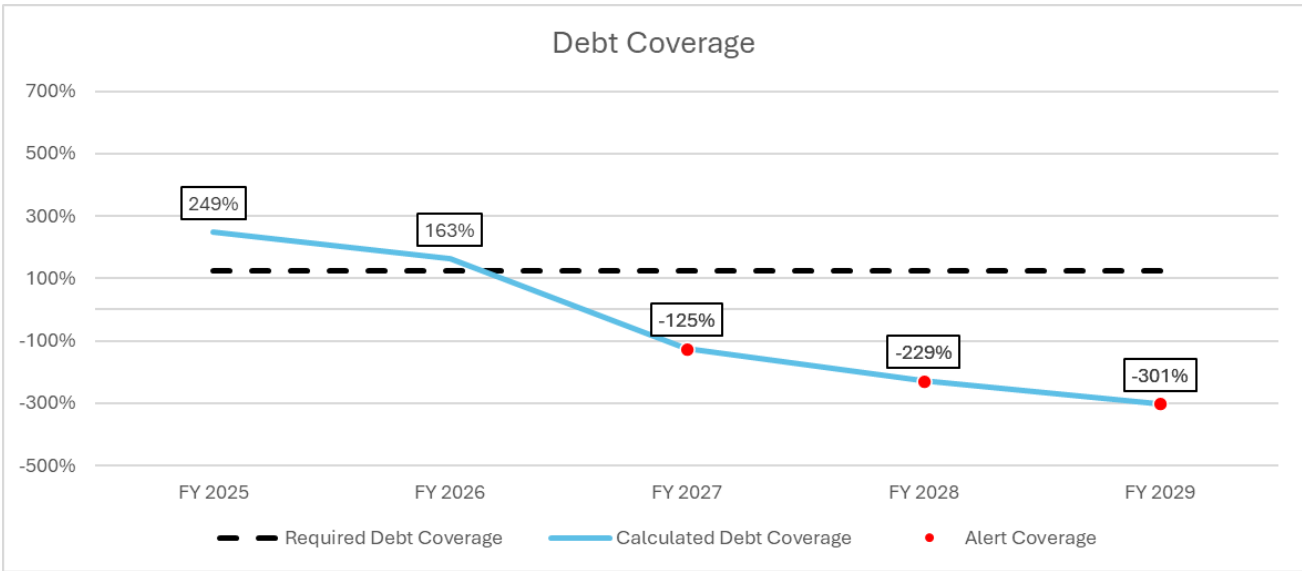


Figure 1-2 shows the projected potable and recycled debt coverage under the status quo scenario. The City’s existing debt service has a required coverage of 125%. Debt coverage is calculated by dividing the net operating revenue (revenues less O&M expenses) by annual debt service payments. In this scenario, the City is not able to meet its debt coverage requirements starting in FY 2027 without any revenue adjustments.

Figure 1-2: Projected Potable and Recycled Debt Coverage (Status Quo Financial Plan)



PROPOSED REVENUE ADJUSTMENTS AND DEBT ISSUANCES

Overall annual increases in potable and recycled water rate revenues resulting from rate increases are referred to as “revenue adjustments.” WRE worked with City Council, PWAG, and City staff to determine the most appropriate financial plan scenario, which is shown in **Table 1-5**.

The proposed financial plan scenario includes four years of revenue adjustments, which are required to maintain financial sufficiency and resiliency, and three debt issuances in FY 2026 through FY 2028 to fund \$35 million worth of capital projects. Significant projects in the WSMP include approximately \$24.7 million in water supply project costs to recover use of groundwater wells and improve Zone 7 turnouts and approximately \$16.7 million in distribution pipeline improvement costs from FY 2026 to FY 2029.

Table 1-5: Proposed Financial Plan Scenario

Line	Fiscal Year	Revenue Adjustments	Debt Issuance	Debt Proceeds for CIP
1	FY 2026	15.0%	\$15,306,122	\$15,000,000
2	FY 2027	15.0%	\$10,204,082	\$10,000,000
3	FY 2028	8.0%	\$10,204,082	\$10,000,000
4	FY 2029	8.0%	\$0	\$0

PROPOSED FINANCIAL PLAN

The proposed financial plan applies the revenue adjustments and debt issuance, shown in **Table 1-5**, to reevaluate financial performance based on the same two metrics: fund balance and debt coverage.

Figure 1-3 shows the projected potable and recycled water fund balances under the proposed scenario. In this scenario, the City will meet its reserve targets each year of the planning period.

Figure 1-3: Projected Potable and Recycled Fund Balances (Proposed Financial Plan)

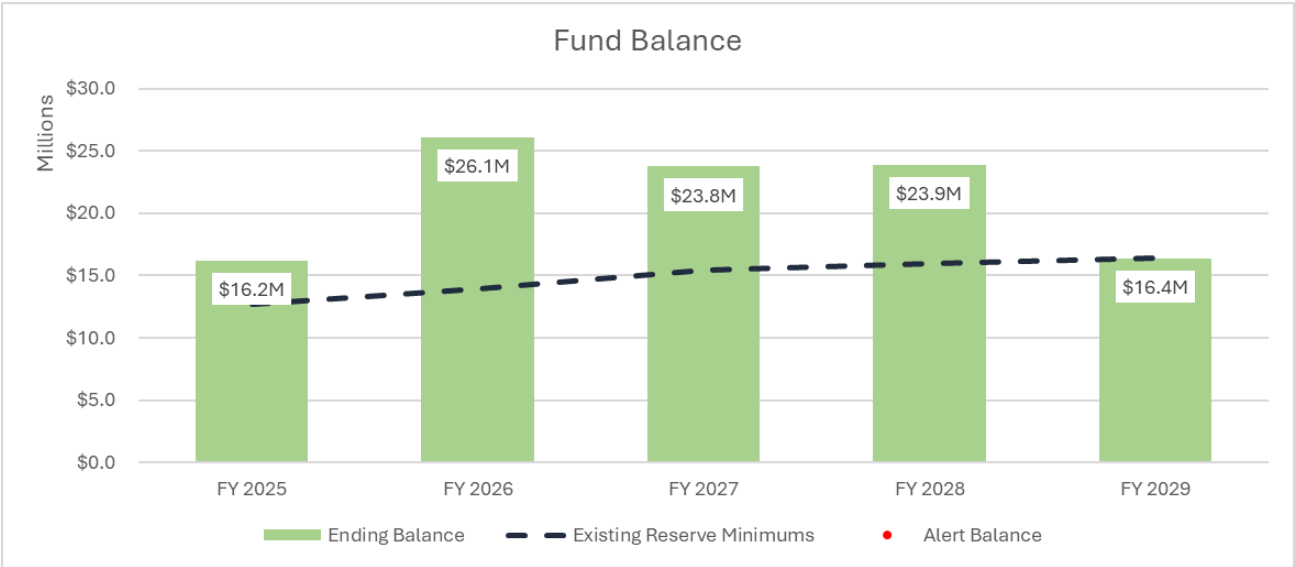
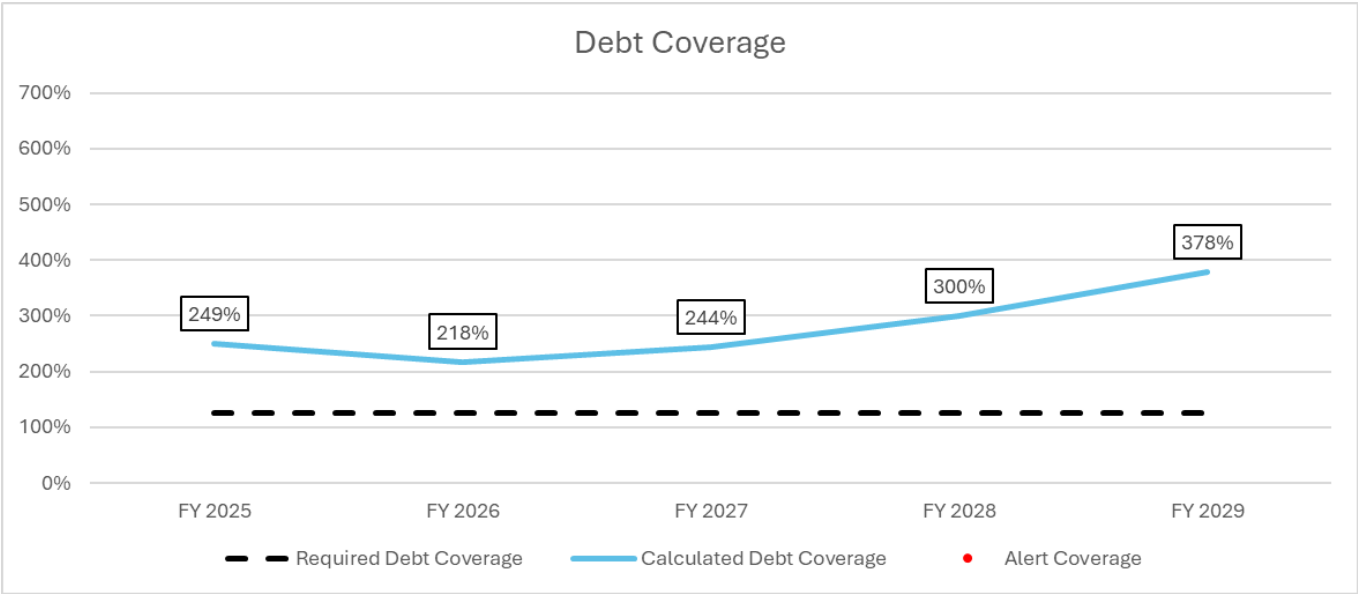


Figure 1-4 shows the projected potable and recycled debt coverage under the proposed scenario. Although this scenario includes an additional \$35.7 million in debt issuances, the City will meet coverage requirements for all years.

Figure 1-4: Projected Potable and Recycled Debt Coverage (Proposed Financial Plan)



1.8 COST-OF-SERVICE ANALYSIS

A cost-of-service analysis is a technical process used to determine the cost of providing potable and recycled water service to the City’s customers based on each customer’s use of and burden on the water system. Although the financial performance of each service is evaluated together, the cost-of-service analysis is done separately for potable and recycled water service to ensure that customers only pay for

costs associated with the specific service they receive. The cost-of-service analysis is the basis of the nexus between the costs incurred by the utility to provide potable and recycled water service, and the potable and recycled water rates charged to customers, which is a requirement of Proposition 218.

COST-OF-SERVICE METHODOLOGY

The cost-of-service methodology is based on industry standards set forth by AWWA in its *M1 Manual*; this rate study utilizes the base-extra capacity method. The overall goal of the cost-of-service analysis is to develop “unit costs,” which provide the basis from which proposed rates are directly calculated from. Note that although the study period spans four years, the cost-of-service analysis is limited to a single representative year referred to as the “test year.” The test year in this study is FY 2025. The key steps in conducting a potable and recycled water cost-of-service analysis are outlined below:

- **Revenue requirement determination:** The total rate revenue requirement for the test year is determined based on the results of the proposed financial plan and divided into primary sub-components (operating, capital, etc.).
- **Cost functionalization:** Operating and capital costs are evaluated and assigned to “functional categories” in the water and recycled water system (e.g., customer service, water supply, distribution, etc.). This provides a proportional breakdown of system costs by functional category.
- **Revenue requirement allocation to cost causation components:** Functionalized costs are allocated to “cost causation components” (e.g., water supply, delivery, conservation, etc.), which is used to attribute customers’ use of the system to the City’s incursion of costs.
- **Unit cost development:** The rate revenue requirement allocation for each individual cost causation component is divided by the appropriate units of service to establish unit costs for the test year. Unit costs provide the basis from which proposed rates are calculated.

1.9 PROPOSED POTABLE AND RECYCLED WATER RATES

WRE worked closely with the City Council, PWAG, and City staff to determine the most appropriate water rate structure that meets the City’s needs.

PROPOSED RATE STRUCTURE CHANGES

Currently, the City has the same bi-monthly fixed charges for potable and recycled water customers. To ensure that potable and recycled water customers only pay for the costs specific to each service, WRE recommends implementing separate bi-monthly fixed charges for potable and recycled water customers.

Additionally, the City’s current variable charge rate structure consists of a four-tiered variable charge for single family customers and a uniform variable charge for all other customer classes based on usage. Recent court cases have highlighted potential legal risks associated with tiered rate structures for different customer classes, particularly when tier definitions are not clearly cost-justified or specific to agency customer use characteristics. Considering that the City’s current cost structure consists of one supply source and based on input City staff, PWAG and City Council, WRE recommends implementing a uniform variable charge for all customers, including Single Family, to strengthen the legal defensibility of the City’s rate structure.

Based on discussion with City staff, City Council, and PWAG, the proposed rate schedule also assumes a full pass-through of Zone 7 fixed and variable costs on the Zone 7 fixed charges and variable charges, respectively. Currently, a portion of Zone 7 fixed costs are recovered through the Zone 7 fixed charges, and the remaining portion is recovered through the Zone 7 variable charges. The proposed change to the rate structure ensures that the City recovers sufficient and reliable revenue to pay for Zone 7 fixed costs and will mitigate the financial risks associated with reductions in water demand as it pertains to Zone 7 water supply costs.

PROPOSED FOUR-YEAR POTABLE AND RECYCLED WATER RATE SCHEDULE

The proposed four-year potable and recycled water rate schedules in this section are based on the proposed rate structure and methodology changes, the updated cost-of-service analysis, and the proposed revenue adjustments in the four-year period. The rate schedule shows the proposed potable and recycled water rates to be implemented in January 2026 through January 2029. Note that Zone 7 potable water supply costs will be billed to customers as pass-through charges, shown separately from City charges in **Table 1-7** and **Table 1-8**. Zone 7 rates for FY 2027, FY 2028, and FY 2029 include assumptions for Zone 7 water purchase costs, however customer charges will be calculated based on actual Zone 7 water purchase costs each year. The proposed rates shown for these years may differ depending on changes to Zone 7 rates; based on the pass-through provision of Zone 7 water supply costs, any additional Zone 7 costs will not require an additional Proposition 218 noticing process to be passed through to the City's customers.

Table 1-6, Table 1-7, Table 1-8, Table 1-9, and Table 1-10 show the current and proposed City bi-monthly fixed charges for potable water customers, current and proposed Zone 7 bi-monthly fixed charges for potable water customers, current and proposed City and Zone 7 variable charges for potable water customers, current and proposed bi-monthly fixed charges for recycled water customers, as well as current and proposed variable charges for recycled water customers, respectively.

Table 1-6: Current and Proposed City Bi-Monthly Fixed Charges (Potable)

Line	City Bi-Monthly Fixed Charges (Potable)	As of 1/1/2025	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
1	5/8"	\$5.53	\$11.90	\$18.33	\$21.27	\$24.51
2	3/4"	\$6.59	\$14.46	\$23.60	\$27.68	\$32.21
3	1"	\$9.25	\$19.56	\$34.10	\$40.49	\$47.57
4	1 1/2"	\$16.14	\$32.32	\$60.39	\$72.53	\$86.02
5	2"	\$20.39	\$47.64	\$91.93	\$110.99	\$132.16
6	3"	\$51.16	\$96.12	\$191.79	\$232.73	\$278.22
7	4"	\$87.23	\$167.58	\$338.96	\$412.14	\$493.49
8	6"	\$151.96	\$338.56	\$691.10	\$841.45	\$1,008.58
9	8"	\$374.78	\$721.36	\$1,479.53	\$1,802.63	\$2,161.82
10	10"	\$586.99	\$1,078.63	\$2,215.36	\$2,699.69	\$3,238.13

Table 1-7: Current and Proposed Zone 7 Bi-Monthly Fixed Charges (Potable)⁴

Line	Zone 7 Bi-Monthly Fixed Charge (Potable)	As of 1/1/2025	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
1	5/8"	\$18.48	\$46.43	\$48.75	\$51.18	\$53.74
2	3/4"	\$27.71	\$69.64	\$73.12	\$76.78	\$80.61
3	1"	\$50.81	\$116.06	\$121.87	\$127.96	\$134.36
4	1 1/2"	\$110.87	\$232.13	\$243.73	\$255.92	\$268.71
5	2"	\$147.82	\$371.40	\$389.97	\$409.47	\$429.94
6	3"	\$415.78	\$812.44	\$853.06	\$895.71	\$940.50
7	4"	\$729.91	\$1,462.39	\$1,535.51	\$1,612.29	\$1,692.90
8	6"	\$1,293.52	\$3,017.63	\$3,168.52	\$3,326.94	\$3,493.29
9	8"	\$3,233.81	\$6,499.52	\$6,824.49	\$7,165.72	\$7,524.00
10	10"	\$5,081.71	\$9,749.28	\$10,236.74	\$10,748.58	\$11,286.01

Table 1-8: Current and Proposed City and Zone 7 Variable Charges (Potable)⁵

Line	Variable Charges (Potable)	As of 1/1/2025	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
1	City Variable Charge	\$2.47-\$4.73 ⁶	\$2.97	\$3.70	\$4.08	\$4.50
2	Zone 7 Variable Charge	\$3.66	\$2.73	\$2.86	\$3.01	\$3.16

Table 1-9: Current and Proposed Bi-Monthly Fixed Charges (Recycled)

Line	Bi-Monthly Fixed Charges (Recycled)	As of 1/1/2025	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
1	5/8"	\$5.53	\$10.48	\$12.06	\$13.03	\$14.08
2	3/4"	\$6.59	\$12.32	\$14.17	\$15.31	\$16.54
3	1"	\$9.25	\$16.01	\$18.42	\$19.90	\$21.50
4	1 1/2"	\$16.14	\$25.21	\$29.00	\$31.32	\$33.83
5	2"	\$20.39	\$36.25	\$41.69	\$45.03	\$48.64
6	3"	\$51.16	\$71.22	\$81.91	\$88.47	\$95.55
7	4"	\$87.23	\$122.76	\$141.18	\$152.48	\$164.68
8	6"	\$151.96	\$246.06	\$282.97	\$305.61	\$330.06
9	8"	\$374.78	\$522.13	\$600.45	\$648.49	\$700.37
10	10"	\$586.99	\$779.79	\$896.76	\$968.51	\$1,046.00

Table 1-10: Current and Proposed Variable Charges (Recycled)

Line	Variable Charges (Recycled)	As of 1/1/2025	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
1	Recycled Irrigation	\$4.81	\$5.23	\$6.02	\$6.51	\$7.04

⁴ Proposed Zone 7 bi-monthly fixed charges are based on current estimates of Zone 7 fixed costs. Future charges will be based on actual Zone 7 fixed costs and may vary from the charges shown in this table.

⁵ Proposed Zone 7 variable charges are based on current estimates of Zone 7 variable costs. Future charges will be based on actual Zone 7 fixed costs and may vary from the charges shown in this table.

⁶ Current city variable charges vary depending on customer class and Single Family tier.

CUSTOMER IMPACTS

WRE evaluated the impacts to the Single Family customer class, which represents approximately 89% of the City's meter connections, based on the proposed potable water rates for FY 2026 and the Recycled Irrigation customer class based on the proposed recycled water rates for FY 2026.

Table 1-11 shows the proposed impacts for a Single Family customer with a 5/8" meter (the most common meter size within this class) at various levels of bi-monthly usage. For the average Residential customer that uses 24 ccf of water every two months, the bi-monthly impact will be \$19.08 or 10.8%, which reflects the impact of the cost-of-service analysis, and the 15% revenue adjustment applied to FY 2026.

Table 1-11: Proposed Single Family Customer Impacts (Year 1)

Line	Usage Level	Usage (ccf)	Current Bill	Proposed Bill	Difference (\$)	Difference (%)
1	Very Low Usage (10th percentile)	5	\$54.76	\$86.83	\$32.07	58.6%
2	Low Usage (30th percentile)	10	\$85.51	\$115.33	\$29.82	34.9%
3	Median Usage (50th percentile)	16	\$122.41	\$149.53	\$27.12	22.2%
4	Average Usage	24	\$176.05	\$195.13	\$19.08	10.8%
5	High Usage (75th percentile)	28	\$205.09	\$217.93	\$12.84	6.3%
6	Very High Usage (95th percentile)	70	\$533.91	\$457.33	(\$76.58)	-14.3%

Table 1-12 shows the proposed impacts for a Recycled Irrigation customer with a 1 1/2" meter (the most common meter size within this customer class) at various levels of bi-monthly usage. Recycled Irrigation usage tends to vary more by season than Single Family customer usage. For a customer in the summer months at a very high usage level (1,997 ccf), the bi-monthly impact will be \$489.17 or 4.9%. For a customer in the winter months at a low usage level (49 ccf), the bi-monthly bill impact will be \$25.40 or 9.9%. For a customer in the spring months at an average usage (560 ccf), the bi-monthly bill impact will be \$173.18 or 6.2%.

Table 1-12: Proposed Recycled Irrigation Customer Impacts (Year 1)

Line	Usage Level	Usage (ccf)	Current Bill	Proposed Bill	Difference (\$)	Difference (%)
1	Very Low Usage (10th percentile)	2	\$25.76	\$35.67	\$9.91	38.5%
2	Low Usage (30th percentile)	49	\$256.08	\$281.48	\$25.40	9.9%
3	Median Usage (50th percentile)	173	\$883.29	\$930.00	\$46.71	5.3%
4	Average Usage	560	\$2,780.83	\$2,954.01	\$173.18	6.2%
5	High Usage (75th percentile)	493	\$2,523.29	\$2,603.60	\$80.31	3.2%
6	Very High Usage (95th percentile)	1,997	\$9,980.35	\$10,469.52	\$489.17	4.9%

RATE SURVEY

WRE compared the current and proposed water bills for Single Family customers at various levels of bi-monthly usage relative to the current bills of nearby agencies who also rely on imported water from Zone 7.

Figure 1-5 shows the current and proposed bi-monthly bills for a Single Family customer at low usage (10 ccf every two months) by their agency and Zone 7 components relative to other nearby agencies. Currently Pleasanton bills at low usage (10 ccf) are the lowest relative to the bills of other agencies and with the proposed rates Pleasanton bills remain the lowest.

Figure 1-5: Bi-Monthly Water Bill at Low Usage Comparison

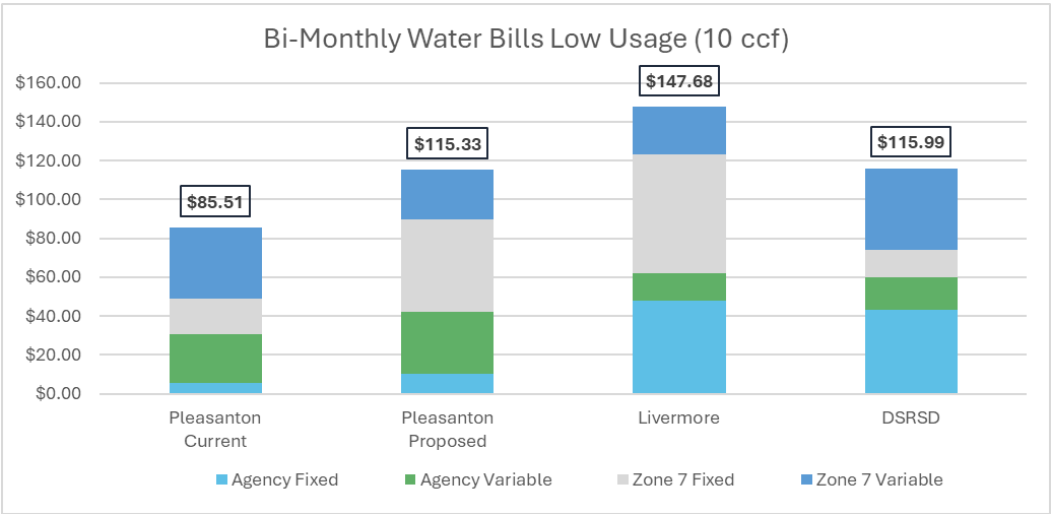


Figure 1-6 shows the current and proposed bi-monthly bills for a Single Family customer at average usage (24 ccf every two months) by their agency and Zone 7 components relative to other nearby agencies. Currently Pleasanton bills at average usage (24 ccf) are the lowest relative to the bills of other agencies and with the proposed rates Pleasanton bills remain the lowest.

Figure 1-6: Bi-Monthly Water Bills at Average Usage Comparison

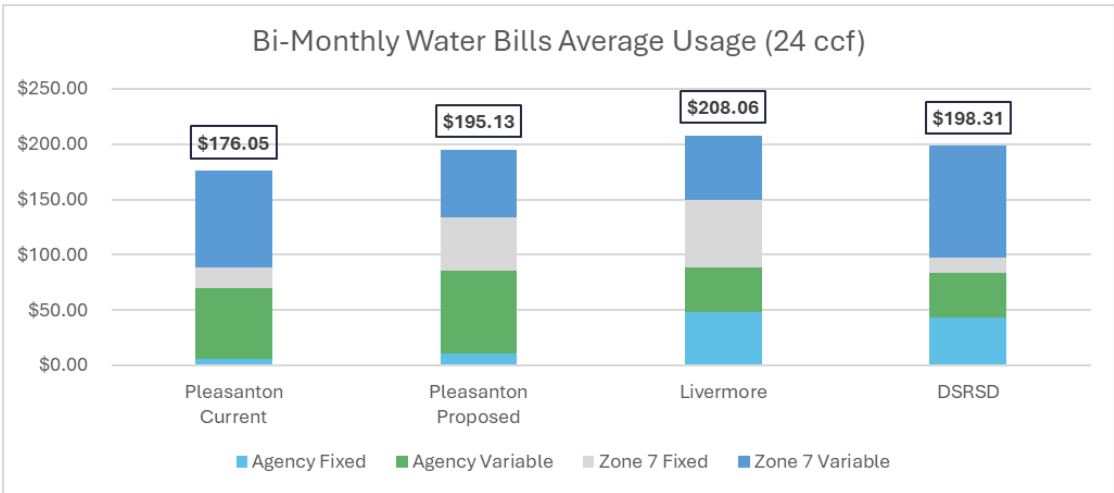
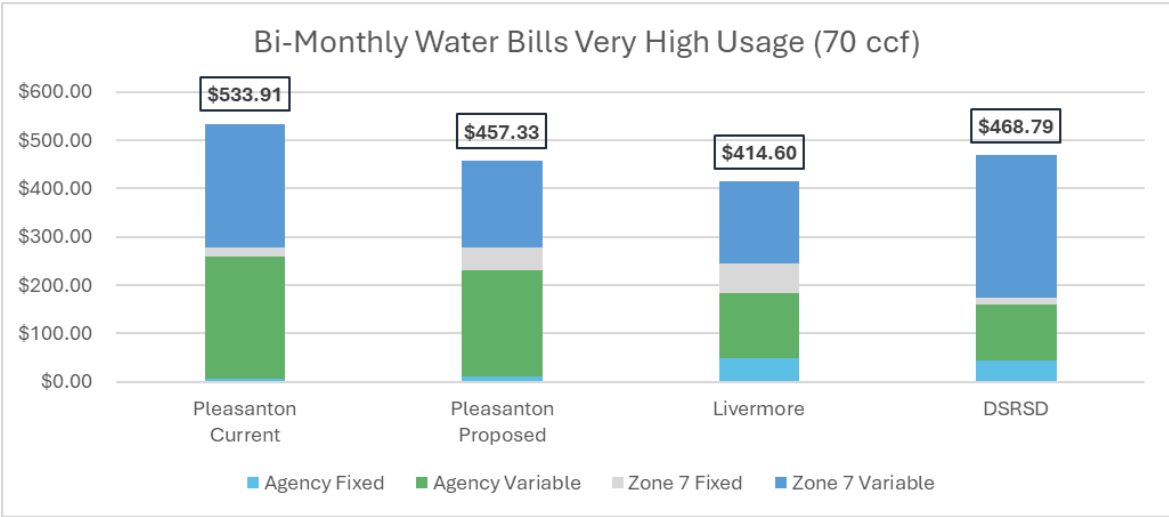


Figure 1-7 shows the current and proposed bi-monthly bills for a Single Family customer at very high usage (70 ccf every two months) by their agency and Zone 7 components relative to other nearby agencies. Currently Pleasanton bills at very high usage (70 ccf) are the highest relative to the bills of other agencies and with the proposed rates Pleasanton bills are in the mid-to-high range.

Figure 1-7: Bi-Monthly Water Bills at Very High Usage Comparison



1.10 PROPOSED DROUGHT RATES

PROPOSED DROUGHT RATES

The City’s Water Shortage Contingency Plan (WSCP) consists of six stages of drought, which all require different levels of usage reduction by the City’s customers. When customers reduce their usage at each stage, the City’s rate revenues from variable charges are directly impacted. Drought rates are a tool for the City to effectively respond to water shortage emergencies while maintaining financial sufficiency and operational reliability. Drought rates are designed to recover the costs of drought, which include the loss of variable revenues and any difference (savings) in water supply costs.

The City has elected to provide a water usage allotment of 8 ccf per bill for all customers. The drought allotment recognizes that usage reductions are more difficult for customers that are already using low amounts of water during non-drought conditions. **Table 1-13** shows the proposed drought rates in each stage for the four-year period, which are incremental charges in addition to the City and Zone 7 variable charges shown in **Table 1-8** for all usage over 8 ccf per bi-monthly bill.

Table 1-13: Proposed Drought Rates

Line	Drought Rates (over 8 ccf of usage)	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
1	Effective 1/1/2026	\$0.44	\$1.02	\$1.84	\$3.08	\$5.18	\$9.54
2	Effective 1/1/2027	\$0.51	\$1.18	\$2.12	\$3.55	\$5.96	\$10.98
3	Effective 1/1/2028	\$0.56	\$1.28	\$2.29	\$3.84	\$6.44	\$11.86
4	Effective 1/1/2029	\$0.61	\$1.39	\$2.48	\$4.15	\$6.96	\$12.81

Table 1-14 shows the proposed combined variable charges and drought rates in each stage for the four-year period. The variable charges in **Table 1-8** are added to the incremental drought rates in **Table 1-13** to calculate the combined variable charges.

Table 1-14: Proposed Combined Variable Charges and Drought Rates

Line	Combined Variable Rates	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
1	Effective 1/1/2026	\$6.14	\$6.72	\$7.54	\$8.78	\$10.88	\$15.24
2	Effective 1/1/2027	\$7.07	\$7.74	\$8.68	\$10.11	\$12.52	\$17.54
3	Effective 1/1/2028	\$7.65	\$8.37	\$9.38	\$10.93	\$13.53	\$18.95
4	Effective 1/1/2029	\$8.27	\$9.05	\$10.14	\$11.81	\$14.62	\$20.47

CUSTOMER IMPACTS

WRE evaluated the impacts of the drought rates for Single Family customers. This section shows the impacts for Stages 2 and 3, which are the drought rates most likely to be implemented during drought. The body of this report includes the customer impacts for all six stages.

Table 1-15 shows the proposed Stage 2 impacts for a Single Family customer with a 5/8" meter using 24 ccf of usage every two months (prior to any usage reductions mandated by each stage). During a Stage 2 water shortage, this customer will pay \$16.32 more each month if they do not reduce their usage according to Stage 2 (Line 3), which correlates to a 20% reduction. The drought charge (Line 3) reflects an exemption for 8 ccf that is exempt from being charged drought rates per bi-monthly billing period. However, if this customer does reduce their usage by 20% and uses 19 ccf every two months instead, they will have a lower bi-monthly bill than in normal, non-drought conditions despite the drought rates.

Table 1-15: Proposed Single Family Customer Impacts (Stage 2 Shortage, Year 1)

Line	Stage 2 Single Family Customer Impacts - 5/8" meter, Average Use	No Drought - Average Use, 24 ccf	Drought Stage 2, No Reduction - Average Use, 24 ccf	Drought Stage 2, With Reduction - Average Use, 19 ccf
1	Bi-Monthly Fixed Charge	\$58.33	\$58.33	\$58.33
2	Variable Charge	\$136.80	\$136.80	\$108.30
3	Drought Charge	\$0.00	\$16.32	\$11.22
4	Total Bi-Monthly Bill	\$195.13	\$211.45	\$177.85

Figure 1-5 shows the impacts of Table 1-15 in a graphical format.

Figure 1-8: Proposed Single Family Customer Impacts (Stage 2 Shortage, Year 1)

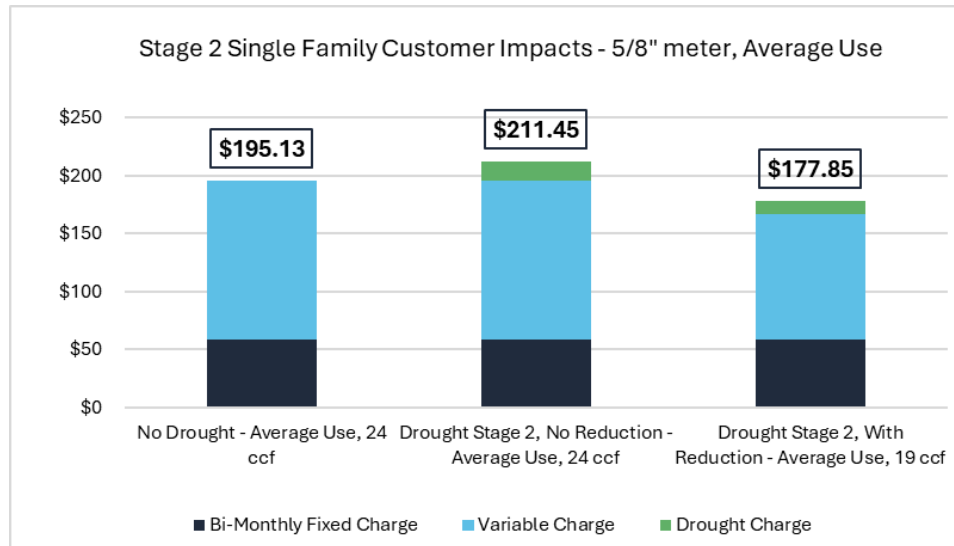


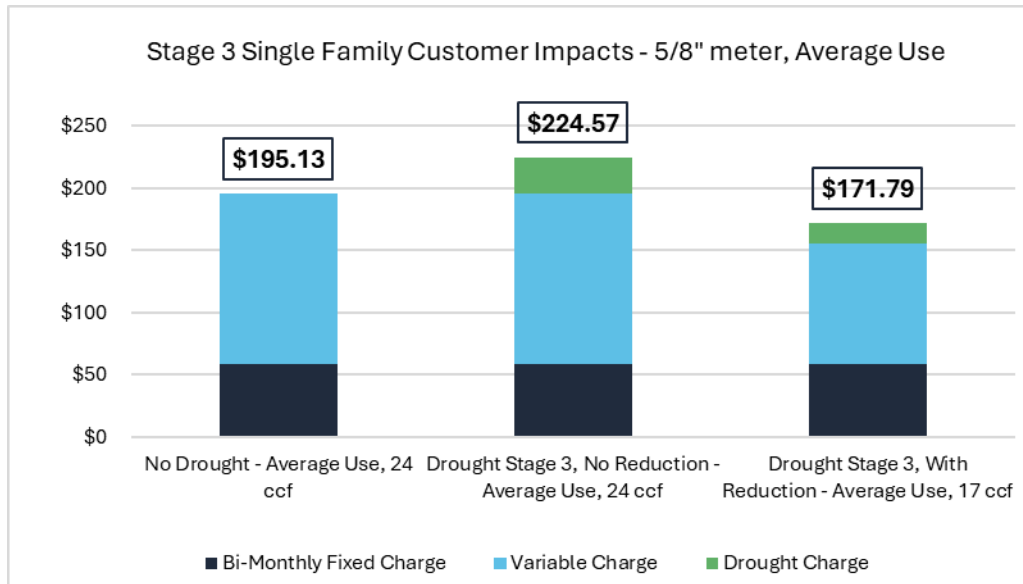
Table 1-16 shows the proposed Stage 3 impacts for a Single Family customer with a 5/8" meter using 24 ccf of usage every two months (prior to any usage reductions mandated by each stage). During a Stage 3 water shortage, this customer will pay \$29.44 more every two months if they do not reduce their usage according to Stage 3, which correlates to a 30% reduction. The drought charge (Line 3) reflects an exemption for 8 ccf that is exempt from being charged drought rates per bi-monthly billing period. However, if the customer does reduce their usage by 30% and uses 17 ccf every two months instead, they will have a lower bi-monthly bill than in normal, non-drought conditions.

Table 1-16: Proposed Single Family Customer Impacts (Stage 3 Shortage, Year 1)

Line	Stage 3 Single Family Customer Impacts - 5/8" meter, Average Use	No Drought - Average Use, 24 ccf	Drought Stage 3, No Reduction - Average Use, 24 ccf	Drought Stage 3, With Reduction - Average Use, 17 ccf
1	Bi-Monthly Fixed Charge	\$58.33	\$58.33	\$58.33
2	Variable Charge	\$136.80	\$136.80	\$96.90
3	Water Shortage Charge	\$0.00	\$29.44	\$16.56
4	Total Bi-Monthly Bill	\$195.13	\$224.57	\$171.79

Figure 1-6 shows the impacts in Table 1-16 in a graphical format.

Figure 1-9: Proposed Single Family Customer Impacts (Stage 3 Shortage, Year 1)



1.11 PROPOSED WATER CONNECTION FEES

New customer connections to the City’s water system are subject to a water connection fee, which is necessary to ensure that existing users are not unfairly burdened by costs incurred to provide capacity for new users. The overall purpose of a connection fee is to equitably recover capital costs incurred by the agency to provide system capacity to new users. Water connection fees in California are typically developed based on one of three common methodologies outlined by the AWWA in its *M1 Manual*.

The three methodologies include:

1. **Buy-In Method:** The Buy-In Method establishes connection based on the value of the system’s existing capital assets and is typically most appropriate when a system’s current capacity is sufficient to serve both short-term and long-term projected demands. The rationale underlying the Buy-In Method is that new customers should pay to “buy-in” to existing system capacity funded by past and current users.
2. **Incremental Cost Method:** The Incremental Cost Method establishes connection fees based on the cost of planned capital expenditures required to expand system capacity and is typically most appropriate when a system’s current capacity is already fully utilized by existing users. The rationale underlying the Incremental Cost Method is that new users should fund planned capital projects that are necessary to accommodate growth.
3. **Hybrid Method:** The Hybrid Method establishes capacity charges based on a combination of the Buy-In Method and the Incremental Cost Method. The Hybrid Method is typically most appropriate when some existing capacity is available to new users, but capacity expansion is still necessary to accommodate long-term demands.

WRE recommends the Hybrid Method for the City’s water connection fees. The existing system has some remaining capacity to serve new customers, and the City will be investing in additional capacity over the next several years.

PROPOSED WATER CONNECTION FEES

Table 1-17 shows the water connection fee calculation based on the Hybrid Method. Buy-in costs are allocated to the current system and incremental costs are allocated to the future system. The proposed water connection fee per equivalent dwelling unit (EDU) is the sum of the current system and future system unit costs (Line 4).

Table 1-17: Water Connection Fee Calculation

Line	Connection Fee Calculation	Current System	Future System	Total
1	Existing System Value (Buy-In)	\$102,339,948	\$0	\$102,339,948
2	Future User CIP (Incremental)	\$0	\$23,173,658	\$23,173,658
3	Equivalent Meters Served	41,880	8,205	50,085
4	Connection Fee per EMU	\$2,444	\$2,825	\$5,269

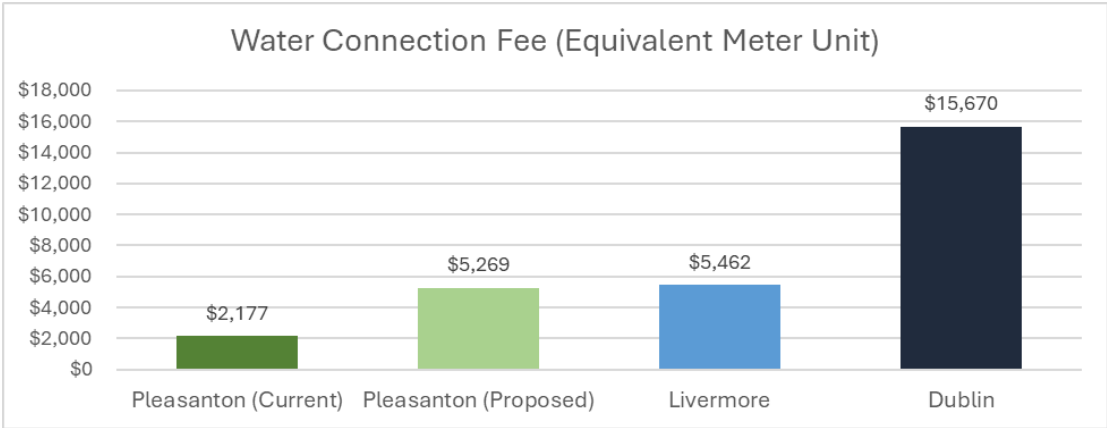
Table 1-18 shows the proposed water connection fees based on the results of the water connection fee study. The per EDU cost (**Table 1-17**, Line 4) is then multiplied by the EDU ratios to determine the appropriate fee for each meter size. EDU ratios were provided by City staff based on the nominal meter capacities for actual meter types that will be installed for new customers connecting to the water system. Proposed water connection fees will effective starting January 2026 and are increased based on CPI for each subsequent year.

Table 1-18: Proposed Water Connection Fees

Line	Meter Size	Capacity (gpm)	Meter Ratio	Incremental Fee	Buy-In Fee	Total Fee
1	5/8"	22	1.00	\$2,825	\$2,444	\$5,269
2	3/4"	32	1.45	\$4,109	\$3,555	\$7,664
3	1"	55	2.50	\$7,063	\$6,110	\$13,173
4	1 - 1/2"	100	4.55	\$12,841	\$11,109	\$23,950
5	2"	200	9.09	\$25,682	\$22,218	\$47,900
6	3"	500	22.73	\$64,205	\$55,545	\$119,750
7	4"	1,250	56.82	\$160,511	\$138,864	\$299,375
8	6"	2,500	113.64	\$321,023	\$277,727	\$598,750
9	8"	3,500	159.09	\$449,432	\$388,818	\$838,250
10	10"	5,500	250.00	\$706,250	\$611,000	\$1,317,250

Figure 1-7 shows the current and proposed water connection fees relative to the connection fees of other nearby agencies who also import water from Zone 7. Currently the City has the lowest connection fee relative to other agencies, and after the proposed changes, the City's connection fees remain the lowest.

Figure 1-10: Water Connection Fee Survey



2. FINANCIAL PLAN

2.1 FINANCIAL PLAN METHODOLOGY

The purpose of a financial plan is to project revenues, expenses, cash flows, reserve balances, and debt coverage over a multi-year period to assess financial sufficiency and performance and to determine the amount of required rate revenue. For this study, the planning period is from FY 2026 through FY 2029; data for FY 2024 and FY 2025 are shown when needed to represent actual or budgeted data inputs. The key steps in developing a financial plan for a potable and recycled water enterprise are below:

- **Revenue projections:** Annual revenues from rates and other miscellaneous sources are projected over the planning period. Rate revenues are projected based on current rates to establish baseline revenues from which the need for additional rate increases can be evaluated.
- **Expense projections:** Annual expenses are projected over the study period, including O&M expenses, debt service, and CIP costs. CIP funding options (grants, debt, etc.) are also evaluated as part of the financial plan.
- **Financial policy evaluation:** Key financial policies include debt coverage requirements and reserve targets. Debt coverage requirements are typically explicitly stated in official agreements on outstanding debt issuances. Reserve targets are typically set by an agency's elected officials and may need to be periodically evaluated and updated.
- **Status quo financial plan projections:** Cash flow, reserve balances, and debt coverage are projected over the study period in the absence of additional rate increases (this scenario is called the "status quo"). Projected reserve balances and debt coverage are then compared to the agency's financial policy requirements and targets. The status quo financial plan provides a baseline to evaluate the need for rate increases.
- **Proposed financial plan projections:** The magnitude and timing of annual proposed revenue increases over the study period are evaluated and determined based on the agency's financial policies, financial performance, and policy objectives. Proposed rate increases (referred to as "revenue adjustments") should generate sufficient revenue to recover the agency's expenses, maintain adequate reserves, and meet all debt coverage requirements. The proposed financial plan determines the total annual rate revenue requirement over the study period.

2.2 REVENUES

CURRENT WATER RATES

The City's current potable and recycled water rates includes a bi-monthly fixed charge based on meter size and a variable charge based on units of water in ccf. Single Family Residential customers have a four-tiered variable charge; Multi-Family, Commercial/Industrial, Potable Irrigation, and Recycled Irrigation customers have a uniform variable charge.

The combined variable charge includes separate components for Recycled Irrigation customers and all other water customers (Single Family, Multi-Family, Commercial/Industrial, and Potable Irrigation). The combined variable charge for recycled water customers includes its own distribution and supply charges. The combined variable charge for potable customers includes the Zone 7 charge for treated potable water, subject to change year to year based on actual costs paid to Zone 7 each year, and the Pleasanton distribution charge. The combined variable charge also includes a recycled water surcharge applied to Single Family Tier 4, Multi-Family, Commercial/Industrial, and Potable Irrigation to fund the

city's recycled water irrigation program and a capacity extension surcharge applied to Single Family Tier 4 to repay an internal loan used to fund system improvements to accommodate increased demand.

The City also has a discount program for eligible Senior and Low-income customers. Eligible Senior customers receive 20% off City bi-monthly fixed charges and combined variable charges and eligible Low-Income customers receive 30% off City bi-monthly fixed charges and combined variable charges. The discount is applied during each billing period, only to eligible Low-Income and Senior customers who use consume 30 units of water or less. It is assumed that for the study period there are no changes to the discount program, and that the current percentage discounts will apply in all years of the study period. However, any changes to the discount program is up to the discretion of the City, since it is funded via the General Fund. Thus, any future changes to the discount program will not impact the results of the financial analysis described in this report.

Table 2-1, Table 2-2, and **Table 2-3** show the current bi-monthly fixed charges for potable and recycled water customers, combined variable charges, and discount programs, respectively. The current rates are based on the City's most recent water rate study, adjusted every two years, and were implemented on February 1, 2023 (for FY 2023), January 1, 2024 (for FY 2024), and January 1, 2025 (for FY 2025).

Table 2-1: Current Bi-Monthly Fixed Charges (Potable and Recycled)

Line	Bi-Monthly Fixed Charges	As of 2/1/23	As of 1/1/24	As of 1/1/25
1	5/8"	\$19.93	\$21.90	\$24.01
2	3/4"	\$29.89	\$31.43	\$34.30
3	1"	\$49.84	\$55.27	\$60.06
4	1 1/2"	\$99.67	\$117.23	\$127.01
5	2"	\$159.48	\$155.37	\$168.21
6	3"	\$348.90	\$431.84	\$466.94
7	4"	\$996.83	\$755.97	\$817.14
8	6"	\$1,993.67	\$1,337.52	\$1,445.48
9	8"	\$3,488.91	\$3,339.54	\$3,608.59
10	10"	\$5,482.57	\$5,246.23	\$5,668.70

Table 2-2: Current Combined Variable Charges

Line	Combined Variable Charges (\$/ccf)	As of 2/1/23	As of 1/1/24	As of 1/1/25
1	Single Family			
2	Tier 1 (0-20 ccf)	\$3.93	\$5.49	\$6.15
3	Tier 2 (0-40 ccf)	\$4.32	\$6.41	\$7.26
4	Tier 3 (40-60 ccf)	\$4.58	\$6.94	\$7.89
5	Tier 4 (60+ ccf)	\$5.43	\$7.37	\$8.39
6	Multi-Family	\$4.34	\$5.47	\$6.13
7	Commercial/Industrial	\$4.34	\$5.60	\$6.28
8	Potable Irrigation	\$4.50	\$6.43	\$7.28
9	Recycled Irrigation	\$4.05	\$4.29	\$4.81

Table 2-3: Current Discount Programs

Line	Discount Programs	As of 2/1/23
1	Senior	20%
2	Low-Income	30%

EFFECTIVE FISCAL YEAR WATER RATES

The City's budget is based on a Fiscal Year starting July 1 and ending June 30. Since the current potable and recycled water rates were not implemented mid-year to match the fiscal year cycle, this section shows the effective potable and recycled water rates for each fiscal year prior to any revenue adjustments in **Table 2-4** and **Table 2-5**. FY 2024 rates were implemented on January 1, 2024, meaning that those rates were effective for half of the fiscal year. The remaining days of FY 2024 are charged based on the FY 2023 rate. Likewise, the FY 2025 rates were implemented on January 1, 2025, meaning that those rates were effective for half of the fiscal year. The remaining days of FY 2025 are charged based on the FY 2024 rate. The current rates for all other years are representative of the full fiscal year.

Table 2-4: Effective Bi-Monthly Fixed Charges (Potable and Recycled)

Line	Effective Bi-Monthly Fixed Charges	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	5/8"	\$20.92	\$22.96	\$24.01	\$24.01	\$24.01	\$24.01
2	3/4"	\$30.66	\$32.87	\$34.30	\$34.30	\$34.30	\$34.30
3	1"	\$52.56	\$57.67	\$60.06	\$60.06	\$60.06	\$60.06
4	1 1/2"	\$108.45	\$122.12	\$127.01	\$127.01	\$127.01	\$127.01
5	2"	\$157.43	\$161.79	\$168.21	\$168.21	\$168.21	\$168.21
6	3"	\$390.37	\$449.39	\$466.94	\$466.94	\$466.94	\$466.94
7	4"	\$876.40	\$786.56	\$817.14	\$817.14	\$817.14	\$817.14
8	6"	\$1,665.60	\$1,391.50	\$1,445.48	\$1,445.48	\$1,445.48	\$1,445.48
9	8"	\$3,414.23	\$3,474.07	\$3,608.59	\$3,608.59	\$3,608.59	\$3,608.59
10	10"	\$5,364.40	\$5,457.47	\$5,668.70	\$5,668.70	\$5,668.70	\$5,668.70

Table 2-5: Effective Combined Variable Charges

Line	Effective Combined Variable Charges (\$/ccf)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Single Family						
2	Tier 1 (0-20 ccf)	\$4.71	\$5.82	\$6.15	\$6.15	\$6.15	\$6.15
3	Tier 2 (0-40 ccf)	\$5.37	\$6.84	\$7.26	\$7.26	\$7.26	\$7.26
4	Tier 3 (40-60 ccf)	\$5.76	\$7.42	\$7.89	\$7.89	\$7.89	\$7.89
5	Tier 4 (60+ ccf)	\$6.40	\$7.88	\$8.39	\$8.39	\$8.39	\$8.39
6	Multi-Family	\$4.91	\$5.80	\$6.13	\$6.13	\$6.13	\$6.13
7	Commercial/Industrial	\$4.97	\$5.94	\$6.28	\$6.28	\$6.28	\$6.28
8	Potable Irrigation	\$5.47	\$6.86	\$7.28	\$7.28	\$7.28	\$7.28
9	Recycled Irrigation	\$4.17	\$4.55	\$4.81	\$4.81	\$4.81	\$4.81

CUSTOMER ACCOUNTS AND USAGE

This section details the customer accounts and water usage for all years of the study, which are referred to as the units of service. Units of service represent the quantity of billing units that are subject to the City's potable and recycled water rates and charges.

Table 2-6 shows the projected number of meters for each customer class for the study period. City staff provided actual data for FY 2024. Growth in the City is highly variable and the timeline in which growth occurs can vary significantly from planning documents. To ensure that the City recovers sufficient revenue to fund the water enterprise costs, this study assumes no growth in metered connections throughout the study period. The number of metered connections is the unit of service for the City's bi-monthly fixed charges.

Table 2-6: Projected Customer Accounts

Line	Customer Accounts	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Single Family						
2	5/8"	12,962	12,962	12,962	12,962	12,962	12,962
3	3/4"	4,162	4,162	4,162	4,162	4,162	4,162
4	1"	2,790	2,790	2,790	2,790	2,790	2,790
5	1 1/2"	12	12	12	12	12	12
6	2"	1	1	1	1	1	1
7	3"	1	1	1	1	1	1
8	4"	1	1	1	1	1	1
9	6"	0	0	0	0	0	0
10	8"	0	0	0	0	0	0
11	10"	0	0	0	0	0	0
12	Subtotal ⁷	19,929	19,929	19,929	19,929	19,929	19,929
13							
14	Multi-Family						
15	5/8"	69	69	69	69	69	69
16	3/4"	18	18	18	18	18	18
17	1"	98	98	98	98	98	98
18	1 1/2"	202	202	202	202	202	202
19	2"	106	106	106	106	106	106
20	3"	20	20	20	20	20	20
21	4"	5	5	5	5	5	5
22	6"	4	4	4	4	4	4
23	8"	1	1	1	1	1	1
24	10"	0	0	0	0	0	0
25	Subtotal	523	523	523	523	523	523
26							
27	Commercial/Industrial						
28	5/8"	240	240	240	240	240	240
29	3/4"	45	45	45	45	45	45

⁷ Including Senior and Low-Income discount program bills per account receiving discount

City of Pleasanton
2025 Water Rate Study

Line	Customer Accounts	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
30	1"	207	207	207	207	207	207
31	1 1/2"	191	191	191	191	191	191
32	2"	249	249	249	249	249	249
33	3"	37	37	37	37	37	37
34	4"	9	9	9	9	9	9
35	6"	2	2	2	2	2	2
36	8"	2	2	2	2	2	2
37	10"	0	0	0	0	0	0
38	Subtotal	982	982	982	982	982	982
39							
40	Potable Irrigation						
41	5/8"	191	191	191	191	191	191
42	3/4"	26	26	26	26	26	26
43	1"	222	222	222	222	222	222
44	1 1/2"	238	238	238	238	238	238
45	2"	171	171	171	171	171	171
46	3"	26	26	26	26	26	26
47	4"	5	5	5	5	5	5
48	6"	1	1	1	1	1	1
49	8"	0	0	0	0	0	0
50	10"	0	0	0	0	0	0
51	Subtotal	880	880	880	880	880	880
52							
53	Recycled Irrigation						
54	5/8"	5	5	5	5	5	5
55	3/4"	1	1	1	1	1	1
56	1"	15	15	15	15	15	15
57	1 1/2"	83	83	83	83	83	83
58	2"	32	32	32	32	32	32
59	3"	7	7	7	7	7	7
60	4"	4	4	4	4	4	4
61	6"	2	2	2	2	2	2
62	8"	0	0	0	0	0	0
63	10"	0	0	0	0	0	0
64	Subtotal	149	149	149	149	149	149
65							
66	Total	22,463	22,463	22,463	22,463	22,463	22,463

Table 2-7 shows the projected number of Single Family bills per account receiving the Senior and Low-Income discounts. Again, only eligible accounts who consume 30 units or less each billing period will receive the discount. City staff provided actual data for FY 2024; this study assumes no growth in Senior and Low-Income discount programs for the study period. The number of bills (not number of accounts) is the unit of service for the City's bi-monthly fixed charges discount.

Table 2-7: Projected Discount Program Bills

Line	Discount Programs	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Bills Receiving Senior Discount						
2	5/8"	1,894	1,894	1,894	1,894	1,894	1,894
3	3/4"	425	425	425	425	425	425
4	1"	210	210	210	210	210	210
5	1 1/2"	0	0	0	0	0	0
6	2"	0	0	0	0	0	0
7	3"	0	0	0	0	0	0
8	4"	0	0	0	0	0	0
9	6"	0	0	0	0	0	0
10	8"	0	0	0	0	0	0
11	10"	0	0	0	0	0	0
12	Subtotal	2,528	2,528	2,528	2,528	2,528	2,528
13							
14	Bills Receiving Low-Income Discount						
15	5/8"	0	0	0	0	0	0
16	3/4"	192	192	192	192	192	192
17	1"	0	0	0	0	0	0
18	1 1/2"	0	0	0	0	0	0
19	2"	0	0	0	0	0	0
20	3"	0	0	0	0	0	0
21	4"	0	0	0	0	0	0
22	6"	0	0	0	0	0	0
23	8"	0	0	0	0	0	0
24	10"	0	0	0	0	0	0
25	Subtotal	192	192	192	192	192	192

Table 2-8 shows the projected potable and recycled water usage for each customer class and tier. City staff provided actual water usage for FY 2024. This study assumes no changes to water usage or demand.

Table 2-8: Projected Customer Water Usage (ccf)

Line	Water Usage (ccf)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Single Family						
2	Tier 1 (0-20 ccf)	1,664,717	1,664,717	1,664,717	1,664,717	1,664,717	1,664,717
3	Tier 2 (0-40 ccf)	559,715	559,715	559,715	559,715	559,715	559,715
4	Tier 3 (40-60 ccf)	228,031	228,031	228,031	228,031	228,031	228,031
5	Tier 4 (60+ ccf)	355,886	355,886	355,886	355,886	355,886	355,886
6	Multi-Family	572,358	572,358	572,358	572,358	572,358	572,358
7	Commercial/Industrial	595,726	595,726	595,726	595,726	595,726	595,726
8	Potable Irrigation	1,052,511	1,052,511	1,052,511	1,052,511	1,052,511	1,052,511
9	Recycled Irrigation	500,262	500,262	500,262	500,262	500,262	500,262
10	Total⁸	5,529,206	5,529,206	5,529,206	5,529,206	5,529,206	5,529,206

⁸ Including Senior and Low-Income discount program usage (ccf).

Table 2-9 shows the projected discount program water usage for each Single Family tier. City staff provided estimated actual water usage for FY 2024, which was then projected forward for each subsequent year.

Table 2-9: Projected Discount Program Usage (ccf)

Line	Discount Programs	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Senior Discount						
2	Tier 1	174,024	174,024	174,024	174,024	174,024	174,024
3	Tier 2	13,714	13,714	13,714	13,714	13,714	13,714
4	Tier 3	0	0	0	0	0	0
5	Tier 4	0	0	0	0	0	0
6	Subtotal	187,738	187,738	187,738	187,738	187,738	187,738
7							
8	Low-Income Discount						
9	Tier 1	12,795	12,795	12,795	12,795	12,795	12,795
10	Tier 2	928	928	928	928	928	928
11	Tier 3	0	0	0	0	0	0
12	Tier 4	0	0	0	0	0	0
13	Subtotal	13,723	13,723	13,723	13,723	13,723	13,723

REVENUES FROM CURRENT RATES

Table 2-10 shows the calculated potable and recycled water rate revenues for the study period based on the current effective rates and the projected units of service. The bi-monthly fixed charge revenue for Single Family customers excluded from the discount programs (Line 2) is calculated by multiplying the effective bi-monthly fixed charges (**Table 2-4**) by the difference between the projected meter connections (**Table 2-6**, Lines 1-12) and projected discount program bills (**Table 2-7**) for six billing periods. The bi-monthly fixed charge revenue for all other customer classes (Lines 3-6) is calculated by multiplying the effective bi-monthly fixed charges (**Table 2-4**) by the projected meter connections (**Table 2-6**) for six billing periods. The bi-monthly fixed charges discount revenue (Lines 9-12) is calculated by multiplying the effective bi-monthly fixed charges (**Table 2-4**) by the projected discount program bills (**Table 2-7**), accounting for the discount percentage for Senior and Low-Income customers (**Table 2-3**) for six billing periods.

The combined variable charge revenue for Single Family customers excluded from the discount program (Line 15) is calculated by multiplying the effective combined variable charges (**Table 2-5**) by the difference between the projected water usage (**Table 2-8**) and the projected discount program water usage (**Table 2-9**) in each year. The combined variable charge revenue for all other customer classes (Lines 16-19) is calculated by multiplying the effective combined variable charges (**Table 2-5**) by the projected water usage (**Table 2-8**) in each year. The combined variable discount revenue (Lines 22-25) is calculated by multiplying the effective combined variable charges (**Table 2-5**) by the projected discount program usage (**Table 2-9**), accounting for the discount percentage for Senior and Low-Income customers (**Table 2-3**).

Table 2-10: Calculated Rate Revenues at Current Rates

Line	Calculated Rate Revenues	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Bi-Monthly Fixed Charges						
2	Single Family ⁹	\$2,871,096	\$3,133,403	\$3,271,747	\$3,271,747	\$3,271,747	\$3,271,747
3	Multi-Family	\$408,032	\$429,632	\$446,768	\$446,768	\$446,768	\$446,768
4	Commercial/Industrial	\$658,091	\$695,838	\$723,724	\$723,724	\$723,724	\$723,724
5	Potable Irrigation	\$512,323	\$550,678	\$572,850	\$572,850	\$572,850	\$572,850
6	Recycled Irrigation	\$81,934	\$17,452	\$19,056	\$19,056	\$19,056	\$19,056
7	Subtotal	\$4,531,476	\$4,827,002	\$5,034,144	\$5,034,144	\$5,034,144	\$5,034,144
8							
9	Fixed Charges Discount						
10	Senior Discount	\$305,610	\$333,803	\$348,733	\$348,733	\$348,733	\$348,733
11	Low-Income Discount	\$24,681	\$26,456	\$27,612	\$27,612	\$27,612	\$27,612
12	Subtotal	\$330,291	\$360,260	\$376,345	\$376,345	\$376,345	\$376,345
13							
14	Combined Variable Charges						
15	Single Family ¹⁰	\$13,476,345	\$16,822,172	\$17,831,351	\$17,831,351	\$17,831,351	\$17,831,351
16	Multi-Family	\$2,807,416	\$3,319,676	\$3,508,555	\$3,508,555	\$3,508,555	\$3,508,555
17	Commercial/Industrial	\$2,960,758	\$3,538,612	\$3,741,159	\$3,741,159	\$3,741,159	\$3,741,159
18	Potable Irrigation	\$5,751,973	\$7,214,963	\$7,662,280	\$7,662,280	\$7,662,280	\$7,662,280
19	Recycled Irrigation	\$2,086,093	\$2,276,192	\$2,406,260	\$2,406,260	\$2,406,260	\$2,406,260
20	Subtotal	\$27,082,585	\$33,171,616	\$35,149,605	\$35,149,605	\$35,149,605	\$35,149,605
21							
22	Variable Charges Discount						
23	Senior Discount	\$714,583	\$885,244	\$935,849	\$935,849	\$935,849	\$935,849
24	Low-Income Discount	\$45,670	\$56,567	\$59,799	\$59,799	\$59,799	\$59,799
25	Subtotal	\$760,253	\$941,811	\$995,648	\$995,648	\$995,648	\$995,648
26							
27	Total Calculated Revenue	\$32,704,605	\$39,300,688	\$41,555,742	\$41,555,742	\$41,555,742	\$41,555,742

REVENUE SUMMARY

Table 2-11 shows the summary of projected revenues for the study period by fund and combined. City staff actual revenues for FY 2024 and budgeted revenues for FY 2025; all other years are projected based on the relevant assumptions or calculations. Total potable and recycled water rate revenues (Line 14) are equal to total calculated rate revenues (**Table 2-10**, Line 27), except for FY 2024 which represents actual rate revenues. The sum of potable water rate revenues (Line 2) and recycled water rate revenues (Line 8) is equal to potable and recycled water rate revenues at current rates (Line 14). Non-rate revenues (Lines 4 and 10) are not inflated for future years, and the sum is equal to potable and recycled water non-rate revenues (Line 16). Interest Income (Lines 3 and 9) is calculated based on ending fund balances and a 1.8% interest rate, and the sum is equal to the potable and recycled water interest income (Line 15). A breakdown of revenues by potable and recycled water funds is available in the **Appendix (Table 8-1)**.

⁹ Excluding discount program bills per account receiving Senior and Low-Income discounts

¹⁰ Excluding discount program usage receiving Senior and Low-Income discounts

Table 2-11: Revenue Summary

Line	Revenue Summary	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Potable Water Revenues						
2	Rate Revenue ¹¹	\$30,531,499	\$36,961,706	\$39,083,307	\$39,083,307	\$39,083,307	\$39,083,307
3	Interest Income	\$88,922	\$275,000	\$367,158	\$432,710	\$387,611	\$176,202
4	Non-Rate Revenue ¹²	\$984,270	\$626,041	\$626,041	\$626,041	\$626,041	\$626,041
5	Total	\$31,604,691	\$37,862,747	\$40,076,506	\$40,142,058	\$40,096,959	\$39,885,550
6							
7	Recycled Water Revenues						
8	Rate Revenue ¹³	\$2,406,117	\$2,338,983	\$2,472,434	\$2,472,434	\$2,472,434	\$2,472,434
9	Interest Income	\$0	\$0	\$0	\$0	\$0	\$0
10	Non-Rate Revenue ¹⁴	\$137,497	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500
11	Total	\$2,543,614	\$2,348,483	\$2,481,934	\$2,481,934	\$2,481,934	\$2,481,934
12							
13	Combined Water Revenues						
14	Rate Revenue	\$32,937,616	\$39,300,688	\$41,555,742	\$41,555,742	\$41,555,742	\$41,555,742
15	Interest Income	\$88,922	\$275,000	\$367,158	\$432,710	\$387,611	\$176,202
16	Non-Rate Revenue	\$1,121,766	\$635,541	\$635,541	\$635,541	\$635,541	\$635,541
17	Total	\$34,148,305	\$40,211,229	\$42,558,440	\$42,623,992	\$42,578,894	\$42,367,484

2.3 OPERATING EXPENSES

INFLATIONARY ASSUMPTIONS

WRE worked with City staff to determine the annual inflationary assumptions to apply to the City's O&M expense budget. City staff provided actual O&M expenses for FY 2024, budgeted expenses for FY 2025, and additional expenses expected during the study period; all other years are projected based on the inflationary assumptions shown in **Table 2-12**.

Table 2-12: Expense Inflationary Assumptions

Line	Inflationary Assumptions	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	General	3.0%	3.0%	3.0%	3.0%	3.0%
2	Salaries	3.0%	3.0%	3.0%	3.0%	3.0%
3	Benefits	5.0%	5.0%	5.0%	5.0%	5.0%
4	Water Supply	5.0%	5.0%	5.0%	5.0%	5.0%
5	Recycled Supply	5.0%	5.0%	5.0%	5.0%	5.0%
6	Utilities	5.0%	5.0%	5.0%	5.0%	5.0%
7	Capital	4.0%	4.0%	4.0%	4.0%	4.0%

¹¹ Includes budget water sales and fourth tier water revenue (see **Appendix, Table 8-1**)

¹² Includes budget backflow admin fee, damage reimbursement, federal allocations, fire hydrant test fee, install and sale of meters, interfund reimbursement, miscellaneous refunds, miscellaneous revenue, sale of real or personal property, and write-off of stale dated checks (see **Appendix, Table 8-1**)

¹³ Includes resale of recycled water and recycled water surcharge (see **Appendix, Table 8-1**)

¹⁴ Includes annual permit renewal fee and miscellaneous revenue (see **Appendix, Table 8-1**)

POTABLE WATER SUPPLY COSTS

The City's main source of potable supply is imported water from Zone 7 Water Agency. The cost of purchasing water from Zone 7 represents a significant portion, approximately on average 69% of the City's O&M expenses over FY 2026 to FY 2029 and can vary depending on water demand each year and the projected fixed and variable rates of Zone 7 water.

The annual imported water cost includes an annual fixed charge and variable charge per ccf of imported water. Zone 7 rates are set based on the calendar year¹⁵ (CY) so fixed and variable rates for FY 2024, FY 2025, and FY 2026 are based on an average of the past two calendar year rates.

Table 2-13 shows the calculated Zone 7 water supply costs for the study period accounting for these factors. The City estimates 10% water loss for the system (Line 1). Potable water usage (Line 2) is equal to the total water usage for all customers (**Table 2-8**, Line 10) less recycled irrigation usage whose recycled supply is not provided by Zone 7 (**Table 2-8**, Line 9). Total water production (Line 3) is based on potable water usage (Line 2), accounting for water loss (Line 1).

City staff provided Zone 7 fixed and variable charges for CY 2023 through CY 2026, adjusted for the fiscal year based on the calculation above. Future years are calculated assuming a 5% increase each year for both fixed and variable rates (**Table 2-12**, Line 4). Total Zone 7 water costs for each year (Line 9) are calculated by multiplying total water production (Line 3) by the variable charge (Line 6), plus the annual fixed charge (Line 7).

Table 2-13: Calculated Potable Water Supply Costs

Line	Potable Water Supply Cost	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Water Loss	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
2	Potable Water Usage (ccf)	5,028,944	5,028,944	5,028,944	5,028,944	5,028,944	5,028,944
3	Water Production (ccf)	5,587,716	5,587,716	5,587,716	5,587,716	5,587,716	5,587,716
4							
5	Zone 7 Charges (Fiscal Year)						
6	Variable Charge (\$/ccf)	\$2.31	\$2.39	\$2.46	\$2.58	\$2.71	\$2.84
7	Fixed Charge	\$9,308,749	\$10,455,015	\$11,665,823	\$12,249,114	\$12,861,570	\$13,504,648
8							
9	Zone 7 Water Costs	\$22,188,433	\$23,809,655	\$25,383,665	\$26,652,848	\$27,985,490	\$29,384,765

OPERATING EXPENSE SUMMARY

Table 2-14 shows the summary of O&M expenses for the study period by fund and combined. City staff provided actual expenses for FY 2024 and budgeted expenses for FY 2025; expenses for other years are projections. Water supply expenses (Line 4) are from **Table 2-13** (Line 9) for all years except for FY 2024 and FY 2025 which represent actual or budgeted costs. All other expenses are inflated based on the assumptions in **Table 2-12**. O&M Program Improvements (Line 7) include three Full Time Employee (FTE) operator additions, as defined in the WSMP. Increase in O&M for CIP (Line 8) include O&M expenses related to new CIP and Engineering staffing expenses to implement, as defined in the WSMP. Detailed operating expense projections by potable and recycled water funds are included in the **Appendix (Table 8-2)**.

¹⁵ One calendar year runs from January 1st – December 31st

Table 2-14: Expense Summary

Line	Expenses Summary	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Potable Water Expenses						
2	Maintenance and Repair Expenses	\$117,446	\$91,000	\$93,730	\$96,542	\$99,438	\$102,421
3	Material and Service Expenses	\$4,189,623	\$3,862,705	\$3,991,086	\$4,123,944	\$4,261,443	\$4,403,757
4	Water Supply Expenses	\$22,458,043	\$24,194,417	\$25,383,665	\$26,652,848	\$27,985,490	\$29,384,765
5	Personnel Expenses	\$5,070,598	\$5,729,749	\$5,953,592	\$6,186,747	\$6,429,625	\$6,682,653
6	Transportation and Training Expenses	\$86,105	\$129,000	\$132,870	\$136,856	\$140,962	\$145,191
7	O&M Program Improvements	\$0	\$312,000	\$1,075,110	\$2,477,922	\$2,155,890	\$1,273,670
8	Increase in O&M for CIP	\$0	\$0	\$0	\$1,067,761	\$1,139,718	\$1,191,390
9	Insurance Liability Cost Allocation	\$0	\$0	\$350,000	\$360,500	\$371,315	\$382,454
10	Additional Staffing Costs	\$0	\$0	\$777,670	\$808,777	\$841,128	\$874,773
11	Total	\$31,921,814	\$34,318,871	\$37,757,723	\$41,911,898	\$43,425,010	\$44,441,075
12							
13	Recycled Water Expenses						
14	Maintenance and Repair Expenses	\$0	\$0	\$0	\$0	\$0	\$0
15	Material and Service Expenses	\$181,531	\$183,500	\$189,175	\$195,029	\$201,067	\$207,296
16	Water Supply Expenses	\$978,457	\$1,181,833	\$1,240,925	\$1,302,971	\$1,368,119	\$1,436,525
17	Personnel Expenses	\$590,385	\$657,093	\$682,988	\$709,969	\$738,084	\$767,384
18	Transportation and Training Expenses	\$401	\$9,500	\$9,785	\$10,079	\$10,381	\$10,692
19	Total	\$1,750,774	\$2,031,926	\$2,122,873	\$2,218,047	\$2,317,652	\$2,421,897
20							
21	Potable and Recycled Water Expenses						
22	Maintenance and Repair Expenses	\$117,446	\$91,000	\$93,730	\$96,542	\$99,438	\$102,421
23	Material and Service Expenses	\$4,371,153	\$4,046,205	\$4,180,261	\$4,318,972	\$4,462,510	\$4,611,053
24	Water Supply Expenses	\$23,436,500	\$25,376,250	\$26,624,589	\$27,955,819	\$29,353,610	\$30,821,290
25	Personnel Expenses	\$5,660,983	\$6,386,842	\$6,636,580	\$6,896,716	\$7,167,709	\$7,450,036
26	Transportation and Training Expenses	\$86,506	\$138,500	\$142,655	\$146,935	\$151,343	\$155,883
27	OM Program Improvements	\$0	\$312,000	\$1,075,110	\$2,477,922	\$2,155,890	\$1,273,670
28	Increase in O&M for CIP	\$0	\$0	\$0	\$1,067,761	\$1,139,718	\$1,191,390
29	Insurance Liability Cost Allocation	\$0	\$0	\$350,000	\$360,500	\$371,315	\$382,454
30	Additional Staffing Costs	\$0	\$0	\$777,670	\$808,777	\$841,128	\$874,773
31	Total	\$33,672,588	\$36,350,797	\$39,880,596	\$44,129,945	\$45,742,662	\$46,862,972

2.4 DEBT SERVICE

EXISTING AND PROPOSED DEBT SERVICE

Table 2-15 shows the City’s existing annual debt service for the study period. The City has existing debt service payments on two outstanding issues (Lines 1-2), totaling approximately \$1.5 to \$1.6 million each year.

Table 2-15: Existing Debt Service

Line	Existing Debt Service	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	2016 Recycled Water Project Loan	\$434,895	\$434,895	\$434,895	\$434,895	\$434,895
2	2024 Water Revenue Bond	\$1,112,594	\$1,113,750	\$1,115,250	\$1,116,000	\$1,116,000
3	Total	\$1,547,489	\$1,548,645	\$1,550,145	\$1,550,895	\$1,550,895

Table 2-16 shows the proposed annual debt service based on the proposed financial plan scenario. The proposed financial plan scenario includes three new debt issuances in FY 2026 through FY 2028 (Line 7) assuming a 6% interest rate, 30-year term, and 2% issuance cost each year (Lines 1-4). This results in approximately \$8.1 million of additional annual debt service payments over the study period and an additional \$35 million of debt proceeds to fund CIP. The study assumes that the City will capitalize the issuance costs, which means that the debt issuance will be higher than the debt proceeds used to fund CIP.

Table 2-16: Proposed Debt Service

Line	Proposed Debt Service	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Proposed Debt Terms					
2	Interest Rate	6.0%	6.0%	6.0%	6.0%	6.0%
3	Term (years)	30	30	30	30	30
4	Issuance Costs	2.0%	2.0%	2.0%	2.0%	2.0%
5						
6	Debt Proceeds for CIP	\$0	\$15,000,000	\$10,000,000	\$10,000,000	\$0
7	Debt Issuance	\$0	\$15,306,122	\$10,204,082	\$10,204,082	\$0
8	Debt Service Payment	\$0	\$1,111,973	\$741,315	\$741,315	\$0
9						
10	Proposed Debt Service					
11	Debt Issuance - FY 2025	\$0	\$0	\$0	\$0	\$0
12	Debt Issuance - FY 2026		\$1,111,973	\$1,111,973	\$1,111,973	\$1,111,973
13	Debt Issuance - FY 2027			\$741,315	\$741,315	\$741,315
14	Debt Issuance - FY 2028				\$741,315	\$741,315
15	Debt Issuance - FY 2029					\$0
16	Total	\$0	\$1,111,973	\$1,853,289	\$2,594,604	\$2,594,604

2.5 CAPITAL IMPROVEMENT PLAN

CAPITAL IMPROVEMENT PROJECTS

Table 2-17 shows the City’s planned CIP based on the WSMP; project costs are inflated based on the Capital factor (**Table 2-12**, Line 7). The capital execution rate (Line 7) is then applied to the total CIP (Line

5) to determine the total CIP executed each year. The execution rate assumes all projects will be completed each year. Detailed CIP costs are included in the **Appendix (Table 8-3)**.

Table 2-17: Capital Project Costs and Execution Rate

Line	Capital Improvement Projects (CIP)	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Water Supply, Transmission & Quality	\$9,802,232	\$2,704,000	\$11,372,375	\$10,657,411	\$0
2	Water Distribution Piping	\$360,825	\$544,102	\$674,918	\$5,322,856	\$10,193,524
3	Water Facilities	\$0	\$2,983,053	\$3,102,375	\$0	\$6,582,092
4	Water Other	\$344,049	\$2,011,776	\$2,092,247	\$2,175,937	\$2,262,974
5	Total	\$10,507,105	\$8,242,931	\$17,241,915	\$18,156,205	\$19,038,590
6						
7	CIP Execution	100%	100%	100%	100%	100%
8	Executed CIP	\$10,507,105	\$8,242,931	\$17,241,915	\$18,156,205	\$19,038,590

CAPITAL EXPENSE SUMMARY

Table 2-18 shows the capital expense summary and funding sources. Debt funded CIP (Line 2) pertains to all CIP that is funded by the proposed debt issuances (**Table 2-16**). The proposed debt issuance will provide \$35 million in debt proceeds, which will fund capital project starting in FY 2026 (Line 2). All other project costs will be funded by grants (Line 1) or water rates and reserves (Line 3), which include approximately \$13.9 million in funds from the City's prior debt issuance (2024 Bonds).

Table 2-18: Capital Expense Summary

Line	Capital Financing Plan	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Grant Funded	\$1,000,000	\$0	\$0	\$0	\$0
2	Debt Funded	\$0	\$8,242,931	\$16,757,069	\$10,000,000	\$0
3	Rate/Reserve Funded	\$9,507,105	\$0	\$484,846	\$8,156,205	\$19,038,590
4	Total	\$10,507,105	\$8,242,931	\$17,241,915	\$18,156,205	\$19,038,590

2.6 FINANCIAL POLICIES

RESERVE POLICY

The City's reserve policy maintains cash on hand to meet short-term cash imbalances and execute CIP projects. The City currently has an adopted reserve policy that consists of an operating and capital reserve target equal to 35% of annual operating expenses. The reserve target for the study period ranges from approximately \$14 to \$16 million in the City's reserve funds.

DEBT COVERAGE REQUIREMENT

The City's debt coverage requirement is 125% of annual debt service. To meet coverage requirements, net operating revenues (revenues less operating expenses) must be 125% or more of annual debt service.

2.7 STATUS QUO FINANCIAL PLAN

STATUS QUO FINANCIAL PLAN SCENARIO

Table 2-19 shows the status quo financial plan scenario, which assumes no revenue adjustments and no proposed debt issuances. This scenario is used to evaluate the ability of the current potable and recycled water rates to meet the City's financial targets and to determine the need for revenue adjustments.

Table 2-19: Status Quo Financial Plan Scenario

Line	Fiscal Year	Revenue Adjustments	Debt Issuance	Debt Proceeds for CIP
1	FY 2026	0.0%	\$0	\$0
2	FY 2027	0.0%	\$0	\$0
3	FY 2028	0.0%	\$0	\$0
4	FY 2029	0.0%	\$0	\$0

STATUS QUO CASH FLOW PROJECTIONS

Table 2-20 shows the cash flow projections for the status quo financial plan. Revenues¹⁶ (Lines 1-6) are from **Table 2-11**. Operating expenses (Lines 8-18) are from **Table 2-14**. Net operating revenue (Line 20) is equal to the difference between total revenues (Line 6) and total expenses (Line 18). Debt service (Lines 22-24) is from **Table 2-15**. Rate funded CIP (Line 29) is calculated from total CIP (**Table 2-18**, Line 4) less grant funded CIP (**Table 2-18**, Line 1). The status quo scenario assumes no new debt; all CIP is expected to be rate or grant funded. Net cash flow (Line 32) is equal to the net operating revenue (Line 20) less debt service (Line 24) and rate funded CIP (Line 29). Grant proceeds, debt proceeds, grant funded CIP and debt funded CIP are not included in the cash flow projections.

The net operating revenue in this scenario is negative starting at the end of FY 2027, meaning that the City's current revenues are not sufficient to fund its operating expenses. The net cash flow in the status quo scenario is negative for all years, meaning that the City's current revenues are not sufficient to fund its debt service and annual CIP.

¹⁶ Interest income (Line 5) is different in the status quo financial plan scenario because it is based on projected fund balances. The status quo scenario results in lower fund balances; therefore, the City has less interest income.

Table 2-12 shows the interest income for the proposed financial plan scenario.

Table 2-20: Projected Potable and Recycled Cash Flows (Status Quo Financial Plan)

Line	Cash Flow Projections	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Revenues					
2	Rate Revenues at Existing Rates	\$39,300,688	\$41,555,742	\$41,555,742	\$41,555,742	\$41,555,742
3	Revenue Adjustments	\$0	\$0	\$0	\$0	\$0
4	Non-Rate Revenue	\$635,541	\$635,541	\$635,541	\$635,541	\$635,541
5	Interest Income	\$275,000	\$218,367	\$0	\$0	\$0
6	Subtotal	\$40,211,229	\$42,409,649	\$42,191,283	\$42,191,283	\$42,191,283
7						
8	Expenses					
9	Maintenance and Repair Expenses	\$91,000	\$93,730	\$96,542	\$99,438	\$102,421
10	Material and Service Expenses	\$4,046,205	\$4,180,261	\$4,318,972	\$4,462,510	\$4,611,053
11	Water Supply Expenses	\$25,376,250	\$26,624,589	\$27,955,819	\$29,353,610	\$30,821,290
12	Personnel Expenses	\$6,386,842	\$6,636,580	\$6,896,716	\$7,167,709	\$7,450,036
13	Transportation and Training Expenses	\$138,500	\$142,655	\$146,935	\$151,343	\$155,883
14	OM Program Improvements	\$312,000	\$1,075,110	\$2,477,922	\$2,155,890	\$1,273,670
15	Increase in O&M for CIP	\$0	\$0	\$1,067,761	\$1,139,718	\$1,191,390
16	Insurance Liability Cost Allocation	\$0	\$350,000	\$360,500	\$371,315	\$382,454
17	Additional Staffing Costs	\$0	\$777,670	\$808,777	\$841,128	\$874,773
18	Subtotal	\$36,350,797	\$39,880,596	\$44,129,945	\$45,742,662	\$46,862,972
19						
20	Net Revenue	\$3,860,432	\$2,529,053	(\$1,938,663)	(\$3,551,379)	(\$4,671,689)
21						
22	Debt Service					
23	Existing Debt	\$1,547,489	\$1,548,645	\$1,550,145	\$1,550,895	\$1,550,895
24	Subtotal	\$1,547,489	\$1,548,645	\$1,550,145	\$1,550,895	\$1,550,895
25						
26	Net Revenue Minus Debt	\$2,312,944	\$980,408	(\$3,488,808)	(\$5,102,274)	(\$6,222,584)
27						
28	CIP					
29	Rate Funded	\$9,507,105	\$8,242,931	\$17,241,915	\$18,156,205	\$19,038,590
30	Subtotal	\$9,507,105	\$8,242,931	\$17,241,915	\$18,156,205	\$19,038,590
31						
32	Net Cash Flow	(\$7,194,162)	(\$7,262,523)	(\$20,730,723)	(\$23,258,479)	(\$25,261,174)

STATUS QUO FUND BALANCE PROJECTIONS

Table 2-21 shows the fund balance projections for the status quo financial plan. Based on the sources (revenues) and uses (operating expenses, debt service, and capital expenditures) of funds, the City's fund balances will be negative by the end of FY 2027. At the end of the study period, the City's fund balances will be approximately negative \$60 million in FY 2029, from a starting balance of approximately \$23 million in FY 2025. This represents a net loss of approximately \$83 million in five years.

Table 2-21: Projected Potable and Recycled Fund Balances (Status Quo Financial Plan)

Line	Fund Balance Projections	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Beginning Fund Balance¹⁷	\$23,412,694	\$16,218,532	\$8,956,009	(\$11,774,714)	(\$35,033,193)
2						
3	Sources of Funds					
4	Rate Revenues	\$39,300,688	\$41,555,742	\$41,555,742	\$41,555,742	\$41,555,742
5	Rate Revenue Adjustments	\$0	\$0	\$0	\$0	\$0
6	Non-Rate Revenue	\$635,541	\$635,541	\$635,541	\$635,541	\$635,541
7	Interest Income	\$275,000	\$218,367	\$0	\$0	\$0
8	Grant Proceeds	\$1,000,000	\$0	\$0	\$0	\$0
9	Debt Proceeds	\$0	\$0	\$0	\$0	\$0
10	Subtotal	\$41,211,229	\$42,409,649	\$42,191,283	\$42,191,283	\$42,191,283
11						
12	Uses of Funds					
13	Expenses	\$36,350,797	\$39,880,596	\$44,129,945	\$45,742,662	\$46,862,972
14	Debt Service	\$1,547,489	\$1,548,645	\$1,550,145	\$1,550,895	\$1,550,895
15	Grant Funded CIP	\$1,000,000	\$0	\$0	\$0	\$0
16	Debt Funded CIP	\$0	\$0	\$0	\$0	\$0
17	Rate Funded CIP	\$9,507,105	\$8,242,931	\$17,241,915	\$18,156,205	\$19,038,590
18	Subtotal	\$48,405,391	\$49,672,172	\$62,922,006	\$65,449,762	\$67,452,457
19						
20	Ending Fund Balance	\$16,218,532	\$8,956,009	(\$11,774,714)	(\$35,033,193)	(\$60,294,367)

¹⁷ Beginning fund balances for FY 2025 include approximately \$13.9 million in funds from the City's prior debt issuance (2024 Bonds).

STATUS QUO FINANCIAL PERFORMANCE

The City's financial performance is evaluated based on the reserve targets and debt coverage requirements, as shown in **Table 2-22**. Under the status quo financial plan, the City will not meet its reserve targets from FY 2026 to FY 2029 and the City will not meet its debt coverage requirements from FY 2027 to FY 2029.

Table 2-22: Forecasted Potable and Recycled Financial Performance (Status Quo Financial Plan)

Line	Financial Performance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Reserve Policies					
2	Water and Recycled Operating and Capital	\$12,722,779	\$13,958,209	\$15,445,481	\$16,009,932	\$16,402,040
3	Combined Reserves	\$16,218,532	\$8,956,009	(\$11,774,714)	(\$35,033,193)	(\$60,294,367)
4	Meets Target?	Yes	No	No	No	No
5						
6	Debt Coverage Target					
7	Required Debt Coverage	125%	125%	125%	125%	125%
8	Calculated Debt Coverage	249%	163%	-125%	-229%	-301%
9	Meets Target?	Yes	Yes	No	No	No

Figure 2-1 shows the comparison of revenues and the revenue requirement for the status quo scenario. The stacked bars represent the revenue requirements, or costs: light blue for O&M expenses, green for debt service, and dark blue for rate funded CIP. The City will not be adding to its reserves (grey bars) in this scenario. The current revenue, shown as a solid line, is lower than the revenue requirements, meaning that revenues are insufficient to fund necessary costs. The operating deficit (red circles) starting in FY 2027 indicates where the O&M expenses and existing debt service annual payments are greater than current revenues.

Figure 2-1: Potable and Recycled Revenue Requirements vs. Revenues (Status Quo Financial Plan)

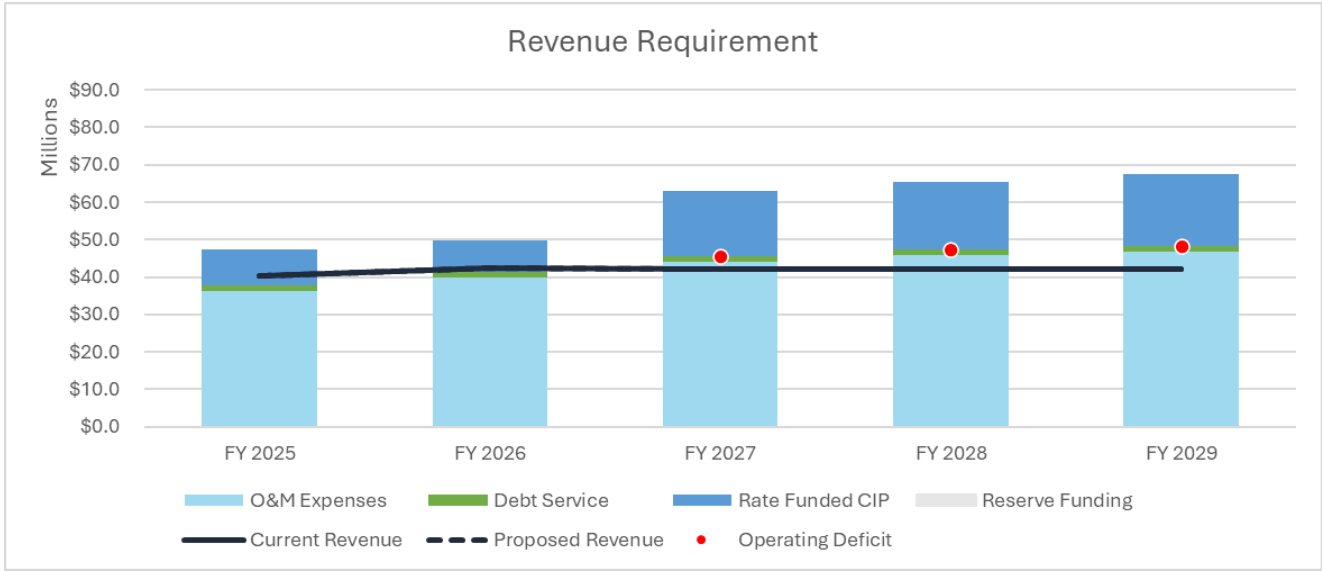


Figure 2-2 shows the debt coverage projections in the status quo financial plan. The required debt coverage (dashed black line) is equal to 125%. The City is expected to fail to meet its debt coverage requirements starting in FY 2027, indicated by the alert coverage (red circles).

Figure 2-2: Potable and Recycled Projected Debt Coverage (Status Quo Financial Plan)

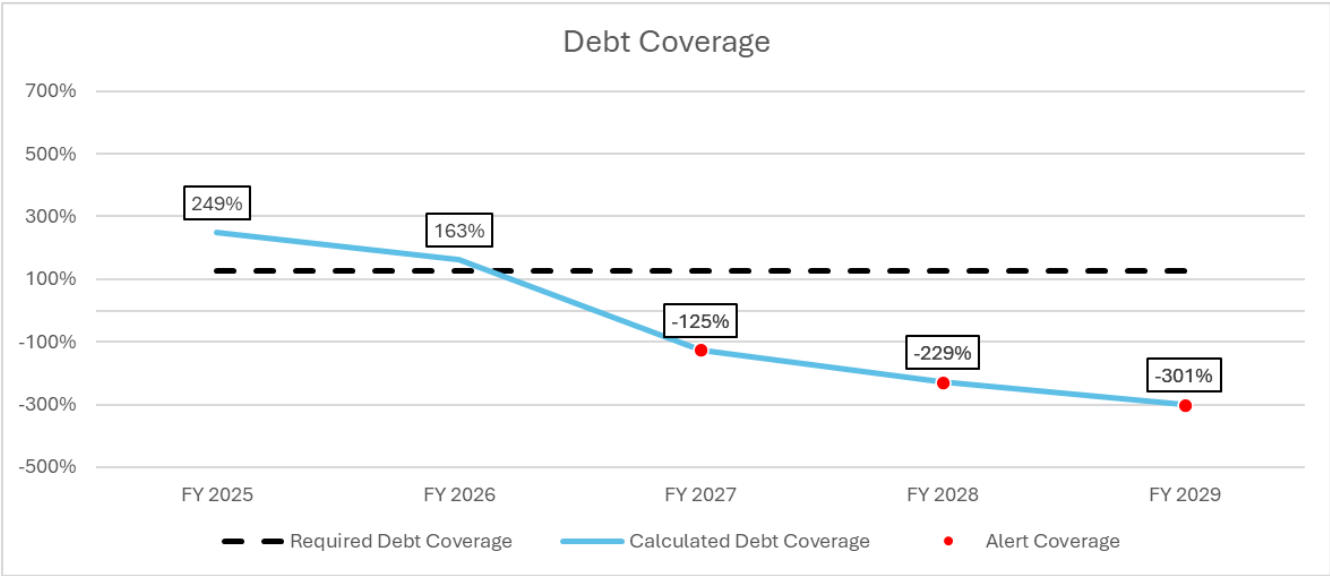
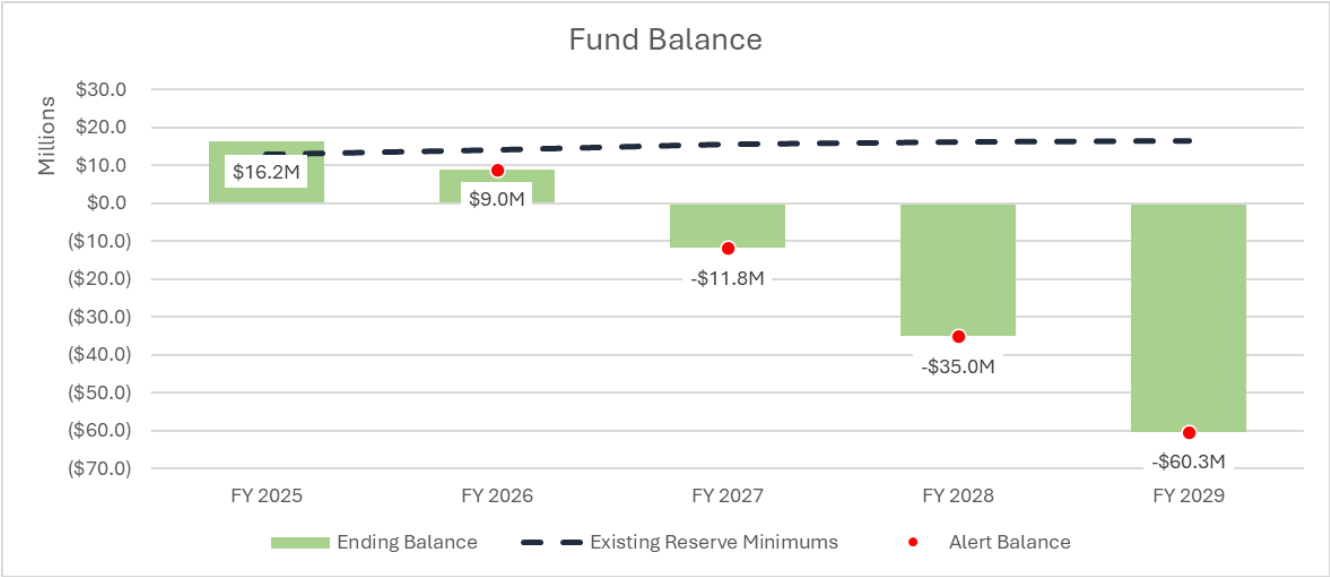


Figure 2-3 shows the fund balance projections in the status quo financial plan. The City’s ending balance (green bars) will not meet the reserve targets (dashed line) starting in FY 2026. The City’s fund balances will be negative by FY 2027.

Figure 2-3: Potable and Recycled Projected Fund Balances (Status Quo Financial Plan)



2.8 PROPOSED FINANCIAL PLAN

PROPOSED FINANCIAL PLAN SCENARIO

The proposed financial plan includes four years of revenue adjustments and three debt issuances in FY 2026, FY 2027, and FY 2028, shown in **Table 2-23**. These adjustments are needed to maintain the City’s financial sufficiency and were developed based on input from City staff, PWAG, and the City Council.

Table 2-23: Proposed Water and Recycled Financial Plan Scenario

Line	Fiscal Year	Revenue Adjustments	Debt Issuance	Debt Proceeds for CIP
1	FY 2026	15.0%	\$15,306,122	\$15,000,000
2	FY 2027	15.0%	\$10,204,082	\$10,000,000
3	FY 2028	8.0%	\$10,204,082	\$10,000,000
4	FY 2029	8.0%	\$0	\$0

PROPOSED CASH FLOW PROJECTIONS

Table 2-24 shows the potable and recycled cash flow projections for the proposed financial plan. Revenues (Lines 2, 4, and 5) are from **Table 2-11**. Revenue adjustments (Line 3) are based on the proposed revenue adjustments in **Table 2-23**. Operating expenses (Lines 8-18) are from **Table 2-14**. Net operating revenue (Line 20) is equal to the difference between total revenues (Line 6) and total expenses (Line 18). Debt service (Lines 22-25) is from **Table 2-15** (Line 3) and **Table 2-16** (Line 16). Rate funded CIP (Line 30) is from **Table 2-18** (Line 3). Net cash flow (Line 33) is equal to the net operating revenue (Line 20) less debt service (Line 25) and rate funded CIP (Line 30). Grant proceeds, debt proceeds, grant funded CIP and debt funded CIP are not included in the cash flow projections.

Table 2-24: Projected Potable and Recycled Cash Flows (Proposed Financial Plan)

Line	Cash Flow Projections (Potable and Recycled)	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Revenues					
2	Rate Revenues at Existing Rates	\$39,300,688	\$41,555,742	\$41,555,742	\$41,555,742	\$41,555,742
3	Revenue Adjustments	\$0	\$3,116,681	\$9,817,544	\$15,600,025	\$20,172,487
4	Non-Rate Revenue	\$635,541	\$635,541	\$635,541	\$635,541	\$635,541
5	Interest Income	\$275,000	\$367,158	\$432,710	\$387,611	\$176,202
6	Subtotal	\$40,211,229	\$45,675,121	\$52,441,536	\$58,178,919	\$62,539,971
7						
8	Expenses					
9	Maintenance and Repair Expenses	\$91,000	\$93,730	\$96,542	\$99,438	\$102,421
10	Material and Service Expenses	\$4,046,205	\$4,180,261	\$4,318,972	\$4,462,510	\$4,611,053
11	Water Supply Expenses	\$25,376,250	\$26,624,589	\$27,955,819	\$29,353,610	\$30,821,290
12	Personnel Expenses	\$6,386,842	\$6,636,580	\$6,896,716	\$7,167,709	\$7,450,036
13	Transportation and Training Expenses	\$138,500	\$142,655	\$146,935	\$151,343	\$155,883
14	OM Program Improvements	\$312,000	\$1,075,110	\$2,477,922	\$2,155,890	\$1,273,670
15	Increase in O&M for CIP	\$0	\$0	\$1,067,761	\$1,139,718	\$1,191,390
16	Insurance Liability Cost Allocation	\$0	\$350,000	\$360,500	\$371,315	\$382,454
17	Additional Staffing Costs	\$0	\$777,670	\$808,777	\$841,128	\$874,773
18	Subtotal	\$36,350,797	\$39,880,596	\$44,129,945	\$45,742,662	\$46,862,972
19						
20	Net Revenue	\$3,860,432	\$5,794,525	\$8,311,591	\$12,436,257	\$15,676,999
21						
22	Debt Service					
23	Existing Debt	\$1,547,489	\$1,548,645	\$1,550,145	\$1,550,895	\$1,550,895
24	Proposed Debt	\$0	\$1,111,973	\$1,853,289	\$2,594,604	\$2,594,604
25	Subtotal	\$1,547,489	\$2,660,618	\$3,403,433	\$4,145,499	\$4,145,499
26						
27	Net Revenue Minus Debt	\$2,312,944	\$3,133,907	\$4,908,158	\$8,290,759	\$11,531,500
28						
29	CIP					
30	Rate Funded	\$9,507,105	\$0	\$484,846	\$8,156,205	\$19,038,590
31	Subtotal	\$9,507,105	\$0	\$484,846	\$8,156,205	\$19,038,590
32						
33	Net Cash Flow	(\$7,194,162)	\$3,133,907	\$4,423,311	\$134,554	(\$7,507,090)

Table 2-25 shows the potable cash flow projections for the proposed financial plan. Rate revenues at existing rates are from **Table 2-10** and are equal to total calculated revenue (Line 27) less revenue from recycled irrigation fixed meter charges (Line 6) and variable charges (Line 19). Other revenues (Lines 3-5) are from **Table 2-11**. Revenue adjustments (Line 3) are based on the proposed revenue adjustments in **Table 2-23**. Operating expenses (Lines 8-18) are from **Table 2-14**. Net operating revenue (Line 20) is equal to the difference between total revenues (Line 6) and total expenses (Line 18). Debt service (Lines 22-25) is from **Table 2-15** and **Table 2-16**. Rate funded CIP (Line 30) is from **Table 2-18** (Line 3). Net cash flow (Line 33) is equal to the net operating revenue (Line 20) less debt service (Line 25) and rate funded CIP (Line 30). Grant proceeds, debt proceeds, grant funded CIP and debt funded CIP are not included in the cash flow projections. Potable operating and capital fund balance projections are included in the **Appendix (Table 8-4)**.

Table 2-25: Projected Potable Cash Flows (Proposed Financial Plan)

Line	Cash Flow Projections (Potable)	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Revenues					
2	Rate Revenues at Existing Rates	\$37,007,044	\$39,130,425	\$39,130,425	\$39,130,425	\$39,130,425
3	Revenue Adjustments	\$0	\$2,934,782	\$9,244,563	\$14,689,562	\$18,995,160
4	Non-Rate Revenue	\$626,041	\$626,041	\$626,041	\$626,041	\$626,041
5	Interest Income	\$275,000	\$369,506	\$431,479	\$383,169	\$265,577
6	Subtotal	\$37,908,085	\$43,060,754	\$49,432,508	\$54,829,196	\$59,017,203
7						
8	Expenses					
9	Maintenance and Repair Expenses	\$91,000	\$93,730	\$96,542	\$99,438	\$102,421
10	Material and Service Expenses	\$3,862,705	\$3,991,086	\$4,123,944	\$4,261,443	\$4,403,757
11	Water Supply Expenses	\$24,194,417	\$25,383,665	\$26,652,848	\$27,985,490	\$29,384,765
12	Personnel Expenses	\$5,729,749	\$5,953,592	\$6,186,747	\$6,429,625	\$6,682,653
13	Transportation and Training Expenses	\$129,000	\$132,870	\$136,856	\$140,962	\$145,191
14	OM Program Improvements	\$312,000	\$1,075,110	\$2,477,922	\$2,155,890	\$1,273,670
15	Increase in O&M for CIP	\$0	\$0	\$1,067,761	\$1,139,718	\$1,191,390
16	Insurance Liability Cost Allocation	\$0	\$350,000	\$360,500	\$371,315	\$382,454
17	Additional Staffing Costs	\$0	\$777,670	\$808,777	\$841,128	\$874,773
18	Subtotal	\$34,318,871	\$37,757,723	\$41,911,898	\$43,425,010	\$44,441,075
19						
20	Net Revenue	\$3,589,214	\$5,303,031	\$7,520,610	\$11,404,186	\$14,576,129
21						
22	Debt Service					
23	Existing Debt	\$1,112,594	\$1,113,750	\$1,115,250	\$1,116,000	\$1,116,000
24	Proposed Debt	\$0	\$1,111,973	\$1,853,289	\$2,594,604	\$2,594,604
25	Subtotal	\$1,112,594	\$2,225,723	\$2,968,539	\$3,710,604	\$3,710,604
26						
27	Net Revenue Minus Debt	\$2,476,620	\$3,077,308	\$4,552,071	\$7,693,582	\$10,865,525
28						
29	CIP					
30	Rate Funded	\$9,507,105	\$0	\$484,846	\$8,156,205	\$19,038,590
31	Subtotal	\$9,507,105	\$0	\$484,846	\$8,156,205	\$19,038,590
32						
33	Net Cash Flow	(\$7,030,485)	\$3,077,308	\$4,067,225	(\$462,623)	(\$8,173,065)

Table 2-26 shows the recycled cash flow projections for the proposed financial plan. Rate revenues at existing rates are from **Table 2-10** and are equal to revenue from recycled irrigation fixed charges (Line 6) and variable charges (Line 19). Other revenues (Lines 4 and 5) are from **Table 2-11**. Revenue adjustments (Line 3) are based on the proposed revenue adjustments in **Table 2-23**. Operating expenses (Lines 8-13) are from **Table 2-14**. Net operating revenue (Line 15) is equal to the difference between total revenues (Line 6) and total expenses (Line 13). Debt service (Lines 17-20) is from **Table 2-15** and **Table 2-16**. Net cash flow (Line 22) is equal to the net operating revenue (Line 15) less debt service (Line 20). Grant proceeds, debt proceeds, grant funded CIP and debt funded CIP are not included in the cash flow projections. Recycled operating and capital fund balance projections are included in the **Appendix (Table 8-5)**.

Table 2-26: Projected Recycled Cash Flows (Proposed Financial Plan)

Line	Cash Flow Projections (Recycled)	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Revenues					
2	Rate Revenues at Existing Rates	\$2,293,644	\$2,425,317	\$2,425,317	\$2,425,317	\$2,425,317
3	Revenue Adjustments	\$0	\$181,899	\$572,981	\$910,464	\$1,177,326
4	Non-Rate Revenue	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500
5	Interest Income	\$0	\$0	\$1,272	\$9,586	\$21,496
6	Subtotal	\$2,303,144	\$2,616,715	\$3,009,070	\$3,354,866	\$3,633,639
7						
8	Expenses					
9	Material and Service Expenses	\$183,500	\$189,175	\$195,029	\$201,067	\$207,296
10	Water Supply Expenses	\$1,181,833	\$1,240,925	\$1,302,971	\$1,368,119	\$1,436,525
11	Personnel Expenses	\$657,093	\$682,988	\$709,969	\$738,084	\$767,384
12	Transportation and Training Expenses	\$9,500	\$9,785	\$10,079	\$10,381	\$10,692
13	Subtotal	\$2,031,926	\$2,122,873	\$2,218,047	\$2,317,652	\$2,421,897
14						
15	Net Revenue	\$271,218	\$493,843	\$791,022	\$1,037,215	\$1,211,742
16						
17	Debt Service					
18	Existing Debt	\$434,895	\$434,895	\$434,895	\$434,895	\$434,895
19	Proposed Debt	\$0	\$0	\$0	\$0	\$0
20	Subtotal	\$434,895	\$434,895	\$434,895	\$434,895	\$434,895
21						
22	Net Cash Flow	(\$163,677)	\$58,948	\$356,128	\$602,320	\$776,847

PROPOSED FUND BALANCE PROJECTIONS

Table 2-27 shows the fund balance projections for the proposed financial plan. Based on the sources (revenues, revenue adjustments) and uses (operating expenses, debt service, and capital expenditures) of funds, the City's fund balances will be approximately \$16 million at the end of the study.

Table 2-27: Projected Potable and Recycled Fund Balances (Proposed Financial Plan)

Line	Fund Balance Projections	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Beginning Fund Balance¹⁸	\$23,412,694	\$16,218,532	\$26,109,508	\$23,775,750	\$23,910,304
2						
3	Sources of Funds					
4	Rate Revenues	\$39,300,688	\$41,555,742	\$41,555,742	\$41,555,742	\$41,555,742
5	Rate Revenue Adjustments	\$0	\$3,116,681	\$9,817,544	\$15,600,025	\$20,172,487
6	Non-Rate Revenue	\$635,541	\$635,541	\$635,541	\$635,541	\$635,541
7	Interest Income	\$275,000	\$367,158	\$432,710	\$387,611	\$176,202
8	Grant Proceeds	\$1,000,000	\$0	\$0	\$0	\$0
9	Debt Proceeds	\$0	\$15,000,000	\$10,000,000	\$10,000,000	\$0
10	Subtotal	\$41,211,229	\$60,675,121	\$62,441,536	\$68,178,919	\$62,539,971
11						
12	Uses of Funds					
13	Expenses	\$36,350,797	\$39,880,596	\$44,129,945	\$45,742,662	\$46,862,972
14	Debt Service	\$1,547,489	\$2,660,618	\$3,403,433	\$4,145,499	\$4,145,499
15	Grant Funded CIP	\$1,000,000	\$0	\$0	\$0	\$0
16	Debt Funded CIP	\$0	\$8,242,931	\$16,757,069	\$10,000,000	\$0
17	Rate Funded CIP	\$9,507,105	\$0	\$484,846	\$8,156,205	\$19,038,590
18	Subtotal	\$48,405,391	\$50,784,145	\$64,775,294	\$68,044,366	\$70,047,061
19						
20	Ending Fund Balance	\$16,218,532	\$26,109,508	\$23,775,750	\$23,910,304	\$16,403,214

¹⁸ Beginning fund balances for FY 2025 include approximately \$13.9 million in funds from the City's prior debt issuance (2024 Bonds).

PROPOSED FINANCIAL PERFORMANCE

Table 2-28 shows the forecasted financial performance for the proposed financial plan. Under this plan, the City will meet its reserve targets and debt coverage requirements in all years of the study.

Table 2-28: Forecasted Potable and Recycled Financial Performance (Proposed Financial Plan)

Line	Financial Performance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Reserve Policies					
2	Water and Recycled Operating and Capital	\$12,722,779	\$13,958,209	\$15,445,481	\$16,009,932	\$16,402,040
3	Combined Reserves	\$16,218,532	\$26,109,508	\$23,775,750	\$23,910,304	\$16,403,214
4	Meets Target?	Yes	Yes	Yes	Yes	Yes
5						
6	Debt Coverage Target					
7	Required Debt Coverage	125%	125%	125%	125%	125%
8	Calculated Debt Coverage	249%	218%	244%	300%	378%
9	Meets Target?	Yes	Yes	Yes	Yes	Yes

Figure 2-4 shows the comparison of revenues and the revenue requirement for the proposed scenario. The stacked bars represent the revenue requirements, or costs. The City will add to its reserves (grey bars) in this scenario. The current revenue, shown as a solid line, is lower than the revenue requirements. The proposed revenue, shown as a dotted line, is greater than the revenue requirements (except for FY 2029 where reserves will be used to fund CIP), meaning that the City’s revenues are able to sufficiently fund its expenses.

Figure 2-4: Potable and Recycled Revenue Requirements vs. Revenues (Proposed Financial Plan)

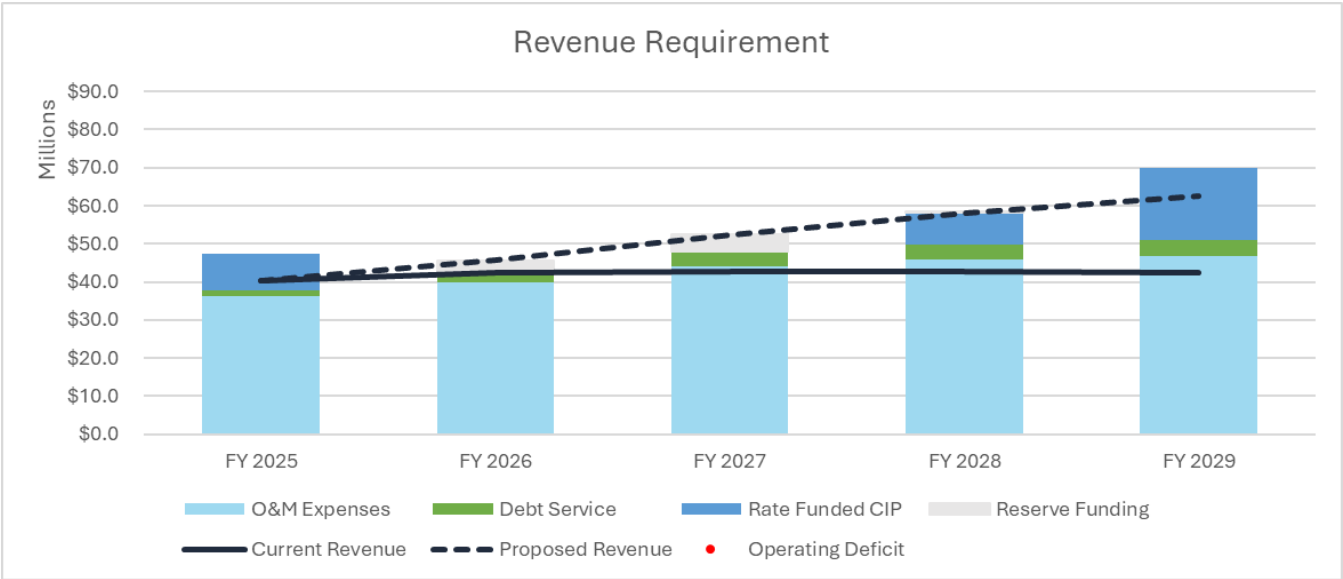


Figure 2-5 shows the debt coverage projections in the proposed financial plan. The required debt coverage (dashed black line) is equal to 125%. The City is expected to meet its debt coverage requirements for all years of this scenario, including proposed debt issuances (**Table 2-16**).

Figure 2-5: Potable and Recycled Projected Debt Coverage (Proposed Financial Plan)

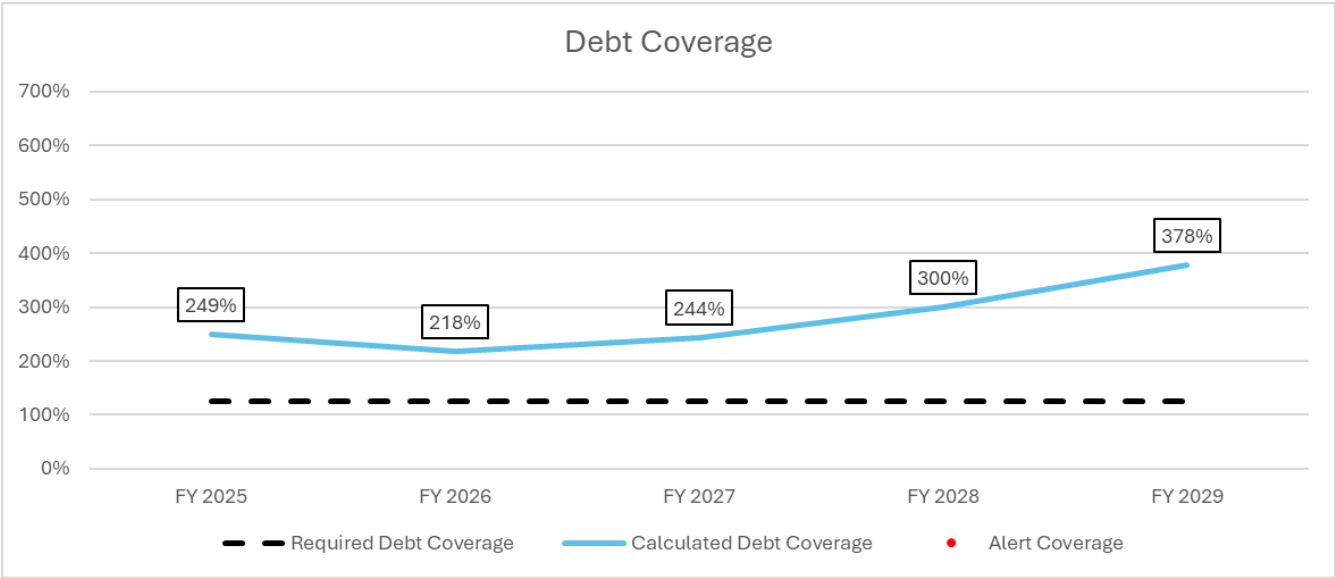
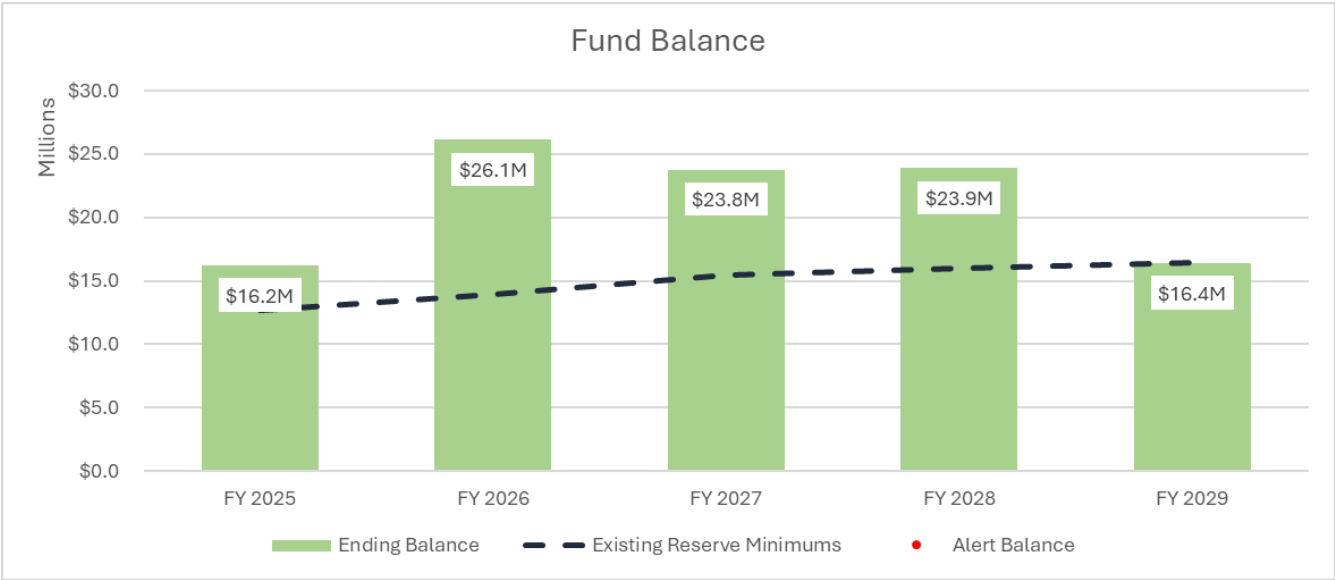


Figure 2-6 shows the fund balance projections in the proposed financial plan. The City’s ending balance (green bars) will meet the reserve targets (dashed line) in all years of this scenario.

Figure 2-6: Potable and Recycled Projected Fund Balances (Proposed Financial Plan)



3. POTABLE WATER COST-OF-SERVICE

3.1 COST-OF-SERVICE METHODOLOGY

A cost-of-service analysis was conducted to allocate the proposed FY 2025 rate revenue requirement to customers in proportion to use of and burden on the City's potable water system. The overall goal of the cost-of-service analysis is to develop "unit costs," which provide the basis from which proposed rates are directly calculated from. Note that although the study period spans five years, the cost-of-service analysis is limited to a single representative year referred to as the "test year." The test year in this study is FY 2025.

The cost-of-service analysis is "revenue neutral," meaning that the resulting cost-of-service based rates collect the same amount of revenue as the City expects to collect in FY 2025. The revenue neutral unit costs determine revenue neutral rates, which are then adjusted based on the proposed financial plan increases to arrive at the proposed potable water rates for four years. All values presented in this section pertain to FY 2025 and are revenue neutral unless stated otherwise.

The key steps in conducting a water cost-of-service analysis are outlined below:

- **Revenue requirement determination:** The total rate revenue requirement for the test year is determined based on the results of the proposed financial plan and divided into primary sub-components (operating, capital, etc.).
- **Cost functionalization:** Operating and capital costs are evaluated and assigned to "functional categories" in the water system (e.g., customer service, supply, distribution, etc.). This provides a proportional breakdown of system costs by functional category.
- **Revenue requirement allocation to cost causation components:** Functionalized costs are allocated to "cost causation components" (e.g., water supply, base delivery, max day, etc.), which is used to attribute customers' use of the system to the City's incursion of costs.
- **Unit cost development:** The rate revenue requirement allocation for each individual cost causation component is divided by the appropriate units of service to establish unit costs for the test year. Unit costs provide the basis from which proposed rates are calculated.

3.2 REVENUE REQUIREMENT

The total rate revenue requirement for the test year, FY 2025, is based on the financial plan projections (**Table 2-25**) and is allocated between the Operating, Capital, and Revenue Offset components, as shown in **Table 3-1**. The Operating revenue requirement consists of operating expenses (Line 2; from **Table 2-25**, Line 18), non-rate revenues related to internal transfers (Line 8; from **Appendix (Table 8-1)**, Line 10), and adjustments for cash from reserves (Line 13; from **Table 2-25**, Line 33). The Capital revenue requirement includes debt service (Line 3; from **Table 2-25**, Line 25) and rate funded CIP (Line 4; from **Table 2-25**, Line 31). The Revenue Offset revenue requirement reduces the overall revenue requirement by the miscellaneous non-rate revenues (Line 8; from **Table 2-25**, Line 4), less non-rate revenues related to internal transfers, and interest income (Line 9; from **Table 2-25**, Line 5). The total revenue requirement (Line 16) is equal to the amount of rate revenue collected in FY 2025 (**Table 2-25**, Line 2).

Table 3-1: FY 2025 Potable Revenue Requirement

Line	FY 2025 Revenue Requirement	Operating	Capital	Rev. Offset	Total
1	Revenue Requirements				
2	Operating Expenses	\$34,318,871	\$0	\$0	\$34,318,871
3	Debt Service	\$0	\$1,112,594	\$0	\$1,112,594
4	Rate Funded CIP	\$0	\$9,507,105	\$0	\$9,507,105
5	Subtotal	\$34,318,871	\$10,619,699	\$0	\$44,938,570
6					
7	Revenue Offsets				
8	Non-Rate Revenue	(\$431,041)	\$0	(\$195,000)	(\$626,041)
9	Interest Income	\$0	\$0	(\$275,000)	(\$275,000)
10	Subtotal	(\$431,041)	\$0	(\$470,000)	(\$901,041)
11					
12	Adjustments				
13	Cash to/(from) Reserves	(\$7,030,485)	\$0	\$0	(\$7,030,485)
14	Subtotal	(\$7,030,485)	\$0	\$0	(\$7,030,485)
15					
16	Total - Revenue Requirement	\$26,857,345	\$10,619,699	(\$470,000)	\$37,007,044

3.3 COST FUNCTIONALIZATION

FUNCTIONAL CATEGORY DEFINITIONS

After determining the revenue requirement, the next step in the cost-of-service analysis is to allocate the City's costs into various functional categories. These categories represent the main functions of the City's water system and include:

- **Meter Maintenance:** costs of meter maintenance and replacement
- **Customer Service:** costs related to customer service and billing
- **Water Supply:** costs related to acquiring water from Zone 7
- **Pumping:** costs relating to pumping water to higher elevations
- **Storage:** costs related to water storage facilities (such as reservoirs and tanks)
- **Transmission and Distribution (T&D):** costs related to the transmission and distribution of water through the City's water system
- **Conservation:** costs related to the City's water conservation program
- **General:** costs that are not directly attributable to any other functional category
- **Revenue Offset:** miscellaneous revenues that are not generated by specific customer classes or for payment of services provided by the City; these revenues can be used to offset rates at the City's discretion under Proposition 218 requirements

OPERATING COST FUNCTIONALIZATION

WRE worked closely with City staff to evaluate and allocate the operating expenses for FY 2025 (**Table 2-14**) to the most closely associated functional categories within the water system, as shown in **Table 3-2**.

Table 3-2: Operating Costs by System Functions

Line	Cost Functions	Operating Expenses	Percent of Total
1	Meter Maintenance	\$144,182	0.4%
2	Customer Service	\$927,634	2.7%
3	Water Supply	\$24,194,417	70.5%
4	Pumping ¹⁹	\$0	0.0%
5	Storage	\$24,464	0.1%
6	T&D	\$624,386	1.8%
7	Conservation	\$287,879	0.8%
8	General ²⁰	\$8,115,909	23.6%
9	Revenue Offset	\$0	0.0%
10	Total	\$34,318,871	100.0%

CAPITAL ASSET FUNCTIONALIZATION

WRE worked with City staff to evaluate and allocate the City's current capital assets to the most closely associated functional categories within the water system, as shown in **Table 3-3**. The detailed allocation of the current capital assets to the functional categories is included in the **Appendix (Table 8-6)**.

It is standard practice in most water cost-of-service studies to functionalize current capital assets rather than planned CIP costs, since the latter can fluctuate more significantly from year to year. The current capital asset base provides a more stable representation of long-term capital needs and their associated costs. The asset valuation methodology used in this study is Replacement Cost Less Depreciation (RCLD), which takes both inflation and depreciation of the City's water system into account.

Table 3-3: Capital Assets by System Functions

Line	Cost Functions	Capital Assets (RCLD)	Percent of Total
1	Meter Maintenance	\$5,299,811	5.1%
2	Customer Service	\$0	0.0%
3	Water Supply	\$1,210,415	1.2%
4	Pumping	\$35,914,378	34.8%
5	Storage	\$32,322,940	31.3%
6	T&D	\$23,929,932	23.2%
7	Conservation	\$0	0.0%
8	General	\$4,555,263	4.4%
9	Revenue Offset	\$0	0.0%
10	Total	\$103,232,739	100.0%

¹⁹ Electricity costs related to pumping are included in the T&D line item.

²⁰ General costs include all business and administrative costs.

REVENUE OFFSET FUNCTIONALIZATION

Table 3-4 shows the revenue offsets allocated by functional categories. Based on the definition of Revenue Offsets in the beginning of this subsection of the report, all non-rate revenues including interest income, meter sales, and administration fees can be allocated toward this function except for non-rate revenues related to internal transfers (Line 9; from **Table 3-1**, Line 10).

Table 3-4: Revenue Offsets by System Functions

Line	Cost Functions	Revenue Offsets	Percent of Total
1	Meter Maintenance	\$0	0.0%
2	Customer Service	\$0	0.0%
3	Water Supply	\$0	0.0%
4	Pumping	\$0	0.0%
5	Storage	\$0	0.0%
6	T&D	\$0	0.0%
7	Conservation	\$0	0.0%
8	General	\$0	0.0%
9	Revenue Offset	(\$470,000)	100.0%
10	Total	(\$470,000)	100.0%

3.4 COST CAUSATION COMPONENTS

COST COMPONENT DEFINITIONS

While the functional categories represent the costs of system functions, cost causation components represent the reasons for why and how those costs are incurred within the system (thus, cost causation). Cost causation components will be referred to as cost components in this report. The next step of the cost-of-service analysis is to allocate the Operating, Capital, and Revenue Offsets in the functional categories between the cost components, most of which directly correspond to a single functional category.

The cost components in this study include the following:

- **Meter:** directly corresponds to the Meter Maintenance functional category
- **Customer:** directly corresponds to the Customer Service functional category
- **Water Supply:** directly corresponds to the Water Supply functional category
- **Delivery:** costs associated with delivering and distributing water to customers
- **Conservation:** directly corresponds to the Conservation functional category
- **Revenue Offset:** directly corresponds to the Revenue Offset functional category
- **General:** directly corresponds to the General functional category

COST COMPONENT ALLOCATION FACTORS

Table 3-5 shows the factors used to allocate the functionalized costs to the cost components. For the cost components that directly correlate to a functional category (Meter, Customer, Water Supply, Conservation, Revenue Offset, and General), the functionalized costs are allocated entirely to the matching cost component. Pumping, Storage, and T&D are allocated entirely to the Delivery cost component.

Table 3-5: System Function Allocation to Cost Components

Line	Cost Function	Meter	Customer	Water Supply	Delivery	Conser- vation	Rev. Offset	General	Total
1	Meter Maintenance	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
2	Customer Service	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
3	Water Supply	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
4	Pumping	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	100.0%
5	Storage	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	100.0%
6	T&D	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	100.0%
7	Conservation	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
8	General	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	100.0%
9	Revenue Offset	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%

OPERATING COST COMPONENT ALLOCATION

Table 3-6 shows the operating cost allocation by cost component. The functionalized operating expenses from **Table 3-2** are allocated based on the cost component allocation factors in **Table 3-5**. The operating allocation (Line 11) is derived from the total operating expenses by cost component (Line 10) and represents the proportion of the Operating revenue requirement that will be allocated to each cost component.

Table 3-6: Operating Allocation by Cost Component

Line	Operating Expenses	Meter	Customer	Water Supply	Delivery	Conser- vation	Rev. Offset	General	Total
1	Meter Maintenance	\$144,182	\$0	\$0	\$0	\$0	\$0	\$0	\$144,182
2	Customer Service	\$0	\$927,634	\$0	\$0	\$0	\$0	\$0	\$927,634
3	Water Supply	\$0	\$0	\$24,194,417	\$0	\$0	\$0	\$0	\$24,194,417
4	Pumping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Storage	\$0	\$0	\$0	\$24,464	\$0	\$0	\$0	\$24,464
6	T&D	\$0	\$0	\$0	\$624,386	\$0	\$0	\$0	\$624,386
7	Conservation	\$0	\$0	\$0	\$0	\$287,879	\$0	\$0	\$287,879
8	General	\$0	\$0	\$0	\$0	\$0	\$0	\$8,115,909	\$8,115,909
9	Revenue Offset	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	Total	\$144,182	\$927,634	\$24,194,417	\$648,850	\$287,879	\$0	\$8,115,909	\$34,318,871
11	Operating Cost Allocation	0.4%	2.7%	70.5%	1.9%	0.8%	0.0%	23.6%	100.0%

CAPITAL COST COMPONENT ALLOCATION

Table 3-7 shows the capital cost allocation by cost component. The functionalized capital assets from **Table 3-3** are allocated based on the cost component allocation factors in **Table 3-5**. The capital allocation (Line 11) is derived from the total capital asset value by cost component (Line 10) and represents the proportion of the Capital revenue requirement that will be allocated to each cost component.

Table 3-7: Capital Allocation by Cost Component

Line	Capital Assets (RCLD)	Meter	Customer	Water Supply	Delivery	Conser- vation	Rev. Offset	General	Total
1	Meter Maintenance	\$5,299,811	\$0	\$0	\$0	\$0	\$0	\$0	\$5,299,811
2	Customer Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	Water Supply	\$0	\$0	\$1,210,415	\$0	\$0	\$0	\$0	\$1,210,415
4	Pumping	\$0	\$0	\$0	\$35,914,378	\$0	\$0	\$0	\$35,914,378
5	Storage	\$0	\$0	\$0	\$32,322,940	\$0	\$0	\$0	\$32,322,940
6	T&D	\$0	\$0	\$0	\$23,929,932	\$0	\$0	\$0	\$23,929,932
7	Conservation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	General	\$0	\$0	\$0	\$0	\$0	\$0	\$4,555,263	\$4,555,263
9	Revenue Offset	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	Total	\$5,299,811	\$0	\$1,210,415	\$92,167,251	\$0	\$0	\$4,555,263	\$103,232,739
11	Capital Cost Allocation	5.1%	0.0%	1.2%	89.3%	0.0%	0.0%	4.4%	100.0%

REVENUE OFFSET COST COMPONENT ALLOCATION

Table 3-8 shows the allocation of revenue offsets to each cost component. The functionalized revenue offsets from **Table 3-4** are allocated based on the cost component allocation factors in **Table 3-5**. The revenue offsets (Line 10) in each cost component will be applied to the total revenue requirement based on these allocations.

Table 3-8: Revenue Offset Allocation by Cost Component

Line	Revenue Offsets	Meter	Customer	Water Supply	Delivery	Conser- vation	Rev. Offset	General	Total
1	Meter Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	Customer Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	Pumping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	T&D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Conservation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	General	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Revenue Offset	\$0	\$0	\$0	\$0	\$0	(\$470,000)	\$0	(\$470,000)
10	Total	\$0	\$0	\$0	\$0	\$0	(\$470,000)	\$0	(\$470,000)

3.5 EQUIVALENT METER UNITS

Costs related to meter capacity increase based on meter size. Therefore, equivalent meter units are calculated to provide a basis from which to allocate costs in proportion to meter size. Equivalent meter calculations are shown in **Table 3-9**.

Equivalent meters are calculated based on meter capacity ratios, which represent the safe operating capacity of a water meter relative to the base meter size. For this study, the base meter size is a 5/8" meter, which is the most common meter size in the City's system. Capacity in gallons per minute (gpm) is derived from the *AWWA M1 Manual*. The meter ratio for a 1 1/2" meter is 5.00, which means that the capacity of a 1 1/2" meter is five times that of a 5/8" meter.

The number of meters in each meter size is from **Table 2-6** and **Table 2-7**. Equivalent meters are calculated by multiplying the meter counts by the meter ratio in each size.

Table 3-9: Equivalent Meter Units

Line	Meter Size	Safe Operating Capacity (gpm)	Meter Ratio	Number of Meters	Equivalent Meters
1	5/8"	20	1.00	15,356	15,356
2	3/4"	30	1.50	4,867	7,301
3	1"	50	2.50	3,527	8,817
4	1 1/2"	100	5.00	643	3,216
5	2"	160	8.00	527	4,216
6	3"	350	17.50	84	1,470
7	4"	630	31.50	20	630
8	6"	1,300	65.00	7	455
9	8"	2,800	140.00	3	420
10	10"	4,200	210.00	0	0
11	Total			25,034	41,880

3.6 ALLOCATION TO COST COMPONENTS

PRELIMINARY COST-OF-SERVICE ALLOCATION AND GENERAL REALLOCATION

Table 3-10 shows the preliminary cost-of-service allocation prior to any adjustments and the adjusted cost-of-service allocations after the General cost reallocation. The Operating costs (Line 1) are equal to the total Operating revenue requirements (**Table 3-1**, Line 16) allocated to each cost component based on the Operating allocation (**Table 3-6**, Line 11). The Capital costs (Line 2) are equal to the total Capital revenue requirements (**Table 3-1**, Line 16) allocated to each cost component based on the Capital allocation (**Table 3-7**, Line 11). The Revenue Offsets (Line 3) are equal to the total Revenue Offset requirements (**Table 3-1**, Line 16) and are allocated based on the Revenue Offset allocation (**Table 3-8**, Line 10). Note that the total cost-of-service (Line 4) is equal to the total rate revenue requirement for FY 2024 (**Table 3-1**, Line 16).

The next step is to reallocate General costs (Line 5) based on the proportion of costs in each cost component (except General and Revenue Offset, which is restricted to specific revenues only) in the preliminary allocation. The total revenue requirement (Line 6) stays the same after the General cost reallocation.

Table 3-10: Cost-of-Service Allocation by Cost Component (Preliminary, General)

Line	Revenue Requirement	Meter	Customer	Water Supply	Delivery	Conser- vation	Rev. Offset	General	Total
1	Operating Costs	\$112,834	\$725,950	\$18,934,125	\$507,779	\$225,289	\$0	\$6,351,368	\$26,857,345
2	Capital Costs	\$545,199	\$0	\$124,517	\$9,481,377	\$0	\$0	\$468,606	\$10,619,699
3	Revenue Offsets	\$0	\$0	\$0	\$0	\$0	(\$470,000)	\$0	(\$470,000)
4	Primary Allocation	\$658,033	\$725,950	\$19,058,642	\$9,989,155	\$225,289	(\$470,000)	\$6,819,974	\$37,007,044
5	General Cost Allocation	\$146,386	\$161,495	\$4,239,787	\$2,222,188	\$50,118	\$0	(\$6,819,974)	\$0
6	Adjusted for General	\$804,419	\$887,445	\$23,298,430	\$12,211,343	\$275,407	(\$470,000)	\$0	\$37,007,044

FINAL COST-OF-SERVICE ALLOCATION

Table 3-11 shows the final cost-of-service allocation based on the adjustments for General from the prior report tables.

Table 3-11: Cost-of-Service Allocation by Cost Component (Final)

Line	Cost Components	Final Cost Allocation
1	Meter	\$804,419
2	Customer	\$887,445
3	Water Supply	\$23,298,430
4	Delivery	\$12,211,343
5	Conservation	\$275,407
6	Rev. Offset	(\$470,000)
7	General	\$0
8	Total	\$37,007,044

3.7 UNIT COST CALCULATION

UNITS OF SERVICE DEFINITIONS

The appropriate units of service are then established for each cost component based on cost causation, which is shown in **Table 3-12**. Cost components to be recovered by the fixed charges are assigned units of service based on the number of equivalent meters (**Table 3-9**) and customers (sum of meter counts from **Table 3-9**). Cost components to be recovered by the quantity charges are assigned units based on annual usage in ccf.

Table 3-12: Units of Service Definitions

Line	Cost Components	Units of Service Definition	Units of Service	Units
1	Meter	<i>Equivalent meters x 6 mo.</i>	251,283	equivalent meters
2	Customer	<i>Meter counts x 6 mo.</i>	150,203	accounts
3	Water Supply	<i>Annual usage in ccf</i>	5,028,944	ccf
4	Delivery	<i>Annual usage in ccf</i>	5,028,944	ccf
5	Conservation	<i>Annual usage in ccf</i>	5,028,944	ccf
6	Rev. Offset	<i>Annual usage in ccf</i>	5,028,944	ccf

UNIT COST BY COST COMPONENT

Table 3-13 shows the calculation of unit costs by each cost component. The final cost-of-service allocation (**Table 3-11**) is divided by the units of service (**Table 3-12**) for each cost component to derive the unit cost. These unit costs will determine the cost-of-service by customer class.

Table 3-13: Unit Cost by Cost Component

Line	Cost Components	Final Cost Allocation	Units of Service	Unit Cost	Units
1	Meter	\$804,419	251,283	\$3.20	equivalent meters
2	Customer	\$887,445	150,203	\$5.91	accounts
3	Water Supply	\$23,298,430	5,028,944	\$4.63	ccf
4	Delivery	\$12,211,343	5,028,944	\$2.43	ccf
5	Conservation	\$275,407	5,028,944	\$0.05	ccf
6	Rev. Offset	(\$470,000)	5,028,944	(\$0.09)	ccf

3.8 COST-OF-SERVICE BY CUSTOMER CLASS

The final step in the cost-of-service analysis is to determine the cost to serve each customer class based on the cost components, which is shown in **Table 3-14**. The unit cost by cost component (**Table 3-13**) is multiplied by the units of service for each customer class to determine the cost to serve each class. Note that the total cost-of-service is equal to the total rate revenue requirement for FY 2025 (**Table 3-1**).

Table 3-14: Cost-of-Service Allocation by Cost Component and Customer Class

Line	Customer Class	Meter	Customer	Water Supply	Delivery	Conser- vation	Rev. Offset	Total
1	Single Family	\$569,319	\$802,897	\$13,010,708	\$6,761,993	\$153,798	(\$262,465)	\$21,036,249
2	Multi-Family	\$59,668	\$18,540	\$2,651,659	\$865,623	\$31,345	(\$53,492)	\$3,573,343
3	Commercial/Industrial	\$98,208	\$34,812	\$2,759,919	\$1,006,435	\$32,625	(\$55,676)	\$3,876,323
4	Potable Irrigation	\$77,224	\$31,196	\$4,876,144	\$3,577,293	\$57,640	(\$98,367)	\$8,521,130
5	Total	\$804,419	\$887,445	\$23,298,430	\$12,211,343	\$275,407	(\$470,000)	\$37,007,044

4. POTABLE WATER RATES

4.1 RATE DESIGN METHODOLOGY

A four-year proposed water rate schedule was developed based on the results of the proposed financial plan and cost-of-service analysis. The key steps in developing the proposed rate schedule are outlined below:

- **Rate structure evaluation:** The existing rate structure is evaluated, and any proposed changes are identified. Proposed rate structure changes are typically intended to address specific policy objectives or to improve legal defensibility.
- **Test year rate development:** Rates are calculated for the proposed rate structure for the cost-of-service test year (FY 2025). Rate calculations directly incorporate the unit costs developed in the cost-of-service analysis. The test year rates are revenue neutral, then are increased based on the proposed financial plan revenue adjustments. Although total rate revenues in the first year of adjustments (FY 2026) are designed to increase by the proposed revenue adjustment percentage (15% in FY 2026), the proposed percentage increase to each rate/charge varies due to the updated cost-of-service allocations.
- **Four-year rate schedule development:** Proposed rates for the full four-year period are calculated by increasing the cost-of-service rates by the proposed annual revenue adjustment percentages from the proposed financial plan.

4.2 PROPOSED CHANGES TO RATE STRUCTURE

Currently, the City has the same bi-monthly fixed charges for potable and recycled water customers. To ensure that potable and recycled water customers only pay for the costs specific to each service, WRE recommends implementing separate bi-monthly fixed charges for potable and recycled water customers.

Additionally, the City's current variable charge rate structure consists of a four-tiered variable charge for Single Family customers and a uniform variable charge for all other customer classes based on usage. Recent court cases have highlighted potential legal risks associated with tiered rate structures for different customer classes, particularly when tier definitions are not clearly cost-justified or specific to agency customer use characteristics. Considering that the City's current cost structure consists of one supply source and based on input City staff, PWAG and City Council, WRE recommends implementing a uniform variable charge for all customers, including Single Family, to strengthen legal defensibility of the City's rate structure.

Based on discussion with City staff, City Council, and PWAG, the proposed rate schedule also assumes a full pass-through of Zone 7 fixed and variable costs on the Zone 7 fixed charges and variable charges, respectively. Currently, a portion of Zone 7 fixed costs are recovered through the Zone 7 fixed charges, and the remaining portion is recovered through the Zone 7 variable charges. The proposed change to the rate structure ensures that the City recovers sufficient and reliable revenue to pay for Zone 7 fixed costs and will mitigate the financial risks associated with reductions in water demand as it pertains to Zone 7 water supply costs.

4.3 PROPOSED BI-MONTHLY FIXED CHARGES

ZONE 7 FIXED SUPPLY COST

Table 4-1 shows the calculation of Zone 7 fixed supply unit cost. Zone 7 fixed supply costs are billed to the City regardless of imported water purchases. The total Zone 7 fixed charge is equal to the Zone 7 fixed charge in FY 2025 (Line 1; from **Table 2-13**, Line 7). Based on input from City staff, PWAG, and City Council, the City will shift from collecting 32% of Zone 7 costs on bi-monthly fixed costs to collecting 100% of Zone 7 fixed costs (Line 2). This will enhance revenue stability for the City and reduce the City's financial risk related to Zone 7 water supply in case of decreased future water consumption.

The total Zone 7 fixed cost (Line 3) is calculated by multiplying the Zone 7 fixed cost in FY 2025 (Line 1) by the percentage of Zone 7 fixed costs to be recovered by fixed charges (Line 2). The unit cost (Line 5) is calculated by dividing the total cost (Line 3) by the units of service for meters (Line 4; from **Table 3-12**, Line 1).

Table 4-1: Zone 7 Fixed Supply Cost

Line	Zone 7 Fixed Supply Cost	FY 2025
1	Zone 7 Fixed Cost	\$10,455,015
2	Recovered by Fixed Charges	100%
3	Total Zone 7 Fixed Cost	\$10,455,015
4	Equivalent Meters	251,283
5	Unit Cost (\$/equiv. meter)	\$41.61

REVENUE NEUTRAL RATES

Table 4-2 shows the revenue neutral bi-monthly fixed charge calculations. The Meter and Customer unit costs are from **Table 3-13** (Lines 1-2). The Zone 7 Fixed Charge unit cost is from **Table 4-1** (Line 5). Meter and Zone 7 Fixed Charge unit costs are multiplied by the meter capacity ratio; Customer costs do not vary based on meter size and thus are the same for all meter sizes. The revenue neutral rate represents the cost-of-service analysis for FY 2025 but does not include the proposed revenue adjustments for the first year of rates in FY 2026.

Table 4-2: Revenue Neutral Combined Bi-Monthly Fixed Charges

Line	Meter Size	Meter Ratio	Number of Meters	Meter Charge (City)	Customer Charge (City)	Zone 7 Fixed Charge (Zone 7)	Revenue Neutral Rate (Combined)
1	5/8"	1.00	15,356	\$3.20	\$5.91	\$41.61	\$50.72
2	3/4"	1.50	4,867	\$4.80	\$5.91	\$62.41	\$73.12
3	1"	2.50	3,527	\$8.00	\$5.91	\$104.02	\$117.93
4	1 1/2"	5.00	643	\$16.01	\$5.91	\$208.03	\$229.95
5	2"	8.00	527	\$25.61	\$5.91	\$332.85	\$364.37
6	3"	17.50	84	\$56.02	\$5.91	\$728.12	\$790.05
7	4"	31.50	20	\$100.84	\$5.91	\$1,310.61	\$1,417.36
8	6"	65.00	7	\$208.08	\$5.91	\$2,704.43	\$2,918.42
9	8"	140.00	3	\$448.18	\$5.91	\$5,824.93	\$6,279.01
10	10"	210.00	0	\$672.26	\$5.91	\$8,737.39	\$9,415.56

PROPOSED RATES WITH ADJUSTMENT

Table 4-3 shows the proposed bi-monthly fixed charges for FY 2026 based on the revenue neutral rate (**Table 4-2**) adjusted by the proposed revenue adjustment of 15% in the first year (**Table 2-23**) and rounded up to the nearest cent.

Table 4-3: Proposed Bi-Monthly Combined Fixed Charges after Adjustment

Line	Meter Size	Revenue Neutral Rate (Combined)	Proposed Rate (w/ 15% Adj.)	Current Rate	Difference (\$)	Difference (%)
1	5/8"	\$50.72	\$58.33	\$24.01	\$34.32	142.9%
2	3/4"	\$73.12	\$84.10	\$34.30	\$49.80	145.2%
3	1"	\$117.93	\$135.62	\$60.06	\$75.56	125.8%
4	1 1/2"	\$229.95	\$264.45	\$127.01	\$137.44	108.2%
5	2"	\$364.37	\$419.04	\$168.21	\$250.83	149.1%
6	3"	\$790.05	\$908.56	\$466.94	\$441.62	94.6%
7	4"	\$1,417.36	\$1,629.97	\$817.14	\$812.83	99.5%
8	6"	\$2,918.42	\$3,356.19	\$1,445.48	\$1,910.71	132.2%
9	8"	\$6,279.01	\$7,220.88	\$3,608.59	\$3,612.29	100.1%
10	10"	\$9,415.56	\$10,827.91	\$5,668.70	\$5,159.21	91.0%

4.4 PROPOSED VARIABLE CHARGES

The variable charge calculations include the Zone 7 Variable Supply, Delivery, Conservation, and Revenue Offset components, which are detailed in this section.

ZONE 7 VARIABLE SUPPLY COST

Table 4-4 shows the calculation of Zone 7 variable supply unit cost. The total Zone 7 water supply cost (Line 1) is equal to the cost-of-service allocation to the Water Supply cost components (**Table 3-14**, Line 5). The portion of cost recovered by fixed charges (Line 2) is from **Table 4-1** (Line 3). The net Zone 7 variable cost (Line 3) is calculated by subtracting the zone 7 cost recovered by fixed charges (Line 2) from the total Zone 7 water supply cost (Line 1). The unit cost (Line 5) is calculated by dividing the net Zone 7 variable cost (Line 3) by units of service for water supply (Line 4; from **Table 3-13**, Line 3). The Zone 7 variable supply unit cost is charged to all customer classes equally.

Table 4-4: Zone 7 Variable Supply Unit Cost

Line	Zone 7 Variable Supply Cost	FY 2025
1	Total Zone 7 Water Supply Cost	\$23,298,430
2	Less Recovered by Fixed Charges	(\$10,455,015)
3	Net Zone 7 Variable Cost	\$12,843,415
4	Total Consumption (ccf)	5,028,944
5	Zone 7 Variable Unit Cost (\$/ccf)	\$2.55

DELIVERY COST

The Delivery unit cost of \$2.43 per ccf is from **Table 3-13** (Line 4) and is charged to all customer classes equally.

CONSERVATION COST

The Conservation unit cost of \$0.05 per ccf is from **Table 3-13** (Line 5) and is charged to all customer classes equally.

REVENUE OFFSET

The Revenue Offset unit cost is a credit of \$0.09 per ccf is from **Table 3-13** (Line 6) and is offsetting rates for all customer classes equally.

REVENUE NEUTRAL RATES

Table 4-5 shows the revenue neutral variable charges for all classes, based on the Zone 7 Variable Supply unit cost from **Table 4-4**, Delivery, Conservation, and Revenue Offset unit costs. The revenue neutral rate represents the cost-of-service analysis for FY 2025 but does not include the proposed revenue adjustments for the first year of rates in FY 2026.

Table 4-5: Revenue Neutral Variable Charges

Line	Customer Class	Annual Use (ccf)	Water Supply (Zone 7)	Delivery (City)	Conservation (City)	Rev. Offset (City)	Revenue Neutral Rate (Combined)
1	Single Family	2,808,349	\$2.55	\$2.43	\$0.05	(\$0.09)	\$4.95
2	Multi-Family	572,358	\$2.55	\$2.43	\$0.05	(\$0.09)	\$4.95
3	Commercial/Industrial	595,726	\$2.55	\$2.43	\$0.05	(\$0.09)	\$4.95
4	Potable Irrigation	1,052,511	\$2.55	\$2.43	\$0.05	(\$0.09)	\$4.95

PROPOSED RATES WITH ADJUSTMENT

Table 4-6 shows the proposed variable charges for FY 2026 based on the revenue neutral rate (**Table 4-5**) adjusted by the proposed revenue adjustment of 15% in the first year (**Table 2-23**) and rounded up to the nearest cent.

Table 4-6: Proposed Variable Charges after Adjustment

Line	Customer Class	Revenue Neutral Rate (Combined)	Proposed Rate (w/ 15% Adj.)	Current Rate	Difference (\$)	Difference (%)
1	Single Family	\$4.95	\$5.70	\$6.33	(\$0.63)	-9.9%
2	Multi-Family	\$4.95	\$5.70	\$6.13	(\$0.43)	-7.0%
3	Commercial/Industrial	\$4.95	\$5.70	\$6.28	(\$0.58)	-9.2%
4	Potable Irrigation	\$4.95	\$5.70	\$7.28	(\$1.58)	-21.7%

4.5 PROPOSED WATER RATE SCHEDULE

PROPOSED FOUR-YEAR REVENUE ADJUSTMENTS

Table 4-7 shows the revenue adjustments for the four-year period and their effective date based on the proposed financial plan (**Table 2-23**).

Table 4-7: Proposed Revenue Adjustments

Line	Fiscal Year	Revenue Adjustments	Effective Date
1	FY 2026	15%	1/1/2026
2	FY 2027	15%	1/1/2027
3	FY 2028	8%	1/1/2028
4	FY 2029	8%	1/1/2029

PROPOSED FOUR-YEAR WATER RATE SCHEDULE

The proposed four-year water rate schedules are based on the proposed rate methodology changes, the updated cost-of-service analysis, and the proposed revenue adjustments (**Table 4-7**) in the four-year period. The proposed rates for FY 2027, FY 2028, and FY 2029 were calculated by increasing the FY 2026 rates by the revenue adjustments, rounded up to the nearest cent. **Table 4-8** and **Table 4-9** show the proposed bi-monthly fixed charges and variable charges, including both City and Zone 7 components, respectively.

Table 4-8: Proposed Bi-Monthly Fixed Charges (City and Zone 7 Combined)

Line	Bi-Monthly Fixed Charges (Combined)	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
1	5/8"	\$58.33	\$67.08	\$72.45	\$78.25
2	3/4"	\$84.10	\$96.72	\$104.46	\$112.82
3	1"	\$135.62	\$155.97	\$168.45	\$181.93
4	1 1/2"	\$264.45	\$304.12	\$328.45	\$354.73
5	2"	\$419.04	\$481.90	\$520.46	\$562.10
6	3"	\$908.56	\$1,044.85	\$1,128.44	\$1,218.72
7	4"	\$1,629.97	\$1,874.47	\$2,024.43	\$2,186.39
8	6"	\$3,356.19	\$3,859.62	\$4,168.39	\$4,501.87
9	8"	\$7,220.88	\$8,304.02	\$8,968.35	\$9,685.82
10	10"	\$10,827.91	\$12,452.10	\$13,448.27	\$14,524.14

Table 4-9: Proposed Variable Charges (City and Zone 7 Combined)

Line	Variable Charges (Combined)	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
1	All Customers	\$5.70	\$6.56	\$7.09	\$7.66

Zone 7 rates for FY 2027, FY 2028, and FY 2029 include assumptions for Zone 7 water purchase costs, however customer charges will be calculated based on actual Zone 7 water purchase costs each year. The proposed rates shown for these years may differ depending on changes to Zone 7 rates; based on the pass-through provision of Zone 7 water supply costs, any additional Zone 7 costs will not require an

additional Proposition 218 noticing process to be passed through to the City’s customers. Zone 7 costs are projected throughout the four-year period, projected to increase by 5% each year (**Table 2-12**, Line 4). **Table 4-10** and **Table 4-11** show the unit cost calculation of Zone 7 fixed and variable water supply costs based on projected Zone 7 costs.

Table 4-10 shows Zone 7 fixed unit cost calculation. Zone 7 fixed costs (Line 1) are from **Table 2-13** (Line 7) and the percentage of Zone 7 fixed costs to be recovered by fixed charges is from **Table 4-1** (Line 1), set constant for the four-year period. The total Zone 7 fixed cost (Line 3) is calculated by multiplying the Zone 7 fixed costs (Line 1) by the percentage of Zone 7 fixed costs to be recovered by fixed charges (Line 2). The unit cost (Line 5) is calculated by dividing the total cost (Line 3) by the units of service for meters (Line 4; from **Table 3-12**, Line 1).

Table 4-10: Zone 7 Fixed Charge Split Calculation

Line	Zone 7 Fixed Costs	FY 2026	FY 2027	FY 2028	FY 2029
1	Zone 7 Fixed Costs	\$11,665,823	\$12,249,114	\$12,861,570	\$13,504,648
2	Recovered by Fixed Charges	100%	100%	100%	100%
3	Total Zone 7 Fixed Cost	\$11,665,823	\$12,249,114	\$12,861,570	\$13,504,648
4	Equivalent Meters	251,283	251,283	251,283	251,283
5	Unit Cost	\$46.43	\$48.75	\$51.18	\$53.74

Table 4-11 shows the Zone 7 variable unit cost calculation. The Zone 7 cost remainder (Line 1) is calculated from the difference between total projected Zone 7 costs (**Table 2-13**, Line 9) and total Zone 7 fixed costs recovered by fixed charges (**Table 4-10**, Line 3). The unit cost (Line 3) is calculated by dividing the total Zone 7 variable costs (Line 1) by total potable consumption in ccf.

Table 4-11: Zone 7 Variable Charge Split Calculation

Line	Zone 7 Variable Costs	FY 2026	FY 2027	FY 2028	FY 2029
1	Zone 7 Cost Remainder	\$13,717,842	\$14,403,734	\$15,123,920	\$15,880,116
2	Total Consumption	5,028,944	5,028,944	5,028,944	5,028,944
3	Unit Cost	\$2.73	\$2.86	\$3.01	\$3.16

The proposed water rate schedule split between City and Zone 7 components is based on the proposed combined charges (**Table 4-8** and **Table 4-9**) and Zone 7 unit costs based on projected Zone 7 costs (**Table 4-10** and **Table 4-11**).

Proposed Zone 7 bi-monthly fixed charges are calculated based on the Zone 7 fixed unit costs for each year (**Table 4-10**, Line 5) multiplied by the meter capacity ratio for each meter size (**Table 4-2**). Proposed Zone 7 bi-monthly fixed charges increase by 5% each year based on projected Zone 7 fixed costs to be recovered by fixed charges. Proposed City bi-monthly fixed charges are calculated based on the difference between proposed combined Zone 7 and City bi-monthly fixed charges (**Table 4-8**) and proposed Zone 7 bi-monthly fixed charges (**Table 4-13**).

Proposed Zone 7 variable charges (**Table 4-14**, Line 2) are from Zone 7 variable unit costs for each year (**Table 4-11**, Line 3). Proposed City variable charges (**Table 4-14**, Line 1) are calculated based on the difference between proposed combined Zone 7 and City variable charges (**Table 4-9**) and proposed Zone 7 variable charges (**Table 4-14**, Line 2).

Table 4-12, Table 4-13, and Table 4-14 show the proposed City bi-monthly fixed charges, proposed Zone 7 bi-monthly fixed charges, and proposed City and Zone 7 variable charges, respectively.

Table 4-12: Proposed City Bi-Monthly Fixed Charges

Line	City Bi-Monthly Fixed Charge	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
1	5/8"	\$11.90	\$18.33	\$21.27	\$24.51
2	3/4"	\$14.46	\$23.60	\$27.68	\$32.21
3	1"	\$19.56	\$34.10	\$40.49	\$47.57
4	1 1/2"	\$32.32	\$60.39	\$72.53	\$86.02
5	2"	\$47.64	\$91.93	\$110.99	\$132.16
6	3"	\$96.12	\$191.79	\$232.73	\$278.22
7	4"	\$167.58	\$338.96	\$412.14	\$493.49
8	6"	\$338.56	\$691.10	\$841.45	\$1,008.58
9	8"	\$721.36	\$1,479.53	\$1,802.63	\$2,161.82
10	10"	\$1,078.63	\$2,215.36	\$2,699.69	\$3,238.13

Table 4-13: Proposed Zone 7 Bi-Monthly Fixed Charges²¹

Line	Zone 7 Bi-Monthly Fixed Charge	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
1	5/8"	\$46.43	\$48.75	\$51.18	\$53.74
2	3/4"	\$69.64	\$73.12	\$76.78	\$80.61
3	1"	\$116.06	\$121.87	\$127.96	\$134.36
4	1 1/2"	\$232.13	\$243.73	\$255.92	\$268.71
5	2"	\$371.40	\$389.97	\$409.47	\$429.94
6	3"	\$812.44	\$853.06	\$895.71	\$940.50
7	4"	\$1,462.39	\$1,535.51	\$1,612.29	\$1,692.90
8	6"	\$3,017.63	\$3,168.52	\$3,326.94	\$3,493.29
9	8"	\$6,499.52	\$6,824.49	\$7,165.72	\$7,524.00
10	10"	\$9,749.28	\$10,236.74	\$10,748.58	\$11,286.01

Table 4-14: Proposed City and Zone 7 Variable Charges²²

Line	Variable Charges	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
1	City Variable Charge	\$2.97	\$3.70	\$4.08	\$4.50
2	Zone 7 Variable Charge	\$2.73	\$2.86	\$3.01	\$3.16

²¹ Proposed Zone 7 bi-monthly fixed charges are based on current estimates of Zone 7 fixed costs. Future charges will be based on actual Zone 7 fixed costs and may vary from the charges shown in this table.

²² Proposed Zone 7 variable charges are based on current estimates of Zone 7 variable costs. Future charges will be based on actual Zone 7 fixed costs and may vary from the charges shown in this table.

4.6 CUSTOMER IMPACTS

SINGLE FAMILY CUSTOMER IMPACTS

Table 4-15 shows the proposed impacts for a Single Family customer with a 5/8" meter (the most common meter size within this class) at various levels of bi-monthly usage. For the average Residential customer that uses 24 ccf of water every two months, the bi-monthly impact will be \$19.08 or 10.8%, which reflects the impact of the cost-of-service analysis and the 15% revenue adjustment applied to FY 2026.

Table 4-15: Proposed Single Family Customer Impacts

Line	Usage Level	Usage (ccf)	Current Bill	Proposed Bill	Difference (\$)	Difference (%)
1	Very Low Usage (10th percentile)	5	\$54.76	\$86.83	\$32.07	58.6%
2	Low Usage (30th percentile)	10	\$85.51	\$115.33	\$29.82	34.9%
3	Median Usage (50th percentile)	16	\$122.41	\$149.53	\$27.12	22.2%
4	Average Usage	24	\$176.05	\$195.13	\$19.08	10.8%
5	High Usage (75th percentile)	28	\$205.09	\$217.93	\$12.84	6.3%
6	Very High Usage (95th percentile)	70	\$533.91	\$457.33	(\$76.58)	-14.3%

RATE SURVEY

WRE compared the current and proposed water bills for Single Family customers at various levels of bi-monthly usage relative to the current bills of nearby agencies who also rely on imported water from Zone 7.

Figure 4-1 shows the current and proposed bi-monthly bills for a Single Family customer at low usage (10 ccf every two months) by their agency and Zone 7 components relative to other nearby agencies. Currently Pleasanton bills at low usage (10 ccf) are the lowest relative to the bills of other agencies and with the proposed rates Pleasanton bills remain the lowest.

Figure 4-1: Bi-Monthly Water Bill at Low Usage Comparison

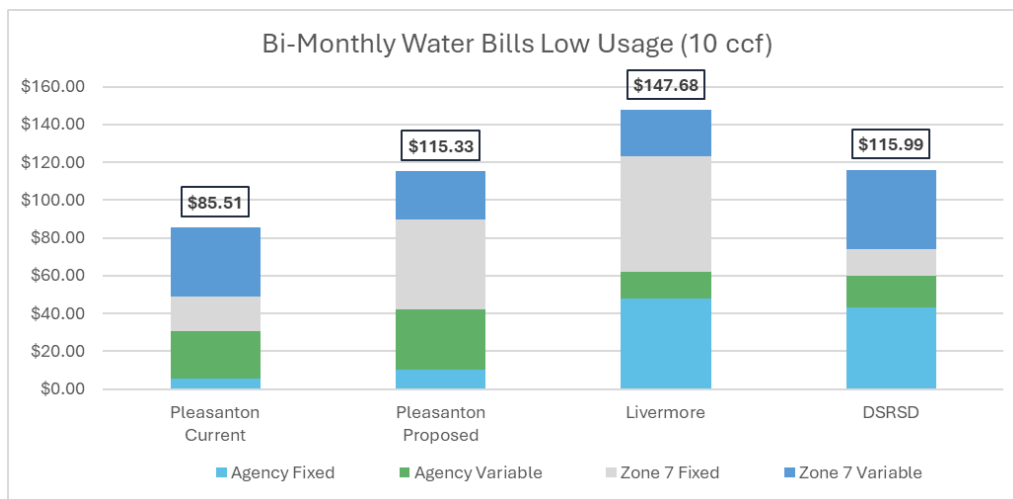


Figure 4-2 shows the current and proposed bi-monthly bills for a Single Family customer at average usage (24 ccf every two months) by their agency and Zone 7 components relative to other nearby agencies. Currently Pleasanton bills at average usage (24 ccf) are the lowest relative to the bills of other agencies and with the proposed rates Pleasanton bills remain the lowest.

Figure 4-2: Bi-Monthly Water Bills at Average Usage Comparison

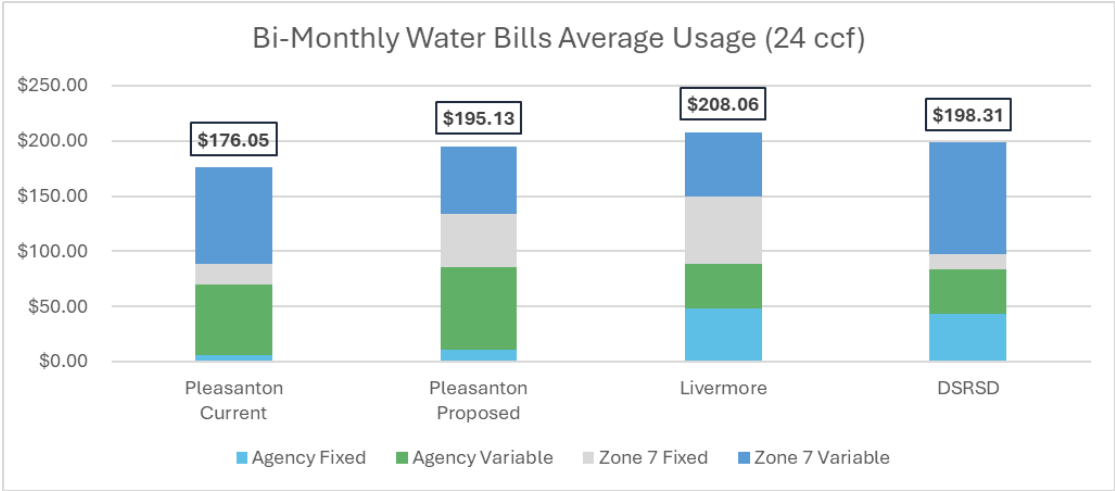
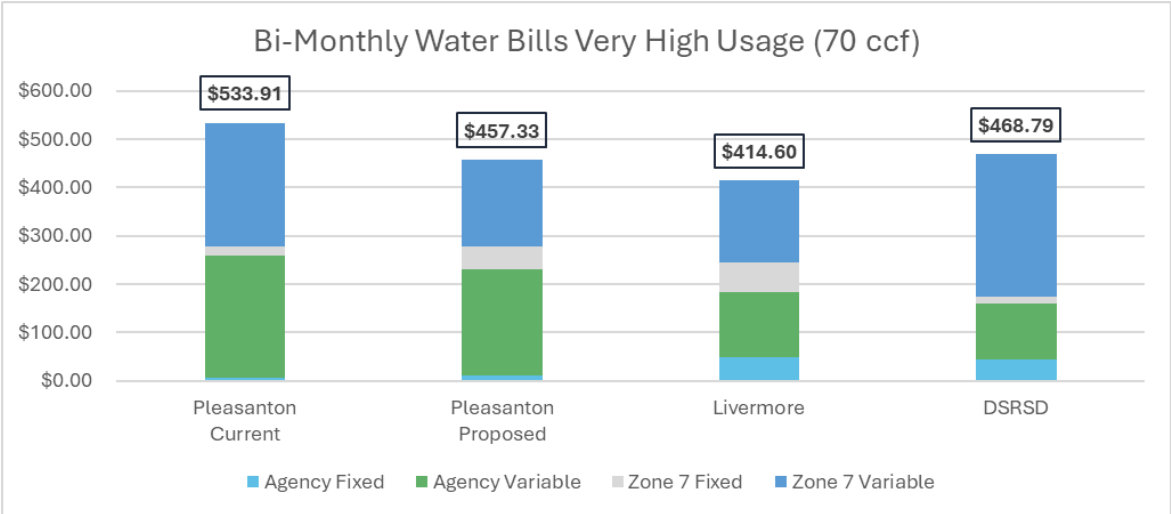


Figure 4-3 shows the current and proposed bi-monthly bills for a Single Family customer at very high usage (70 ccf every two months) by their agency and Zone 7 components relative to other nearby agencies. Currently Pleasanton bills at very high usage (70 ccf) are the highest relative to the bills of other agencies and with the proposed rates Pleasanton bills are in the mid-to-high range.

Figure 4-3: Bi-Monthly Water Bills at Very High Usage Comparison



5. RECYCLED WATER COST-OF-SERVICE AND RATES

5.1 COST-OF-SERVICE METHODOLOGY

The cost-of-service methodology used for the recycled water system is the same as for the potable water system. The cost-of-service analysis is “revenue neutral,” meaning that the resulting cost-of-service based rates collect the same amount of revenue as the City expects to collect in FY 2025. The revenue neutral unit costs determine revenue neutral rates, which are then adjusted based on the proposed financial plan increases to arrive at the proposed recycled water rates for four years. All values presented in this section pertain to FY 2025 and are revenue neutral unless stated otherwise.

5.2 REVENUE REQUIREMENT

The total rate revenue requirement for the test year, FY 2025, is based on the financial plan projections (**Table 2-26**) and is allocated between the Operating, Capital, and Revenue Offset components, as shown in **Table 5-1**. The Operating revenue requirement consists of operating expenses (Line 2; from **Table 2-26**, Line 13) and adjustments for cash from reserves (Line 13; from **Table 2-26**, Line 22). The Capital revenue requirement includes debt service (Line 3; from **Table 2-26**, Line 20). The Revenue Offset revenue requirement reduces the overall revenue requirement by the miscellaneous non-rate revenues (Lines 8-10; from **Table 2-26**, Line 4). The total revenue requirement (Line 19) is equal to the amount of rate revenue collected in FY 2025 (**Table 2-26**, Line 2).

Table 5-1: FY 2025 Recycled Revenue Requirement

Line	FY 2025 Revenue Requirement	Operating	Capital	Rev. Offset	Total
1	Revenue Requirements				
2	Operating Expenses	\$2,031,926	\$0	\$0	\$2,031,926
3	Debt Service	\$0	\$434,895	\$0	\$434,895
5	Subtotal	\$2,031,926	\$434,895	\$0	\$2,466,821
6					
7	Revenue Offsets				
8	Non-Rate Revenue	\$0	\$0	(\$9,500)	(\$9,500)
9	Interest Income	\$0	\$0	\$0	\$0
10	Subtotal	\$0	\$0	(\$9,500)	(\$9,500)
11					
12	Adjustments				
13	Cash to/(from) Reserves	(\$163,677)	\$0	\$0	(\$163,677)
15	Subtotal	(\$163,677)	\$0	\$0	(\$163,677)
16					
17	Total - Revenue Requirement	\$1,868,249	\$434,895	(\$9,500)	\$2,293,644

5.3 COST FUNCTIONALIZATION

FUNCTIONAL CATEGORY DEFINITIONS

After determining the revenue requirement, the next step in the cost-of-service analysis is to allocate the City’s costs into various functional categories. These categories represent the main functions of the City’s recycled water system and include:

- **Meter Maintenance:** costs of meter maintenance and replacement
- **Customer Service:** costs related to customer service and billing
- **Water Supply:** costs related to acquiring imported recycled water
- **Transmission and Distribution (T&D):** costs related to the transmission and distribution of recycled water through the City’s recycled water system
- **General:** costs that are not directly attributable to any other functional category
- **Revenue Offset:** miscellaneous revenues that are not generated by specific customer classes or for payment of services provided by the City; these revenues can be used to offset rates at the City’s discretion under Proposition 218 requirements

OPERATING COST FUNCTIONALIZATION

WRE worked closely with City staff to evaluate and allocate the operating expenses for FY 2025 (**Table 2-14**) to the most closely associated functional categories within the recycled water system, as shown in **Table 5-2**. The recycled meter maintenance allocation (Line 1) assumes the same meter cost per equivalent meter as potable water, and similarly, the customer service allocation (Line 2) assumes a similar customer service cost per bill as potable water. The water supply allocation is from **Table 2-26** (Line 10), the T&D allocation is based on the portion of the recycled water budget related to compliance costs, and the General allocation is calculated from the difference between total operating expenses in FY 2025 (**Table 2-26**, Line 13) less allocation to other cost components (Lines 1-4).

Table 5-2: Recycled Operating Costs by System Functions

Line	Cost Functions	Operating Expenses	Percent of Total
1	Meter Maintenance	\$8,537	0.4%
2	Customer Service	\$4,664	0.2%
3	Water Supply	\$1,181,833	58.2%
4	T&D	\$365,747	18.0%
5	General	\$471,146	23.2%
6	Revenue Offset	\$0	0.0%
7	Total	\$2,031,926	100.0%

CAPITAL ASSET FUNCTIONALIZATION

WRE worked with City staff to evaluate and allocate the City’s current capital assets to the most closely associated functional categories within the recycled water system, as shown in **Table 5-3**. The detailed allocation of the current capital assets to the functional categories is included in the **Appendix (Table 8-6)**.

It is standard practice in most water cost-of-service studies to functionalize current capital assets rather than planned CIP costs, since the latter can fluctuate more significantly from year to year. The current capital asset base provides a more stable representation of long-term capital needs and their associated costs. The asset valuation methodology used in this study is Replacement Cost Less Depreciation (RCLD), which takes both inflation and depreciation of the City’s recycled water system into account.

Table 5-3: Recycled Capital Assets by System Functions

Line	Cost Functions	Capital Assets (RCLD)	Percent of Total
1	Meter Maintenance	\$0	0.0%
2	Customer Service	\$0	0.0%
3	Water Supply	\$0	0.0%
4	T&D	\$20,511,014	100.0%
5	General	\$0	0.0%
6	Revenue Offset	\$0	0.0%
7	Total	\$20,511,014	100.0%

REVENUE OFFSET FUNCTIONALIZATION

Table 5-4 shows the revenue offsets allocated by functional categories.

Table 5-4: Recycled Revenue Offsets by System Functions

Line	Cost Functions	Revenue Offsets	Percent of Total
1	Meter Maintenance	0	0.0%
2	Customer Service	0	0.0%
3	Water Supply	0	0.0%
4	T&D	0	0.0%
5	General	0	0.0%
6	Revenue Offset	(\$9,500)	100.0%
7	Total	(\$9,500)	100.0%

5.4 COST CAUSATION COMPONENTS

COST COMPONENT DEFINITIONS

While the functional categories represent the costs of system functions, cost causation components represent the reasons for why and how those costs are incurred within the system (thus, cost causation). Cost causation components will be referred to as cost components in this report. The next step of the cost-of-service analysis is to allocate the Operating, Capital, and Revenue Offsets in the functional categories between the cost components, all of which directly correspond to a single functional category.

The cost components in this study include the following:

- **Meter:** directly corresponds to the Meter Maintenance functional category
- **Customer:** directly corresponds to the Customer Service functional category
- **Water Supply:** directly corresponds to the Water Supply functional category
- **Delivery:** directly corresponds to the T&D functional category
- **General:** directly corresponds to the General functional category
- **Revenue Offset:** directly corresponds to the Revenue Offset functional category

COST COMPONENT ALLOCATION FACTORS

Table 5-5 shows the factors used to allocate the functionalized costs to the cost components. The functionalized costs are allocated entirely to the matching cost component.

Table 5-5: Recycled System Function Allocation to Cost Components

Line	Cost Function	Meter	Customer	Water Supply	Delivery	Rev. Offset	General	Total
1	Meter Maintenance	100%	0%	0%	0%	0%	0%	100%
2	Customer Service	0%	100%	0%	0%	0%	0%	100%
3	Water Supply	0%	0%	100%	0%	0%	0%	100%
4	T&D	0%	0%	0%	100%	0%	0%	100%
5	General	0%	0%	0%	0%	0%	100%	100%
6	Revenue Offset	0%	0%	0%	0%	100%	0%	100%

OPERATING COST COMPONENT ALLOCATION

Table 5-6 shows the operating cost allocation by cost component. The functionalized operating expenses from **Table 5-2** are allocated based on the cost component allocation factors in **Table 5-5**. The operating allocation (Line 8) is derived from the total operating expenses by cost component (Line 7) and represents the proportion of the Operating revenue requirement that will be allocated to each cost component.

Table 5-6: Recycled Operating Allocation by Cost Component

Line	Operating Expenses	Meter	Customer	Water Supply	Delivery	Rev. Offset	General	Total
1	Meter Maintenance	\$8,537	\$0	\$0	\$0	\$0	\$0	\$8,537
2	Customer Service	\$0	\$4,664	\$0	\$0	\$0	\$0	\$4,664
3	Water Supply	\$0	\$0	\$1,181,833	\$0	\$0	\$0	\$1,181,833
4	T&D	\$0	\$0	\$0	\$365,747	\$0	\$0	\$365,747
5	General	\$0	\$0	\$0	\$0	\$0	\$471,146	\$471,146
6	Revenue Offset	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Total - Operating	\$8,537	\$4,664	\$1,181,833	\$365,747	\$0	\$471,146	\$2,031,926
8	Operating Cost Allocation	0.4%	0.2%	58.2%	18.0%	0.0%	23.2%	100.0%

CAPITAL COST COMPONENT ALLOCATION

Table 5-7 shows the capital cost allocation by cost component. The functionalized capital assets from **Table 5-3** are allocated based on the cost component allocation factors in **Table 5-5**. The capital allocation (Line 8) is derived from the total capital asset value by cost component (Line 7) and represents the proportion of the Capital revenue requirement that will be allocated to each cost component.

Table 5-7: Recycled Capital Allocation by Cost Component

Line	Capital Assets (RCLD)	Meter	Customer	Water Supply	Delivery	Rev. Offset	General	Total
1	Meter Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	Customer Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	T&D	\$0	\$0	\$0	\$20,511,014	\$0	\$0	\$20,511,014
5	General	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	Revenue Offset	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Total - Capital	\$0	\$0	\$0	\$20,511,014	\$0	\$0	\$20,511,014
8	Capital Cost Allocation	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%

REVENUE OFFSET COST COMPONENT ALLOCATION

Table 5-8 shows the allocation of revenue offsets to each cost component. The functionalized revenue offsets from **Table 5-4** are allocated based on the cost component allocation factors in **Table 5-5**. The revenue offsets (Line 7) in each cost component will be applied to the total revenue requirement based on these allocations.

Table 5-8: Recycled Revenue Offset Allocation by Cost Component

Line	Revenue Offsets	Meter	Customer	Water Supply	Delivery	Rev. Offset	General	Total
1	Meter Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	Customer Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	T&D	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	General	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	Revenue Offset	\$0	\$0	\$0	\$0	(\$9,500)	\$0	(\$9,500)
7	Total - Revenue Offsets	\$0	\$0	\$0	\$0	(\$9,500)	\$0	(\$9,500)

5.5 EQUIVALENT METER UNITS

Costs related to meter capacity increase based on meter size. Therefore, equivalent meter units are calculated to provide a basis from which to allocate costs in proportion to meter size. Equivalent meter calculations are shown in **Table 5-9**.

The number of meters in each meter size are from **Table 2-6** (Lines 53-64). Equivalent meters are calculated by multiplying the meter counts by the meter ratio in each size.

Table 5-9: Equivalent Recycled Meter Units

Line	Meter Size	Safe Operating Capacity (gpm)	Meter Ratio	Number of Meters	Equivalent Meters
1	5/8"	20	1.00	5	5
2	3/4"	30	1.50	1	2
3	1"	50	2.50	15	38
4	1 1/2"	100	5.00	83	415
5	2"	160	8.00	32	256
6	3"	350	17.50	7	123
7	4"	630	31.50	4	126
8	6"	1,300	65.00	2	130
9	8"	2,800	140.00	0	0
10	10"	4,200	210.00	0	0
11	Total			149	1,094

5.6 ALLOCATION TO COST COMPONENTS

PRELIMINARY COST-OF-SERVICE ALLOCATION AND GENERAL REALLOCATION

Table 5-10 shows the preliminary cost-of-service allocation prior to any adjustments and the adjusted cost-of-service allocations after the General cost reallocation. The Operating costs (Line 1) are equal to the total Operating revenue requirements (**Table 5-1**, Line 17) allocated to each cost component based on the Operating allocation (**Table 5-6**, Line 8). The Capital costs (Line 2) are equal to the total Capital revenue requirements (**Table 5-1**, Line 17) allocated to each cost component based on the Capital allocation (**Table 5-7**, Line 8). The Revenue Offsets (Line 3) are equal to the total Revenue Offset requirements (**Table 5-1**, Line 17) and are allocated based on the Revenue Offset allocation (**Table 5-8**, Line 7). Note that the total cost-of-service (Line 4) is equal to the total rate revenue requirement for FY 2025 (**Table 5-1**, Line 17).

The next step is to reallocate General costs (Line 5) based on the proportion of costs in each cost component (except General and Revenue Offset, which is restricted to specific revenues only) in the preliminary allocation. The total revenue requirement (Line 6) stays the same after the General cost reallocation.

Table 5-10: Recycled Cost-of-Service Allocation by Cost Component (Preliminary, General)

Line	Revenue Requirement	Meter	Customer	Water Supply	Delivery	Rev. Offset	General	Total
1	Operating Costs	\$7,849	\$4,288	\$1,086,633	\$336,285	\$0	\$433,194	\$1,868,249
2	Capital Costs	\$0	\$0	\$0	\$434,895	\$0	\$0	\$434,895
3	Revenue Offsets	\$0	\$0	\$0	\$0	(\$9,500)	\$0	(\$9,500)
4	Preliminary Allocation	\$7,849	\$4,288	\$1,086,633	\$771,180	(\$9,500)	\$433,194	\$2,293,644
5	General Cost Allocation	\$1,818	\$993	\$251,730	\$178,652	\$0	(\$433,194)	\$0
6	Adjusted for General	\$9,667	\$5,282	\$1,338,363	\$949,832	(\$9,500)	\$0	\$2,293,644

Table 5-11 shows the final cost-of-service allocation after reallocating delivery costs to meter, ensuring that the meter and customer unit costs for recycled water match those for potable water. The rationale behind this reallocation is that the City incurs the same amount of meter maintenance costs per equivalent meter and the same amount of customer service costs per bill regardless of service type. The cost-of-service after general reallocation (Line 1) is from **Table 5-10** (Line 6).

Table 5-11: Recycled Cost-of-Service Allocation by Cost Component (Delivery to Meter)

Line	Revenue Requirement	Meter	Customer	Water Supply	Delivery	Rev. Offset	General	Total
1	Adjusted for General	\$9,667	\$5,282	\$1,338,363	\$949,832	(\$9,500)	\$0	\$2,293,644
2	Reallocation of Delivery to Meter	\$11,333	\$0	\$0	(\$11,333)	\$0	\$0	\$0
3	Adjusted for Delivery To Meter	\$21,000	\$5,282	\$1,338,363	\$938,499	(\$9,500)	\$0	\$2,293,644

FINAL COST-OF-SERVICE ALLOCATION

Table 5-12 shows the final cost-of-service allocation based on the adjustments for General and Delivery from the prior report tables.

Table 5-12: Recycled Cost-of-Service Allocation by Cost Component (Final)

Line	Cost Components	Final Cost Allocation
1	Meter	\$21,000
2	Customer	\$5,282
3	Water Supply	\$1,338,363
4	Delivery	\$938,499
5	Rev. Offset	(\$9,500)
6	Total	\$2,293,644

5.7 UNIT COST CALCULATION

UNITS OF SERVICE DEFINITIONS

The appropriate units of service are then established for each cost component based on cost causation, which is shown in **Table 5-13**. Cost components to be recovered by the fixed charges are assigned units of service based on the number of equivalent meters (**Table 5-9**). Cost components to be recovered by variable charges are assigned units based on annual usage in ccf.

Table 5-13: Recycled Units of Service Definitions

Line	Cost Components	Units of Service Definition	Units of Service	Units
1	Meter	<i>Equivalent meters x 6 mo.</i>	6,561	equiv. meters/ year
2	Customer	<i>Meter counts x 6 mo.</i>	894	bills/ year
3	Water Supply	<i>Annual usage in ccf</i>	500,262	ccf/ year
4	Delivery	<i>Annual usage in ccf</i>	500,262	ccf/ year
5	Rev. Offset	<i>Annual usage in ccf</i>	500,262	ccf/ year

UNIT COST BY COST COMPONENT

Table 5-14 shows the calculation of unit costs by each cost component. The final cost-of-service allocation (**Table 5-12**) is divided by the units of service (**Table 5-13**) for each cost component to derive the unit cost. These unit costs will determine the cost-of-service by customer class.

Table 5-14: Recycled Unit Cost by Cost Component

Line	Cost Components	Final Cost Allocation	Units of Service	Unit Cost	Units
1	Meter	\$21,000	6,561	\$3.20	equiv. meters/ year
2	Customer	\$5,282	894	\$5.91	bills/ year
3	Water Supply	\$1,338,363	500,262	\$2.68	ccf/ year
4	Delivery	\$938,499	500,262	\$1.88	ccf/ year
5	Rev. Offset	(\$9,500)	500,262	(\$0.02)	ccf/ year

5.8 COST-OF-SERVICE BY CUSTOMER CLASS

The final step in the cost-of-service analysis is to determine the cost to serve each customer class based on the cost components which is shown in **Table 5-15**. The unit cost by cost component is multiplied by the units of service to determine the cost to serve recycled irrigation customers. Note that the total cost-of-service is equal to the total rate revenue requirement for FY 2025 (**Table 5-1**).

Table 5-15: Recycled Cost-of-Service Allocation by Cost Component and Customer Class

Line	Customer Class	Meter	Customer	Water Supply	Delivery	Rev. Offset	Total
1	Recycled Irrigation	\$21,000	\$5,282	\$1,338,363	\$938,499	(\$9,500)	\$2,293,644

5.9 RECYCLED WATER RATES

PROPOSED CHANGES TO RATE STRUCTURE

Currently the City has the same bi-monthly fixed charges for potable and recycled water customers. To ensure that potable and recycled water customers only pay for the costs specific to each service, WRE recommends implementing separate bi-monthly fixed charges for potable and recycled water customers.

5.10 PROPOSED BI-MONTHLY FIXED CHARGES

REVENUE NEUTRAL RATES

Table 5-16 shows the revenue neutral bi-monthly fixed charge calculations. The Meter and Customer unit costs are from **Table 5-14** (Lines 1-2). Meter unit costs are multiplied by the meter capacity ratio; Customer costs do not vary based on meter size and thus are the same for all meter sizes. The revenue neutral rate represents the cost-of-service analysis for FY 2025 but does not include the proposed revenue adjustments for the first year of rates in FY 2026.

Table 5-16: Revenue Neutral Recycled Bi-Monthly Fixed Charges

Line	Meter Size	Meter Ratio	Number of Accounts	Meter Charge	Customer Charge	Revenue Neutral Rate
1	5/8"	1.00	5	\$3.20	\$5.91	\$9.11
2	3/4"	1.50	1	\$4.80	\$5.91	\$10.71
3	1"	2.50	15	\$8.00	\$5.91	\$13.91
4	1 1/2"	5.00	83	\$16.00	\$5.91	\$21.91
5	2"	8.00	32	\$25.61	\$5.91	\$31.51
6	3"	17.50	7	\$56.01	\$5.91	\$61.92
7	4"	31.50	4	\$100.82	\$5.91	\$106.73
8	6"	65.00	2	\$208.05	\$5.91	\$213.96
9	8"	140.00	0	\$448.10	\$5.91	\$454.01
10	10"	210.00	0	\$672.15	\$5.91	\$678.06

PROPOSED RATES WITH ADJUSTMENT

Table 5-17 shows the proposed bi-monthly fixed charges for FY 2026 based on the revenue neutral rate (**Table 5-16**) adjusted by the proposed revenue adjustment of 15% in the first year (**Table 2-23**) and rounded up to the nearest cent.

Table 5-17: Proposed Recycled Bi-Monthly Fixed Charges After Adjustment

Line	Meter Size	Revenue Neutral Rate	Proposed Rate (w/ 15% Adj.)	Current Rate	Difference (\$)	Difference (%)
1	5/8"	\$9.11	\$10.48	\$5.53	\$4.95	89.5%
2	3/4"	\$10.71	\$12.32	\$6.59	\$5.73	86.9%
3	1"	\$13.91	\$16.01	\$9.25	\$6.76	73.1%
4	1 1/2"	\$21.91	\$25.21	\$16.14	\$9.07	56.2%
5	2"	\$31.51	\$36.25	\$20.39	\$15.86	77.8%
6	3"	\$61.92	\$71.22	\$51.16	\$20.06	39.2%
7	4"	\$106.73	\$122.76	\$87.23	\$35.53	40.7%
8	6"	\$213.96	\$246.06	\$151.96	\$94.10	61.9%
9	8"	\$454.01	\$522.13	\$374.78	\$147.35	39.3%
10	10"	\$678.06	\$779.79	\$586.99	\$192.80	32.8%

5.11 PROPOSED VARIABLE CHARGES

REVENUE NEUTRAL RATES

Table 5-18 shows the revenue neutral variable charge calculations. The Water Supply, Delivery, and Rev. Offset unit costs are from **Table 5-14** (Lines 3-5). The revenue neutral rate represents the cost-of-service analysis for FY 2025 but does not include the proposed revenue adjustments for the first year of rates in FY 2026.

Table 5-18: Revenue Neutral Recycled Variable Charges

Line	Customer Class	Water Supply	Delivery	Rev. Offset	Revenue Neutral Rate
1	Recycled Irrigation	\$2.68	\$1.88	(\$0.02)	\$4.53

Table 5-19 shows the proposed variable charges for FY 2026 based on the revenue neutral rate (**Table 5-18**) adjusted by the proposed revenue adjustment of 15% in the first year (**Table 2-23**) and rounded up to the nearest cent.

Table 5-19: Proposed Recycled Variable Charges After Adjustment

Line	Customer Class	Revenue Neutral Rate	Proposed Rate (w/ 15% adj.)	Current Rate	Difference (\$)	Difference (%)
1	Recycled Irrigation	\$4.53	\$5.23	\$4.81	\$0.42	8.7%

5.12 PROPOSED RECYCLED WATER RATE SCHEDULE

PROPOSED FOUR-YEAR REVENUE ADJUSTMENTS

Table 5-20 shows the revenue adjustments for the four-year period and their effective date based on the proposed financial plan (**Table 2-23**).

Table 5-20: Proposed Recycled Revenue Adjustments

Line	Fiscal Year	Revenue Adjustments	Effective Date
1	FY 2026	15%	1/1/2026
2	FY 2027	15%	1/1/2027
3	FY 2028	8%	1/1/2028
4	FY 2029	8%	1/1/2029

PROPOSED FOUR-YEAR RECYCLED WATER RATE SCHEDULE

The proposed four-year recycled water rate schedules are based on the proposed rate methodology changes, the updated cost-of-service analysis, and the proposed revenue adjustments (**Table 5-20**) in the four-year period. The proposed rates for FY 2027, FY 2028, and FY 2029 were calculated by increasing the FY 2026 rates (**Table 5-17** and **Table 5-19**) by the revenue adjustments, rounded up to the nearest cent. **Table 5-21** and **Table 5-22** shows the proposed bi-monthly fixed charges and variable charges, respectively.

Table 5-21: Proposed Recycled Bi-Monthly Fixed Charges

Line	Bi-Monthly Fixed Charge	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
1	5/8"	\$10.48	\$12.06	\$13.03	\$14.08
2	3/4"	\$12.32	\$14.17	\$15.31	\$16.54
3	1"	\$16.01	\$18.42	\$19.90	\$21.50
4	1 1/2"	\$25.21	\$29.00	\$31.32	\$33.83
5	2"	\$36.25	\$41.69	\$45.03	\$48.64
6	3"	\$71.22	\$81.91	\$88.47	\$95.55
7	4"	\$122.76	\$141.18	\$152.48	\$164.68
8	6"	\$246.06	\$282.97	\$305.61	\$330.06
9	8"	\$522.13	\$600.45	\$648.49	\$700.37
10	10"	\$779.79	\$896.76	\$968.51	\$1,046.00

Table 5-22: Proposed Recycled Variable Charges

Line	Variable Charge (\$/ccf)	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
1	Recycled Irrigation	\$5.23	\$6.02	\$6.51	\$7.04

5.13 CUSTOMER IMPACTS

Table 5-23 shows the proposed impacts for a Recycled Irrigation customer with a 1 1/2" meter (the most common meter size within this customer class) at various levels of bi-monthly usage. Recycled Irrigation

usage tends to vary more by season than Single Family customer usage. For a customer in the summer months at a very high usage level (1,997 ccf), the bi-monthly impact will be \$489.17 or 4.9%. For a customer in the winter months at a low usage level (49 ccf), the bi-monthly bill impact will be \$25.40 or 9.9%. For a customer in the spring months at an average usage (560 ccf), the bi-monthly bill impact will be \$173.18 or 6.2%.

Table 5-23: Proposed Recycled Irrigation Customer Impacts

Line	Usage Level	Usage (ccf)	Current Bill	Proposed Bill	Difference (\$)	Difference (%)
1	Very Low Usage (10th percentile)	2	\$25.76	\$35.67	\$9.91	38.5%
2	Low Usage (30th percentile)	49	\$256.08	\$281.48	\$25.40	9.9%
3	Median Usage (50th percentile)	173	\$883.29	\$930.00	\$46.71	5.3%
4	Average Usage	560	\$2,780.83	\$2,954.01	\$173.18	6.2%
5	High Usage (75th percentile)	493	\$2,523.29	\$2,603.60	\$80.31	3.2%
6	Very High Usage (95th percentile)	1,997	\$9,980.35	\$10,469.52	\$489.17	4.9%

6. DROUGHT RATES

6.1 DROUGHT RATE DESIGN METHODOLOGY

In addition to the base water rates developed in the prior section of the report, drought rates were developed to be implemented during water shortage emergencies. The key steps in determining the drought rates are as follows:

- **Evaluate financial risks:** the City faces different risks based on drought emergencies, when government-mandated usage cutbacks reduce the City's variable charge revenues.
- **Determine cost impact:** the cost impact is dependent upon the water shortage condition. Constrained water supply results in higher costs to purchase water for the City to meet its customer demand. Drought emergencies result in lost revenues from variable charges when customers use less water.
- **Calculate drought rates:** the resulting cost impact is then used to calculate drought rates, to be implemented during shortage emergencies and which vary based on stages (from the City's Water Shortage Contingency Plan).

6.2 RISKS RELATED TO WATER SHORTAGES

WATER SHORTAGE EMERGENCIES

The City's WCSP includes six stages of water shortages, which all require a different level of usage reduction from the City's customers. When customers reduce their usage in each stage, the City's rate revenues from variable charges are directly impacted. When water shortage emergencies occur, especially during more severe stages, the amount of lost revenue can significantly impact the City's ability to meet its operating, capital, and reserve requirements.

Drought rates are a tool for the City to effectively respond to water shortage emergencies while maintaining financial sufficiency and operational reliability. Drought rates are designed to recover the costs of water shortages, which include loss of variable revenues and cost differences (savings) from purchased water supply changes.

6.3 PROPOSED DROUGHT RATES

DROUGHT RATE ALLOTMENT

Currently the City has a shortage/drought usage allotment policy where each customer has 10 ccf per bi-monthly billing period that is exempt from being charged drought rates. The drought allotment recognizes that usage reductions are more difficult for customers that are already using low amounts of water during non-drought conditions.

Based on updated consumption patterns, WRE recommends reducing the shortage usage allotment to 8 ccf per bi-monthly billing period to ensure that the total annual usage allotment remains below the annual usage reduction requirement for each stage of drought rates.

Table 6-1 shows the annual usage exempted for each customer class based on the total number of accounts under each class in FY 2026 (**Table 2-6**), the first year of drought rates. The annual usage exempted for each class is calculated by multiplying the total number of accounts by the bi-monthly exempted usage (8 ccf) for a period of 12 months.

Table 6-1: Water Shortage Usage Exempted

Line	Water Shortage Rate Exemption (8 ccf)	Total Accounts (FY 2026)	Annual Usage Exempted
1	Single Family	19,929	956,592
2	Multi-Family	523	25,104
3	Commercial/ Industrial	982	47,136
4	Potable Irrigation	880	42,240
5	Total	22,314	1,071,072

USAGE REDUCTIONS BY WATER SHORTAGE STAGE

Table 6-2 shows the projected water usage reductions in each water shortage stage by customer class (Lines 3-9). The total usage reduction (Line 1) for each stage is based on the City's WSCP. The total usage reduction in each stage is applied to the total usage for each customer class equally. For example, in Stage 1, Single Family, Multi-Family, Commercial/ Industrial, and Potable Irrigation are expected to reduce their class usage by 10%.

The annual exempted usage for each class (**Table 6-1**) is subtracted from total annual water usage reduction by class (Lines 3-8), assuming the annual exempted usage remains constant for each stage, to arrive at the total water usage reduction less exempted usage (Line 16). The effect of the drought allotment policy increases the unit cost for shortages as water shortage costs are spread over less units.

Table 6-2: Water Usage Reductions by Stage and Customer Class

Line	Water Shortage Stages	Baseline	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
1	Total Usage Reduction	0%	10%	20%	30%	40%	50%	60%
2								
3	Water Usage Reduction by Class							
4	Single Family	2,808,349	2,527,514	2,246,679	1,965,844	1,685,009	1,404,175	1,123,340
5	Multi-Family	572,358	515,122	457,886	400,651	343,415	286,179	228,943
6	Commercial/ Industrial	595,726	536,153	476,581	417,008	357,436	297,863	238,290
7	Potable Irrigation	1,052,511	947,260	842,009	736,758	631,507	526,256	421,004
8	Total	5,028,944	4,526,050	4,023,155	3,520,261	3,017,366	2,514,472	2,011,578
9	Total Usage Reduction	0%	-10%	-20%	-30%	-40%	-50%	-60%
10								
11	Water Usage Less Exempted Usage							
12	Single Family	1,851,757	1,570,922	1,290,087	1,009,252	728,417	447,583	166,748
13	Multi-Family	547,254	490,018	432,782	375,547	318,311	261,075	203,839
14	Commercial/ Industrial	548,590	489,017	429,445	369,872	310,300	250,727	191,154
15	Potable Irrigation	1,010,271	905,020	799,769	694,518	589,267	484,016	378,764
16	Total	3,957,872	3,454,978	2,952,083	2,449,189	1,946,294	1,443,400	940,506

VARIABLE REVENUE LOSS

Table 6-3 shows the estimated variable revenue loss by stage based on the proposed variable charges for FY 2026 (). The proposed FY 2026 variable charge (Lines 1-5) is multiplied by the estimated usage in each stage (**Table 6-2**, Lines 3-8) to determine the variable revenues by stage (Lines 7-12). The difference from Baseline, or the “no drought” scenario, represents the revenue loss during each shortage stage (Line 14).

Table 6-3: Variable Revenue Loss by Stage

Line	Variable Revenue Loss	Baseline	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
1	Variable Charges FY2026							
2	Single Family	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70
3	Multi-Family	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70
4	Commercial/ Industrial	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70
5	Potable Irrigation	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70	\$5.70
6								
7	Variable Revenues							
8	Single Family	\$16,007,589	\$14,406,830	\$12,806,071	\$11,205,313	\$9,604,554	\$8,003,795	\$6,403,036
9	Multi-Family	\$3,262,441	\$2,936,197	\$2,609,952	\$2,283,708	\$1,957,464	\$1,631,220	\$1,304,976
10	Commercial/ Industrial	\$3,395,638	\$3,056,074	\$2,716,511	\$2,376,947	\$2,037,383	\$1,697,819	\$1,358,255
11	Potable Irrigation	\$5,999,313	\$5,399,381	\$4,799,450	\$4,199,519	\$3,599,588	\$2,999,656	\$2,399,725
12	Total	\$28,664,981	\$25,798,483	\$22,931,985	\$20,065,487	\$17,198,988	\$14,332,490	\$11,465,992
13								
14	Variable Revenue Loss	\$0	\$2,866,498	\$5,732,996	\$8,599,494	\$11,465,992	\$14,332,490	\$17,198,988

WATER SUPPLY COST DIFFERENCES

Table 6-4 shows the calculation of water supply costs for each stage. The water supply cost differences in this section do not assume an increase to the Zone 7 variable cost of water.

The total consumption in each stage (Line 1) is from **Table 6-2** (Line 8). A water loss percentage of 10% (Line 2; from **Table 2-13**, Line 1) is applied to the total consumption (Line 1) to determine the total amount of water purchased from Zone 7 (Line 3), assuming that Zone 7 represents 100% of the City's water supply. The Zone 7 variable charge (Line 4; from **Table 2-13**, Line 6) is the FY 2026 rate. The Zone 7 variable cost (Line 5) is calculated by multiplying the Zone 7 purchases (Line 3) by the Zone 7 variable charge (Line 4). Note that the water supply cost differences do not assume any change to Zone 7 variable costs; drought rates are designed to recover the costs of each stage, with all other costs being equal.

The supply cost difference (Line 7) represents the impacts of the usage reductions in each stage. The City will see cost savings in each stage since Zone 7 represents 100% of the City's water supply.

Table 6-4: Water Supply Cost Differences by Stage

Line	Zone 7 Water Purchases	Baseline	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
1	Total Consumption	5,028,944	4,526,050	4,023,155	3,520,261	3,017,366	2,514,472	2,011,578
2	Water Loss (%)	10%	10%	10%	10%	10%	10%	10%
3	Total Production	5,587,716	5,028,944	4,470,172	3,911,401	3,352,629	2,793,858	2,235,086
4	Zone 7 Variable Charge	\$2.46	\$2.46	\$2.46	\$2.46	\$2.46	\$2.46	\$2.46
5	Zone 7 Variable Cost	\$13,717,842	\$12,346,058	\$10,974,273	\$9,602,489	\$8,230,705	\$6,858,921	\$5,487,137
6								
7	Supply Cost Difference	\$0	(\$1,371,784)	(\$2,743,568)	(\$4,115,353)	(\$5,487,137)	(\$6,858,921)	(\$8,230,705)

DROUGHT COSTS

Table 6-5 shows the water shortage costs by stage, which includes the variable revenue loss (**Table 6-3**) and supply cost differences (**Table 6-4**).

The total cost of each water shortage stage (Line 3) represents the costs that the proposed drought rates are designed to recover. Potable water usage (Line 5) is from **Table 6-2** (Line 16), accounting for the drought allotment policy. The unit cost for each stage (Line 6) is calculated by dividing the total drought costs (Line 3) by the potable water usage (Line 5) in each stage.

Table 6-5: Drought Costs by Stage

Line	Drought Costs	Baseline	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
1	Variable Revenue Loss	\$0	\$2,866,498	\$5,732,996	\$8,599,494	\$11,465,992	\$14,332,490	\$17,198,988
2	Supply Cost Difference	\$0	(\$1,371,784)	(\$2,743,568)	(\$4,115,353)	(\$5,487,137)	(\$6,858,921)	(\$8,230,705)
3	Total Costs	\$0	\$1,494,714	\$2,989,428	\$4,484,142	\$5,978,856	\$7,473,570	\$8,968,283
4								
5	Potable Water Usage	3,957,872	3,454,978	2,952,083	2,449,189	1,946,294	1,443,400	940,506
6	Unit Cost	\$0.00	\$0.43	\$1.01	\$1.83	\$3.07	\$5.18	\$9.54

PROPOSED DROUGHT RATES

Table 6-6 shows the proposed drought rates by stage for FY 2026. The Baseline variable charges are equal to the first year of variable rates (**Table 4-9**). For each subsequent stage the increase to variable charges (Lines 1-5) is calculated by adding the shortage unit cost (**Table 6-5**, Line 6) for each stage to the baseline variable charges which are the same for each customer class.

The difference between the combined rates in each stage and the Baseline variable charges represents the incremental drought rate by stage (Lines 7-11), rounded up to the nearest cent.

Table 6-6: Proposed Water Shortage Rates (FY 2026)

Line	Drought Rates	Baseline	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
1	Increase to Variable Charges							
2	Single Family	\$5.70	\$6.13	\$6.71	\$7.53	\$8.77	\$10.88	\$15.24
3	Multi-Family	\$5.70	\$6.13	\$6.71	\$7.53	\$8.77	\$10.88	\$15.24
4	Commercial/ Industrial	\$5.70	\$6.13	\$6.71	\$7.53	\$8.77	\$10.88	\$15.24
5	Potable Irrigation	\$5.70	\$6.13	\$6.71	\$7.53	\$8.77	\$10.88	\$15.24
6								
7	Incremental Drought Rates							
8	Single Family	\$0.00	\$0.44	\$1.02	\$1.84	\$3.08	\$5.18	\$9.54
9	Multi-Family	\$0.00	\$0.44	\$1.02	\$1.84	\$3.08	\$5.18	\$9.54
10	Commercial/ Industrial	\$0.00	\$0.44	\$1.02	\$1.84	\$3.08	\$5.18	\$9.54
11	Potable Irrigation	\$0.00	\$0.44	\$1.02	\$1.84	\$3.08	\$5.18	\$9.54

6.4 PROPOSED DROUGHT RATE SCHEDULE

PROPOSED FOUR-YEAR REVENUE ADJUSTMENTS

Table 6-7 shows the revenue adjustments for the four-year period and their effective date based on the proposed financial plan (**Table 2-23**).

Table 6-7: Proposed Revenue Adjustments

Line	Fiscal Year	Revenue Adjustments	Effective Date
1	FY 2026	15%	1/1/2026
2	FY 2027	15%	1/1/2027
3	FY 2028	8%	1/1/2028
4	FY 2029	8%	1/1/2029

PROPOSED FOUR-YEAR WATER SHORTAGE RATE SCHEDULE

Table 6-8 shows the proposed drought rates in each stage for the four-year period, which are incremental charges in addition to the variable charges shown in **Table 4-9**. The proposed rates for FY 2027, FY 2028, and FY 2029 were calculated by increasing the FY 2026 rates by the revenue adjustments, rounded up to the nearest cent.

Table 6-8: Proposed Drought Rates

Line	Drought Rates (over 8 ccf of use)	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
1	Effective 1/1/2026	\$0.44	\$1.02	\$1.84	\$3.08	\$5.18	\$9.54
2	Effective 1/1/2027	\$0.51	\$1.18	\$2.12	\$3.55	\$5.96	\$10.98
3	Effective 1/1/2028	\$0.56	\$1.28	\$2.29	\$3.84	\$6.44	\$11.86
4	Effective 1/1/2029	\$0.61	\$1.39	\$2.48	\$4.15	\$6.96	\$12.81

Table 6-9 shows the proposed combined quantity charges and drought rates in each stage for the four-year period. The variable charges in **Table 4-9** are added to the incremental drought rates in **Table 6-8** to calculate the combined charges.

Table 6-9: Proposed Combined Variable Charges and Drought Rates

Line	Combined Variable Rates	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
1	Effective 1/1/2026	\$6.14	\$6.72	\$7.54	\$8.78	\$10.88	\$15.24
2	Effective 1/1/2027	\$7.07	\$7.74	\$8.68	\$10.11	\$12.52	\$17.54
3	Effective 1/1/2028	\$7.65	\$8.37	\$9.38	\$10.93	\$13.53	\$18.95
4	Effective 1/1/2029	\$8.27	\$9.05	\$10.14	\$11.81	\$14.62	\$20.47

6.5 CUSTOMER IMPACTS

WRE evaluated the customer impacts for Single Family customers for Stages 1-6 based on the proposed drought rates. The customer impacts are based on the first year of drought rates (FY 2026).

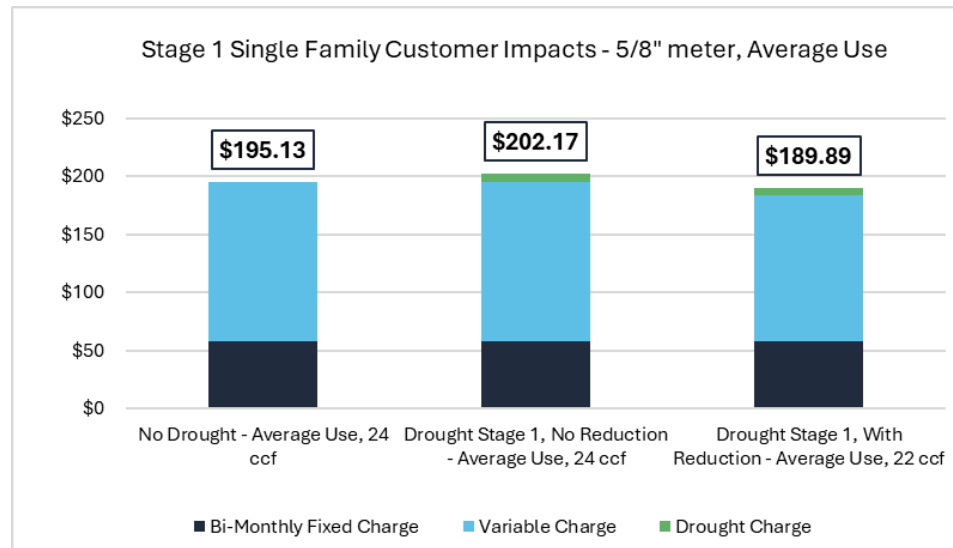
SINGLE FAMILY CUSTOMER IMPACTS (STAGE 1)

Table 6-10 and **Figure 6-1** show the proposed Stage 1 impacts for a Single Family customer with a 5/8" meter using 24 ccf of usage every two months (prior to any usage reductions mandated by each stage). During a Stage 2 water shortage, this customer will pay \$7.04 more every two months if they do not reduce their usage according to Stage 1 (Line 3), which correlates to a 10% reduction. The drought charge (Line 3) reflects an exemption for 8 ccf that is exempt from being charged drought rates per bi-monthly billing period. However, if this customer does reduce their usage by 10% and uses 22 ccf every two months instead, they will have a lower bi-monthly bill than in normal, non-drought conditions despite the drought charges.

Table 6-10: Proposed Single Family Customer Impacts (Stage 1 Shortage)

Line	Stage 1 Single Family Customer Impacts - 5/8" meter, Average Use	No Drought - Average Use, 24 ccf	Drought Stage 1, No Reduction - Average Use, 24 ccf	Drought Stage 1, With Reduction - Average Use, 22 ccf
1	Bi-Monthly Fixed Charge	\$58.33	\$58.33	\$58.33
2	Variable Charge	\$136.80	\$136.80	\$125.40
3	Water Shortage Charge	\$0.00	\$7.04	\$6.16
4	Total Bi-Monthly Bill	\$195.13	\$202.17	\$189.89

Figure 6-1: Proposed Single Family Customer Impacts (Stage 1 Shortage)



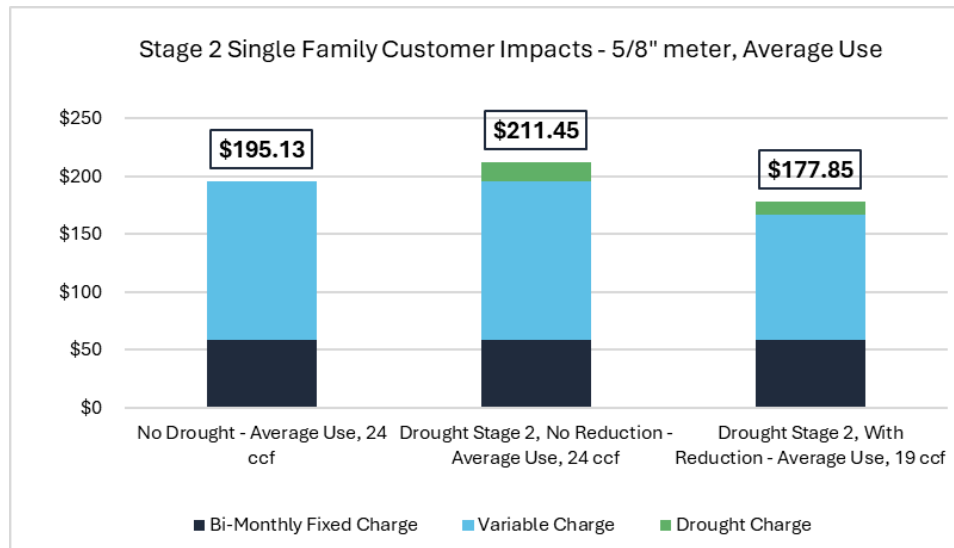
SINGLE FAMILY CUSTOMER IMPACTS (STAGE 2)

Table 6-11 and **Figure 6-2** show the proposed Stage 2 impacts for a Single Family customer with a 5/8" meter using 24 ccf of usage every two months (prior to any usage reductions mandated by each stage). During a Stage 2 water shortage, this customer will pay \$16.32 more every two months if they do not reduce their usage according to Stage 2 (Line 3), which correlates to a 20% reduction. The drought charge (Line 3) reflects an exemption for 8 ccf that is exempt from being charged drought rates per bi-monthly billing period. However, if this customer does reduce their usage by 20% and uses 19 ccf every two months instead, they will have a lower bi-monthly bill than in normal, non-drought conditions despite the drought charges.

Table 6-11: Proposed Single Family Customer Impacts (Stage 2 Shortage)

Line	Stage 2 Single Family Customer Impacts - 5/8" meter, Average Use	No Drought - Average Use, 24 ccf	Drought Stage 2, No Reduction - Average Use, 24 ccf	Drought Stage 2, With Reduction - Average Use, 19 ccf
1	Bi-Monthly Fixed Charge	\$58.33	\$58.33	\$58.33
2	Variable Charge	\$136.80	\$136.80	\$108.30
3	Drought Charge	\$0.00	\$16.32	\$11.22
4	Total Bi-Monthly Bill	\$195.13	\$211.45	\$177.85

Figure 6-2: Proposed Single Family Customer Impacts (Stage 2 Shortage)



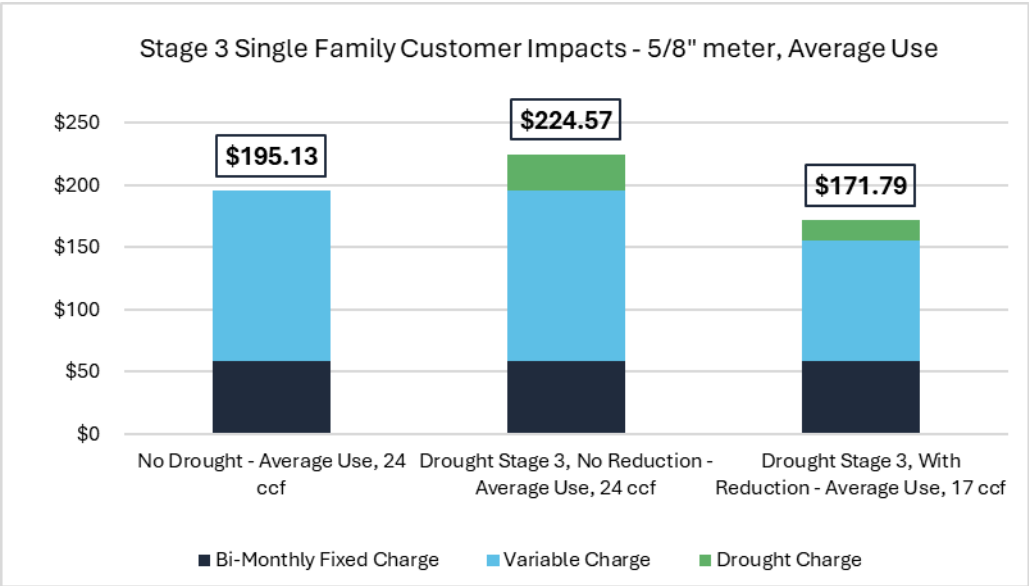
SINGLE FAMILY CUSTOMER IMPACTS (STAGE 3)

Table 6-12 and **Figure 6-3** shows the proposed Stage 3 impacts for a Single Family customer with a 5/8" meter using 24 ccf of usage every two months (prior to any usage reductions mandated by each stage). During a Stage 3 water shortage, this customer will pay \$29.44 more every two months if they do not reduce their usage according to Stage 3, which correlates to a 30% reduction. The drought charge (Line 3) reflects an exemption for 8 ccf that is exempt from being charged drought rates per bi-monthly billing period. However, if the customer does reduce their usage by 30% and uses 17 ccf every two months instead, they will have a lower bi-monthly bill than in normal, non-drought conditions.

Table 6-12: Proposed Single Family Customer Impacts (Stage 3 Shortage)

Line	Stage 3 Single Family Customer Impacts - 5/8" meter, Average Use	No Drought - Average Use, 24 ccf	Drought Stage 3, No Reduction - Average Use, 24 ccf	Drought Stage 3, With Reduction - Average Use, 17 ccf
1	Bi-Monthly Fixed Charge	\$58.33	\$58.33	\$58.33
2	Variable Charge	\$136.80	\$136.80	\$96.90
3	Water Shortage Charge	\$0.00	\$29.44	\$16.56
4	Total Bi-Monthly Bill	\$195.13	\$224.57	\$171.79

Figure 6-3: Proposed Single Family Customer Impacts (Stage 3 Shortage)



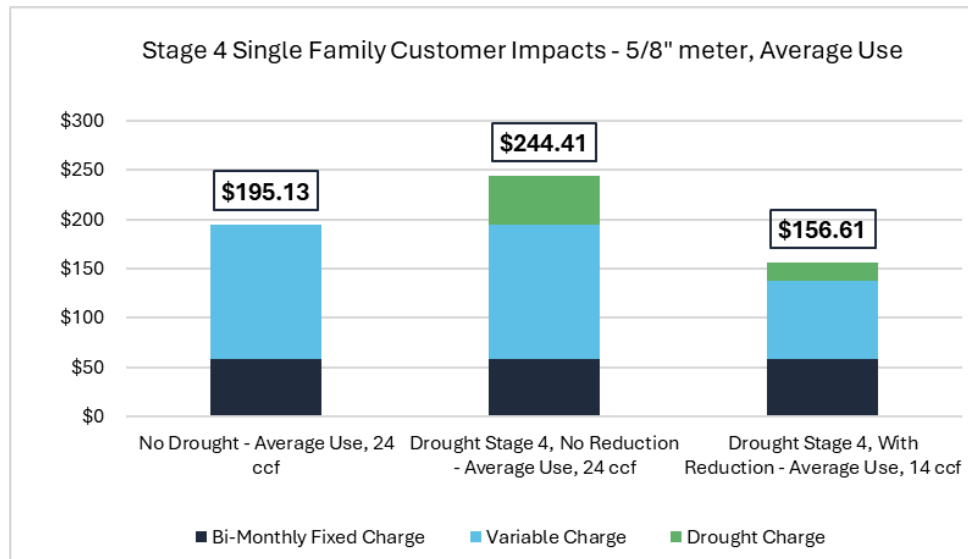
SINGLE FAMILY CUSTOMER IMPACTS (STAGE 4)

Table 6-13 and Figure 6-4 show the proposed Stage 4 impacts for a Single Family customer with a 5/8” meter using 24 ccf of usage every two months (prior to any usage reductions mandated by each stage). During a Stage 4 water shortage, this customer will pay \$49.28 more every two months if they do not reduce their usage according to Stage 4, which correlates to a 40% reduction. The drought charge (Line 3) reflects an exemption for 8 ccf that is exempt from being charged drought rates per bi-monthly billing period. However, if the customer does reduce their usage by 40% and uses 14 ccf every two months instead, they will have a lower bi-monthly bill than in normal, non-drought conditions.

Table 6-13: Proposed Single Family Customer Impacts (Stage 4 Shortage)

Line	Stage 4 Single Family Customer Impacts - 5/8" meter, Average Use	No Drought - Average Use, 24 ccf	Drought Stage 4, No Reduction - Average Use, 24 ccf	Drought Stage 4, With Reduction - Average Use, 14 ccf
1	Bi-Monthly Fixed Charge	\$58.33	\$58.33	\$58.33
2	Variable Charge	\$136.80	\$136.80	\$79.80
3	Water Shortage Charge	\$0.00	\$49.28	\$18.48
4	Total Bi-Monthly Bill	\$195.13	\$244.41	\$156.61

Figure 6-4: Proposed Single Family Customer Impacts (Stage 4 Shortage)



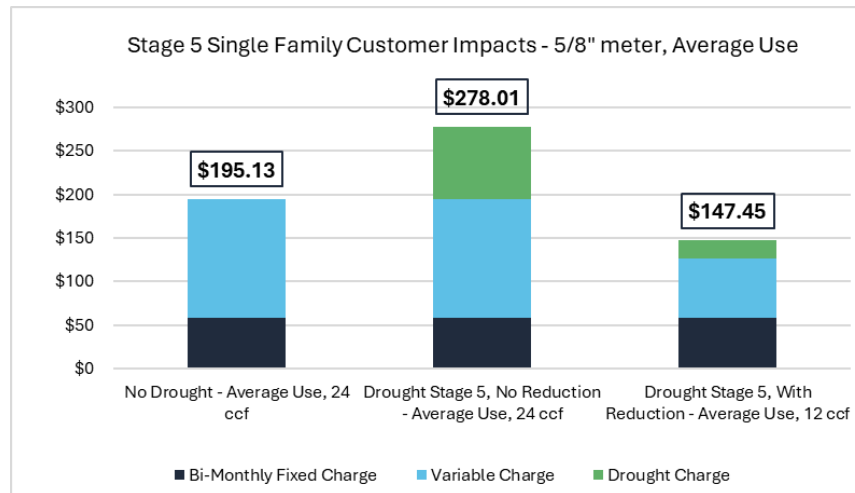
SINGLE FAMILY CUSTOMER IMPACTS (STAGE 5)

Table 6-14 and **Figure 6-5** Figure 6-5 show the proposed Stage 5 impacts for a Single Family customer with a 5/8" meter using 24 ccf of usage every two months (prior to any usage reductions mandated by each stage). During a Stage 5 water shortage, this customer will pay \$82.88 more every two months if they do not reduce their usage according to Stage 5, which correlates to a 50% reduction. The drought charge (Line 3) reflects an exemption for 8 ccf that is exempt from being charged drought rates per bi-monthly billing period. However, if the customer does reduce their usage by 50% and uses 12 ccf every two months instead, they will have a lower bi-monthly bill than in normal, non-drought conditions.

Table 6-14: Proposed Single Family Customer Impacts (Stage 5 Shortage)

Line	Stage 5 Single Family Customer Impacts - 5/8" meter, Average Use	No Drought - Average Use, 24 ccf	Drought Stage 5, No Reduction - Average Use, 24 ccf	Drought Stage 5, With Reduction - Average Use, 12 ccf
1	Bi-Monthly Fixed Charge	\$58.33	\$58.33	\$58.33
2	Variable Charge	\$136.80	\$136.80	\$68.40
3	Water Shortage Charge	\$0.00	\$82.88	\$20.72
4	Total Bi-Monthly Bill	\$195.13	\$278.01	\$147.45

Figure 6-5: Proposed Single Family Customer Impacts (Stage 5 Shortage)



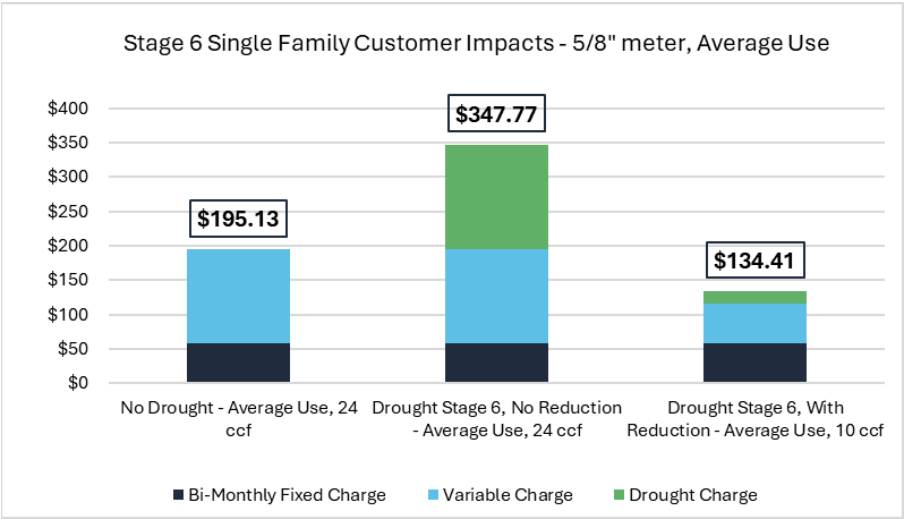
SINBLE FAMILY CUSTOMER IMPACTS (STAGE 6)

Table 6-15 and **Figure 6-6** show the proposed Stage 6 impacts for a Single Family customer with a 5/8" meter using 24 ccf of usage every two months (prior to any usage reductions mandated by each stage). During a Stage 6 water shortage, this customer will pay \$152.64 more every two months if they do not reduce their usage according to Stage 6, which correlates to a 60% reduction. The drought charge (Line 3) reflects an exemption for 8 ccf that is exempt from being charged drought rates per bi-monthly billing period. However, if the customer does reduce their usage by 60% and uses 10 ccf every two months instead, they will have a lower bi-monthly bill than in normal, non-drought conditions.

Table 6-15: Proposed Single Family Customer Impacts (Stage 6 Shortage)

Line	Stage 6 Single Family Customer Impacts - 5/8" meter, Average Use	No Drought - Average Use, 24 ccf	Drought Stage 6, No Reduction - Average Use, 24 ccf	Drought Stage 6, With Reduction - Average Use, 10 ccf
1	Bi-Monthly Fixed Charge	\$58.33	\$58.33	\$58.33
2	Variable Charge	\$136.80	\$136.80	\$57.00
3	Water Shortage Charge	\$0.00	\$152.64	\$19.08
4	Total Bi-Monthly Bill	\$195.13	\$347.77	\$134.41

Figure 6-6: Proposed Single Family Customer Impacts (Stage 6 Shortage)



7. WATER CONNECTION FEES

7.1 CONNECTION FEE OVERVIEW

New customer connections to the City’s water system are subject to a water connection fee, which is necessary to ensure that existing users are not unfairly burdened by costs incurred to provide capacity for new users. The overall purpose of a connection fee is to equitably recover capital costs incurred by the agency to provide system capacity to new users. Water connection fees in California are typically developed based on one of three common methodologies outlined by the AWWA in its *M1 Manual*.

The three methodologies include:

1. **Buy-In Method:** The Buy-In Method establishes connection based on the value of the system’s existing capital assets and is typically most appropriate when a system’s current capacity is sufficient to serve both short-term and long-term projected demands. The rationale underlying the Buy-In Method is that new customers should pay to “buy-in” to existing system capacity funded by past and current users.
2. **Incremental Cost Method:** The Incremental Cost Method establishes connection fees based on the cost of planned capital expenditures required to expand system capacity and is typically most appropriate when a system’s current capacity is already fully utilized by existing users. The rationale underlying the Incremental Cost Method is that new users should fund planned capital projects that are necessary to accommodate growth.
3. **Hybrid Method:** The Hybrid Method²³ establishes capacity charges based on a combination of the Buy-In Method and the Incremental Cost Method. The Hybrid Method is typically most appropriate when some existing capacity is available to new users, but capacity expansion is still necessary to accommodate long-term demands.

WRE recommends the Hybrid Method for the City’s water connection fees. The existing system has some remaining capacity to serve new customers, and the City will be investing in additional capacity over the next several years.

7.2 BUY-IN COMPONENT

The Buy-In component, shown in **Table 7-1**, calculates the value of the existing water system and its remaining capacity. The existing system value is determined based on the value of fixed assets (Line 1), cash balances (Line 2), and subtracting outstanding debt principal (Line 3).

The fixed asset value is based on data received from City staff regarding water system assets, original cost, accumulated depreciation, acquisition date, and net book value. WRE converted all asset values from original cost into replacement cost less depreciation (RCLD) using the Construction Cost Index (CCI) to adjust for annual cost inflation. WRE recommends using the RCLD asset valuation methodology because it accounts for both inflation and depreciation and is often considered the most equitable approach. The detailed asset list is included in the **Appendix (Table 8-6)**.

²³ The Hybrid Method is referred to by the AWWA as the “Combined Cost Approach.”

The cash balances are equal to the operating and capital fund balance in FY 2025 (**Appendix, Table 8-4**). The outstanding debt principal is based on the remaining balance on the City's 2024 water revenue bond (**Table 2-15**).

Table 7-1: System Value (Buy-In Component)

Line	Buy-In Component	System Value
1	Water Asset Value (RCLD)	\$103,232,739
2	Plus Cash Balances	\$16,382,209
3	Less Outstanding Debt Principal	(\$17,275,000)
4	Total	\$102,339,948

7.3 INCREMENTAL COMPONENT

The Incremental component calculates the value of the future water system and its associated capacity, which includes the future expansion-related CIP shown in **Table 7-2**.

The future system value is determined based on the twenty-year expansion CIP (capital projects related to increasing capacity for future users) from the City's WSMP. CIP costs are shown in today's dollars, since connection fees will increase based on CPI each year.

Table 7-2: System Value (Incremental Component)

Line	Incremental Component (20 Year Total)	System Value
1	Water Supply, Transmission & Quality	\$6,777,458
2	Water Distribution Piping	\$3,380,000
3	Water Facilities	\$13,016,200
4	Total	\$23,173,658

7.4 PROPOSED WATER CONNECTION FEES

Table 7-3 shows the water connection fee calculation based on the Hybrid Method. Buy-in costs are allocated to the current system (**Table 7-1**) and incremental costs are allocated to the future system (**Table 7-2**). The equivalent meters used in the current system are from **Table 3-9** and equivalent meters for the future system are derived from estimates provided in the Water System Management Plan. The Buy-In costs are divided by the estimated EMUs (Equivalent Meter Units) served for the current system; the Incremental costs are divided by the estimated EMUs served for the future system. An EMU is the same as an EDU (most customers have a 5/8" meter). The proposed water connection fee per EDU is the sum of the current system and future system unit costs (Line 4).

Table 7-3: Water Connection Fee Calculation

Line	Connection Fee Calculation	Current System	Future System	Total
1	Existing System Value (Buy-In)	\$102,339,948	\$0	\$102,339,948
2	Future User CIP (Incremental)	\$0	\$23,173,658	\$23,173,658
3	Equivalent Meters Served	41,880	8,205	50,085
4	Connection Fee per EMU	\$2,444	\$2,825	\$5,269

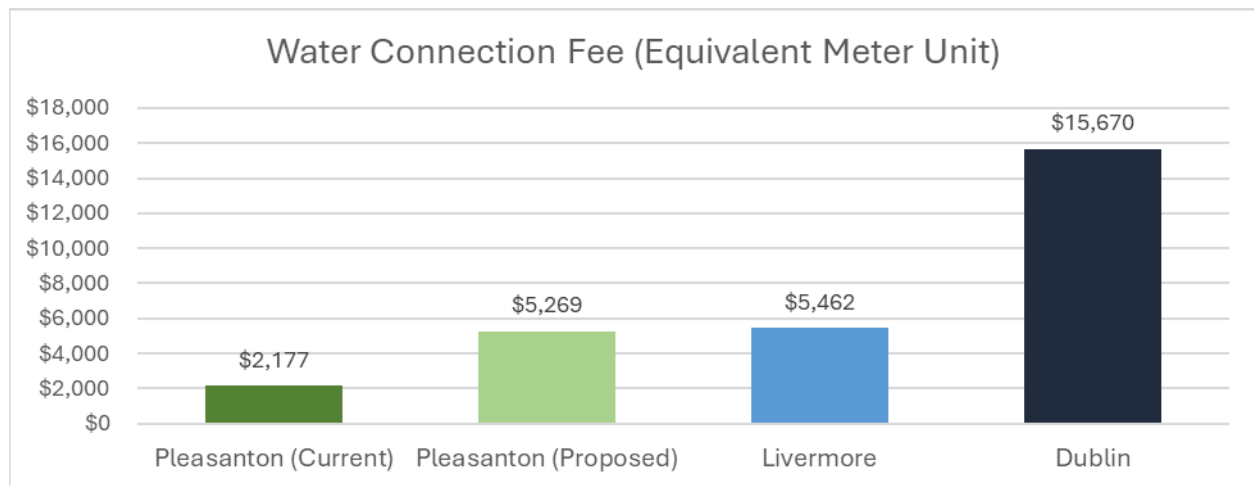
Table 7-4: Proposed Water Connection Fees

Line	Meter Size	Capacity (gpm)	Meter Ratio	Incremental Fee	Buy-In Fee	Total Fee
1	5/8"	22	1.00	\$2,825	\$2,444	\$5,269
2	3/4"	32	1.45	\$4,109	\$3,555	\$7,664
3	1"	55	2.50	\$7,063	\$6,110	\$13,173
4	1 - 1/2"	100	4.55	\$12,841	\$11,109	\$23,950
5	2"	200	9.09	\$25,682	\$22,218	\$47,900
6	3"	500	22.73	\$64,205	\$55,545	\$119,750
7	4"	1,250	56.82	\$160,511	\$138,864	\$299,375
8	6"	2,500	113.64	\$321,023	\$277,727	\$598,750
9	8"	3,500	159.09	\$449,432	\$388,818	\$838,250
10	10"	5,500	250.00	\$706,250	\$611,000	\$1,317,250

7.5 CONNECTION FEE SURVEY

Figure 7-1 shows the current and proposed water connection fees relative to the connection fees of other nearby agencies who also import water from Zone 7. Currently the City has the lowest connection fee relative to other agencies, and after the proposed changes, the City's connection fees remain the lowest.

Figure 7-1: Water Connection Fee Survey



8. APPENDICES

8.1 FINANCIAL PLAN APPENDICES

Table 8-1: Revenues (Detail)

Line	Revenues (Detailed)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Potable Water Fund Revenues						
2	WATER SALES	\$30,485,466	\$36,915,440	\$39,037,042	\$39,037,042	\$39,037,042	\$39,037,042
3	FOURTH TIER WATER REVENUE	\$46,034	\$46,265	\$46,265	\$46,265	\$46,265	\$46,265
4	INTEREST - CITY FUNDS	\$88,922	\$275,000	\$370,831	\$439,266	\$403,399	\$293,894
5	BACKFLOW ADMIN FEE	\$135,552	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000
6	DAMAGE REIMBURSEMENT	\$18,304	\$0	\$0	\$0	\$0	\$0
7	FEDERAL ALLOCATIONS	\$148,825	\$0	\$0	\$0	\$0	\$0
8	FIRE HYDRANT TEST FEE	\$421	\$0	\$0	\$0	\$0	\$0
9	INSTALL & SALE OF METERS	\$7,167	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
10	INTERFUND REIMB - REVENUE	\$665,104	\$431,041	\$431,041	\$431,041	\$431,041	\$431,041
11	MISCELLANEOUS REFUNDS	\$26	\$0	\$0	\$0	\$0	\$0
12	MISCELLANEOUS REVENUE	\$7,574	\$0	\$0	\$0	\$0	\$0
13	WRITE-OFF OF STALE DATED CHKS	\$1,298	\$0	\$0	\$0	\$0	\$0
14	Total	\$31,604,691	\$37,862,747	\$40,080,179	\$40,148,614	\$40,112,747	\$40,003,242
15							
16	Recycled Water Fund Revenues						
17	RESALE OF RECYCLED WATER	\$2,137,219	\$2,428,597	\$2,564,708	\$2,564,708	\$2,564,708	\$2,564,708
18	RECYCLED WATER SURCHARGE	\$268,898	\$45,339	\$47,118	\$47,118	\$47,118	\$47,118
19	ANNUAL PERMIT RENEWAL FEE	\$9,467	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500
20	MISCELLANEOUS REVENUE	\$128,029	\$0	\$0	\$0	\$0	\$0
21	Total	\$2,543,614	\$2,483,435	\$2,621,326	\$2,621,326	\$2,621,326	\$2,621,326

Table 8-2: Expenses (Detail)

Line	Expenses (Detailed)	Object / WSMP ID	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Potable Water Fund Expenses							
2								
3	Maintenance and Repair Expenses							
4	MISC REPAIRS & MAINT CONTRACTS	420101	\$94,491	\$55,000	\$56,650	\$58,350	\$60,100	\$61,903
5	PARTS & EQUIPMENT	420102	\$22,955	\$36,000	\$37,080	\$38,192	\$39,338	\$40,518
6	Subtotal		\$117,446	\$91,000	\$93,730	\$96,542	\$99,438	\$102,421
7								
8	Material, Service, and Supply Expenses							
9	ADVERTISING EXPENSE	435133	\$0	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883
10	COMMUNITY SUPPORT	433165	\$4,049	\$40,000	\$41,200	\$42,436	\$43,709	\$45,020
11	CONTRACT SERVICES	430107	\$183,177	\$286,400	\$294,992	\$303,842	\$312,957	\$322,346
12	DATA PROCESSING EQUIP/SOFTWARE	433155	\$91,144	\$65,825	\$67,800	\$69,834	\$71,929	\$74,087
13	DUES,PUBLICATIONS,FILMS,BOOKS	433156	\$43,271	\$51,200	\$52,736	\$54,318	\$55,948	\$57,626
14	ELECTRICITY	431133	\$575,264	\$625,000	\$656,250	\$689,063	\$723,516	\$759,691
15	HAZARDOUS MATERIAL DISPOSAL	433161	\$7,424	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510
16	INTERFUND EXPENSE	433172	\$1,427,659	\$1,160,780	\$1,195,603	\$1,231,472	\$1,268,416	\$1,306,468
17	ITEMS PURCHASED FOR RESALE	433171	\$22,458,043	\$24,194,417	\$25,383,665	\$26,652,848	\$27,985,490	\$29,384,765
18	MISC SERVICE CHARGES	433167	\$355,508	\$310,000	\$319,300	\$328,879	\$338,745	\$348,908
19	MISC SUPPLIES AND EQUIPMENT	433154	\$710,874	\$652,000	\$671,560	\$691,707	\$712,458	\$733,832
20	MISCELLANEOUS EXPENSE	433170	\$161,731	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510
21	OFFICE SUPPLIES	433153	\$4,435	\$9,000	\$9,270	\$9,548	\$9,835	\$10,130
22	OTHER PROFESSIONAL SERVICES	430105	\$128,032	\$51,000	\$52,530	\$54,106	\$55,729	\$57,401
23	POSTAGE	435132	\$68,270	\$83,000	\$85,490	\$88,055	\$90,696	\$93,417
24	PRINTING & FILM DEVELOPMENT	435135	\$514	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502
25	PROFESSIONAL SERVICES	430101	\$154,285	\$255,000	\$262,650	\$270,530	\$278,645	\$287,005
26	RENTAL EXPENSES	433158	\$196,477	\$200,000	\$206,000	\$212,180	\$218,545	\$225,102
27	UNIFORM COSTS	433157	\$8,882	\$14,500	\$14,935	\$15,383	\$15,845	\$16,320
28	WRITE-OFF EXPENDITURE	433177	\$68,625	\$0	\$0	\$0	\$0	\$0
29	Subtotal		\$26,647,666	\$28,057,122	\$29,374,751	\$30,776,792	\$32,246,934	\$33,788,522
30								
31	Personnel Expenses							
32	457 CONTRIB	400112	\$27,610	\$27,132	\$28,489	\$29,913	\$31,409	\$32,979

City of Pleasanton
2025 Water Rate Study

Line	Expenses (Detailed)	Object / WSMP ID	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
33	ADMIN LEAVE	400034	\$6,883	\$0	\$0	\$0	\$0	\$0
34	ADMIN LEAVE BUYBACK	400069	\$11,987	\$12,100	\$12,705	\$13,340	\$14,007	\$14,708
35	APPLE - ER	400107	\$1,811	\$0	\$0	\$0	\$0	\$0
36	BEN/EAP	400106	\$1,068	\$1,265	\$1,328	\$1,395	\$1,464	\$1,538
37	BILINGUAL PAY	400067	\$325	\$325	\$341	\$358	\$376	\$395
38	COMP TIME BUYBACK	400072	\$4,396	\$0	\$0	\$0	\$0	\$0
39	COMP TIME TAKEN	400036	\$19,378	\$0	\$0	\$0	\$0	\$0
40	DENTAL - ER	400104	\$33,454	\$41,190	\$43,250	\$45,412	\$47,683	\$50,067
41	FLOATING HOLIDAY	400033	\$45,209	\$0	\$0	\$0	\$0	\$0
42	LIFE AD&D - ER	400108	\$1,253	\$1,333	\$1,400	\$1,470	\$1,543	\$1,620
43	LTD - ER	400109	\$5,681	\$6,264	\$6,577	\$6,906	\$7,251	\$7,614
44	MANAGER VEHICLE ALLOWANCE	400065	\$1,710	\$2,760	\$2,898	\$3,043	\$3,195	\$3,355
45	MEAL ALLOWANCE - PCEA	400066	\$102	\$0	\$0	\$0	\$0	\$0
46	MEDICAL - ER	400103	\$403,582	\$538,532	\$565,459	\$593,732	\$623,418	\$654,589
47	MEDICAL +OTHER BENEFIT EXPENSE	400151	\$6,112	\$0	\$0	\$0	\$0	\$0
48	MEDICARE- ER	400102	\$42,566	\$42,214	\$44,325	\$46,541	\$48,868	\$51,311
49	MISC OTHER PAY	400073	\$2,416	\$0	\$0	\$0	\$0	\$0
50	OTHER LEAVE	400035	\$134,654	\$0	\$0	\$0	\$0	\$0
51	OVERTIME	400051	\$112,830	\$94,500	\$99,225	\$104,186	\$109,396	\$114,865
52	PREMIUM PAY - PERSABLE	400061	\$71,074	\$60,834	\$63,876	\$67,069	\$70,423	\$73,944
53	PREMIUM PAY-NON PERSABLE	400062	\$59,663	\$0	\$0	\$0	\$0	\$0
54	REGULAR FULL TIME	400001	\$1,901,801	\$2,803,700	\$2,887,811	\$2,974,445	\$3,063,679	\$3,155,589
55	REGULAR PART TIME	400002	\$28,896	\$35,665	\$36,735	\$37,837	\$38,972	\$40,141
56	RETIREE MEDICAL ACCRUAL EXPENS	400152	\$307,154	\$301,878	\$316,972	\$332,820	\$349,462	\$366,935
57	RETIREMENT EXPENSE	400202	\$1,108,087	\$1,242,595	\$1,304,725	\$1,369,961	\$1,438,459	\$1,510,382
58	RHSP CONTRIB	400113	\$13,513	\$13,924	\$14,620	\$15,351	\$16,119	\$16,925
59	SICK	400032	\$90,115	\$0	\$0	\$0	\$0	\$0
60	STD - ER	400110	\$1,583	\$1,616	\$1,697	\$1,782	\$1,871	\$1,964
61	TEMPORARY SALARIES	400003	\$288,284	\$292,870	\$301,656	\$310,706	\$320,027	\$329,628
62	UNUSED VACATION/COMP	400122	\$30,886	\$21,600	\$22,680	\$23,814	\$25,005	\$26,255
63	VACATION	400031	\$114,545	\$0	\$0	\$0	\$0	\$0
64	VACATION LEAVE BUYBACK	400070	\$37,512	\$0	\$0	\$0	\$0	\$0
65	VISION - ER	400105	\$275	\$277	\$291	\$305	\$321	\$337
66	WORKERS COMP ACCRUAL EXP	400153	\$154,183	\$187,175	\$196,534	\$206,360	\$216,678	\$227,512

City of Pleasanton
2025 Water Rate Study

Line	Expenses (Detailed)	Object / WSMP ID	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
67	Subtotal		\$5,070,598	\$5,729,749	\$5,953,592	\$6,186,747	\$6,429,625	\$6,682,653
68								
69	Transportation and Training Expenses							
70	GASOLINE-CITY VEHICLE	410106	\$68,043	\$79,000	\$81,370	\$83,811	\$86,325	\$88,915
71	MISC PERSONNEL COSTS	410105	\$2,329	\$13,000	\$13,390	\$13,792	\$14,205	\$14,632
72	TRAVEL & TRAINING EXP	410102	\$15,733	\$32,000	\$32,960	\$33,949	\$34,967	\$36,016
73	TUITION EXPENSES	410104	\$0	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
74	Subtotal		\$86,105	\$129,000	\$132,870	\$136,856	\$140,962	\$145,191
75								
76	OM Program Improvements							
77	Lead and Copper Rule Program	WQ-1	\$0	\$52,000	\$54,080	\$56,243	\$58,493	\$60,833
78	Cross Connection Control Plan	WQ-2	\$0	\$52,000	\$54,080	\$56,243	\$58,493	\$60,833
79	Nitrification Response Plan	WQ-3	\$0	\$0	\$54,080	\$0	\$0	\$0
80	Water Meter Testing Program	WC-1	\$0	\$0	\$0	\$56,243	\$23,397	\$24,333
81	Water Conservation Program Enhancements	WC-2	\$0	\$52,000	\$54,080	\$56,243	\$58,493	\$60,833
82	Water Loss Program	WC-3	\$0	\$52,000	\$270,400	\$281,216	\$0	\$0
83	System Data Handling Error Audit	WC-4	\$0	\$0	\$54,080	\$0	\$0	\$0
84	City Asset Management Program Support	RR-17	\$0	\$52,000	\$54,080	\$56,243	\$58,493	\$60,833
85	Corrosion Protection Program	RR-18	\$0	\$0	\$0	\$224,973	\$11,699	\$12,167
86	Unidirectional Flushing Program	OM-1	\$0	\$0	\$81,120	\$56,243	\$58,493	\$60,833
87	Utilities Training Program	OM-2	\$0	\$52,000	\$54,080	\$56,243	\$58,493	\$60,833
88	Water System Ops Manual Development	OM-3	\$0	\$0	\$162,240	\$0	\$0	\$0
89	SCADA Standards Development	SP-4	\$0	\$0	\$182,790	\$0	\$0	\$0
90	SCADA Preventative Maintenance Program	SP-5	\$0	\$0	\$0	\$112,486	\$58,493	\$60,833
91	SCADA Backup Core Server Relocation	SP-6	\$0	\$0	\$0	\$237,346	\$0	\$0
92	SCADA Remote Access Improvements	SP-7	\$0	\$0	\$0	\$0	\$434,018	\$0
93	OT System Monitoring Implementation	SP-8	\$0	\$0	\$0	\$478,067	\$497,190	\$0
94	Operator FTE to facilitate programs ²⁴	OP FTE	\$0	\$0	\$0	\$750,131	\$780,137	\$811,342
95	Subtotal		\$0	\$312,000	\$1,075,110	\$2,477,922	\$2,155,890	\$1,273,670
96								
97	Increase in O&M for CIP							

²⁴ Including 3 additional FTE starting in FY 2027

City of Pleasanton
2025 Water Rate Study

Line	Expenses (Detailed)	Object / WSMP ID	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
98	Engineering FTE to Implement CIP ²⁵	ENG FTE	\$0	\$0	\$0	\$693,093	\$720,817	\$749,650
99	Limited Duration Engineering FTE to Implement CIP ²⁶	ENG FTE	\$0	\$0	\$0	\$346,547	\$360,408	\$374,825
100	LongTerm Water Supply Change	WS-2 OM	\$0	\$0	\$0	\$0	\$0	\$0
101	Long-Term Groundwater Supply Treatment	WS-3 OM	\$0	\$0	\$0	\$0	\$0	\$0
102	Tank 510 Upsize - Increased OM	DS-7 OM	\$0	\$0	\$0	\$0	\$0	\$0
103	Tank 770 Upsize - Increased OM	DS-8 OM	\$0	\$0	\$0	\$0	\$0	\$0
104	New 4 MG Tanks - Increased OM	DS-9 OM	\$0	\$0	\$0	\$0	\$0	\$0
105	Upper Zone Tank Mixers - Increased OM	DS-11 OM	\$0	\$0	\$0	\$0	\$0	\$0
106	SCADA Network Architecture - Increased OM	SP-1 OM	\$0	\$0	\$0	\$0	\$0	\$6,083
107	Generator Projects - Increased OM	SP-2 OM	\$0	\$0	\$0	\$28,122	\$58,493	\$60,833
108	CIP Implementation Deferral	DEF OM	\$0	\$0	\$0	\$0	\$0	\$0
109	Subtotal		\$0	\$0	\$0	\$1,067,761	\$1,139,718	\$1,191,390
110								
111	Insurance Liability Cost Allocation		\$0	\$0	\$350,000	\$360,500	\$371,315	\$382,454
112	Additional Staffing Costs²⁷		\$0	\$0	\$777,670	\$808,777	\$841,128	\$874,773
113								
114	Total - Water Fund Expenses		\$31,921,814	\$34,318,871	\$37,757,723	\$41,911,898	\$43,425,010	\$44,441,075
115								
116	Recycled Water Fund Expenses							
117								
118	Maintenance and Repair Expenses							
119	MISC REPAIRS & MAINT CONTRACTS	420101	\$0	\$0	\$0	\$0	\$0	\$0
120	Subtotal		\$0	\$0	\$0	\$0	\$0	\$0
121								
122	Material, Service, and Supply Expenses							
123	CONTRACT SERVICES	430107	\$7,609	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255
124	DUES,PUBLICATIONS,FILMS,BOOKS	433156	\$7,060	\$9,000	\$9,270	\$9,548	\$9,835	\$10,130
125	ELECTRICITY	431133	\$30,435	\$8,500	\$8,925	\$9,371	\$9,840	\$10,332
126	INTERFUND EXPENSE	433172	\$123,981	\$0	\$0	\$0	\$0	\$0

²⁵ Including 2 additional FTE starting in FY 2027

²⁶ Including 1 additional FTE starting in FY 2027

²⁷ Including 1 additional Associate Engineer and 2 additional Operator II starting in FY 2026

City of Pleasanton
2025 Water Rate Study

Line	Expenses (Detailed)	Object / WSMP ID	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
127	ITEMS PURCHASED FOR RESALE	433171	\$978,457	\$1,181,833	\$1,240,925	\$1,302,971	\$1,368,119	\$1,436,525
128	MISC SERVICE CHARGES	433167	\$0	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377
129	MISC SUPPLIES AND EQUIPMENT	433154	\$11,876	\$28,000	\$28,840	\$29,705	\$30,596	\$31,514
130	MISCELLANEOUS EXPENSE	433170	\$193	\$0	\$0	\$0	\$0	\$0
131	PROFESSIONAL SERVICES	430101	\$0	\$125,000	\$128,750	\$132,613	\$136,591	\$140,689
132	WRITE-OFF EXPENDITURE	433177	\$376	\$0	\$0	\$0	\$0	\$0
133	Subtotal		\$1,159,987	\$1,365,333	\$1,430,100	\$1,498,000	\$1,569,186	\$1,643,821
134								
135	Personnel Expenses							
136	457 CONTRIB	400112	\$3,844	\$3,587	\$3,766	\$3,955	\$4,152	\$4,360
137	ADMIN LEAVE	400034	\$1,290	\$0	\$0	\$0	\$0	\$0
138	ADMIN LEAVE BUYBACK	400069	\$426	\$900	\$945	\$992	\$1,042	\$1,094
139	BEN/EAP	400106	\$154	\$160	\$168	\$176	\$185	\$194
140	BILINGUAL PAY	400067	\$975	\$975	\$1,024	\$1,075	\$1,129	\$1,185
141	COMP TIME TAKEN	400036	\$355	\$0	\$0	\$0	\$0	\$0
142	DENTAL - ER	400104	\$4,820	\$5,478	\$5,752	\$6,039	\$6,341	\$6,659
143	FLOATING HOLIDAY	400033	\$5,927	\$0	\$0	\$0	\$0	\$0
144	LIFE AD&D - ER	400108	\$174	\$192	\$202	\$212	\$222	\$233
145	LTD - ER	400109	\$845	\$828	\$869	\$913	\$959	\$1,006
146	MANAGER VEHICLE ALLOWANCE	400065	\$40	\$480	\$504	\$529	\$556	\$583
147	MEDICAL - ER	400103	\$63,183	\$70,282	\$73,796	\$77,486	\$81,360	\$85,428
148	MEDICARE- ER	400102	\$4,711	\$5,120	\$5,376	\$5,645	\$5,927	\$6,223
149	OTHER LEAVE	400035	\$17,608	\$0	\$0	\$0	\$0	\$0
150	OVERTIME	400051	\$2,459	\$6,000	\$6,300	\$6,615	\$6,946	\$7,293
151	PREMIUM PAY - PERSABLE	400061	\$3,131	\$2,370	\$2,489	\$2,613	\$2,744	\$2,881
152	PREMIUM PAY-NON PERSABLE	400062	\$1,665	\$0	\$0	\$0	\$0	\$0
153	REGULAR FULL TIME	400001	\$230,822	\$313,362	\$322,763	\$332,446	\$342,419	\$352,692
154	REGULAR PART TIME	400002	\$28,046	\$34,616	\$35,654	\$36,724	\$37,826	\$38,961
155	RETIREE MEDICAL ACCRUAL EXPENS	400152	\$35,269	\$36,488	\$38,312	\$40,228	\$42,239	\$44,351
156	RETIREMENT EXPENSE	400202	\$131,831	\$150,120	\$157,626	\$165,507	\$173,783	\$182,472
157	RHSP CONTRIB	400113	\$2,507	\$2,616	\$2,747	\$2,884	\$3,028	\$3,180
158	SICK	400032	\$15,359	\$0	\$0	\$0	\$0	\$0
159	STD - ER	400110	\$239	\$236	\$248	\$260	\$273	\$287
160	UNUSED VACATION/COMP	400122	\$1,217	\$600	\$630	\$662	\$695	\$729

City of Pleasanton
2025 Water Rate Study

Line	Expenses (Detailed)	Object / WSMP ID	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
161	VACATION	400031	\$15,725	\$0	\$0	\$0	\$0	\$0
162	VISION - ER	400105	\$59	\$59	\$62	\$65	\$68	\$72
163	WORKERS COMP ACCRUAL EXP	400153	\$17,703	\$22,624	\$23,755	\$24,943	\$26,190	\$27,500
164	Subtotal		\$590,385	\$657,093	\$682,988	\$709,969	\$738,084	\$767,384
165								
166	Transportation and Training Expenses							
167	GASOLINE-CITY VEHICLE	410106	\$0	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688
168	MISC PERSONNEL COSTS	410105	\$172	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502
169	TRAVEL & TRAINING EXP	410102	\$229	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502
170	Subtotal		\$401	\$9,500	\$9,785	\$10,079	\$10,381	\$10,692
171								
172	Total - Recycled Water Fund Expenses		\$1,750,774	\$2,031,926	\$2,122,873	\$2,218,047	\$2,317,652	\$2,421,897

Table 8-3: Capital Improvement Plan (CIP) (Detailed)

Line	Capital Improvement Plan (CIP) (Detailed)	WSMP ID	WSMP Priority	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Water Supply, Transmission & Quality							
2	Near Term Improvements for Water Supply Change	WS-1	A	\$8,245,040	\$0	\$0	\$0	\$0
3	Long Term Improvements for Water Supply Change	WS-2	A	\$1,557,192	\$2,704,000	\$11,372,375	\$10,657,411	\$0
4	Subtotal			\$9,802,232	\$2,704,000	\$11,372,375	\$10,657,411	\$0
5								
6	Water Distribution Piping							
7	West Las Positas Blvd Multimodal Reconstruction	NA	NA	\$260,000	\$0	\$0	\$0	\$0
8	Kilkare-Sunol Fire Flow (stretched into mid-term)	DS-3	A	\$0	\$0	\$0	\$4,620,941	\$4,805,779
9	Priority A Fire Flow (stretched into mid-term)	DS-2	A	\$0	\$0	\$0	\$0	\$2,881,440
10	Priority B Fire Flow (deferred to long-term)	DS-6	B	\$0	\$0	\$0	\$0	\$0
11	Priority C Fire Flow	DS-10	C	\$0	\$0	\$0	\$0	\$0
12	Pipeline Rehab Backlog	RR-15	B	\$100,825	\$544,102	\$674,918	\$701,915	\$729,992
13	Capacity Increase for Existing Deficiencies	DS-1	A	\$0	\$0	\$0	\$0	\$1,776,313
14	Subtotal			\$360,825	\$544,102	\$674,918	\$5,322,856	\$10,193,524
15								
16	Water Facilities							
17	Generator Projects	SP-2	A	\$0	\$2,983,053	\$3,102,375	\$0	\$0
18	Tank 1300 Rehab	RR-1	A	\$0	\$0	\$0	\$0	\$3,090,298
19	SCADA Network Architecture	SP-1	A	\$0	\$0	\$0	\$0	\$1,228,819
20	Tank Structural Inspections	RR-4	A	\$0	\$0	\$0	\$0	\$656,993
21	Foothill PS Rehab	RR-3	A	\$0	\$0	\$0	\$0	\$1,605,982
22	Subtotal			\$0	\$2,983,053	\$3,102,375	\$0	\$6,582,092
23								
24	Water Other							
25	Water System Management Plan	NA	NA	\$344,049	\$0	\$0	\$0	\$0
26	Customer Meter Replacement	RR-8	B	\$0	\$2,011,776	\$2,092,247	\$2,175,937	\$2,262,974
27	Subtotal			\$344,049	\$2,011,776	\$2,092,247	\$2,175,937	\$2,262,974
28								
29	Total			\$10,507,105	\$8,242,931	\$17,241,915	\$18,156,205	\$19,038,590

Table 8-4: Potable Fund Balance Projections

Line	Potable Fund Balance Projections	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Beginning Fund Balance (Operating)	\$7,509,715	\$9,986,335	\$13,063,643	\$17,615,714	\$22,892,336
2						
3	Sources of Funds					
4	Rate Revenues	\$37,007,044	\$39,130,425	\$39,130,425	\$39,130,425	\$39,130,425
5	Rate Revenue Adjustments	\$0	\$2,934,782	\$9,244,563	\$14,689,562	\$18,995,160
6	Non-Rate Revenue	\$626,041	\$626,041	\$626,041	\$626,041	\$626,041
7	Interest Income	\$275,000	\$369,506	\$431,479	\$383,169	\$265,577
8	Subtotal	\$37,908,085	\$43,060,754	\$49,432,508	\$54,829,196	\$59,017,203
9						
10	Uses of Funds					
11	Expenses	\$34,318,871	\$37,757,723	\$41,911,898	\$43,425,010	\$44,441,075
12	Debt Service	\$1,112,594	\$2,225,723	\$2,968,539	\$3,710,604	\$3,710,604
13	Transfer to/(from) Capital	\$0	\$0	\$0	\$2,416,960	\$7,337,960
14	Subtotal	\$35,431,465	\$39,983,447	\$44,880,437	\$49,552,575	\$55,489,638
15						
16	Ending Fund Balance	\$9,986,335	\$13,063,643	\$17,615,714	\$22,892,336	\$26,419,901
17						
18	Beginning Fund Balance (Capital)	\$15,902,979	\$6,395,874	\$13,152,943	\$5,911,027	\$171,783
19						
20	Sources of Funds					
21	Transfer from/(to) Operating	\$0	\$0	\$0	\$2,416,960	\$7,337,960
22	Grant Proceeds	\$1,000,000	\$0	\$0	\$0	\$0
23	Debt Proceeds	\$0	\$15,000,000	\$10,000,000	\$10,000,000	\$0
24	Subtotal	\$1,000,000	\$15,000,000	\$10,000,000	\$12,416,960	\$7,337,960
25						
26	Uses of Funds					
27	Grant Funded CIP	\$1,000,000	\$0	\$0	\$0	\$0
28	Debt Funded CIP	\$0	\$8,242,931	\$16,757,069	\$10,000,000	\$0
29	Rate Funded CIP	\$9,507,105	\$0	\$484,846	\$8,156,205	\$19,038,590
30	Subtotal	\$10,507,105	\$8,242,931	\$17,241,915	\$18,156,205	\$19,038,590
31						
32	Ending Fund Balance	\$6,395,874	\$13,152,943	\$5,911,027	\$171,783	(\$11,528,848)

Table 8-5: Recycled Fund Balance Projections

Line	Recycled Fund Balance Projections	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
1	Beginning Fund Balance (Operating)	\$0	(\$163,677)	(\$104,729)	\$251,399	\$853,718
2						
3	Sources of Funds					
4	Rate Revenues	\$2,293,644	\$2,425,317	\$2,425,317	\$2,425,317	\$2,425,317
5	Rate Revenue Adjustments	\$0	\$181,899	\$572,981	\$910,464	\$1,177,326
6	Non-Rate Revenue	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500
7	Interest Income	\$0	\$0	\$1,272	\$9,586	\$21,496
8	Subtotal	\$2,303,144	\$2,616,715	\$3,009,070	\$3,354,866	\$3,633,639
9						
10	Uses of Funds					
11	Expenses	\$2,031,926	\$2,122,873	\$2,218,047	\$2,317,652	\$2,421,897
12	Debt Service	\$434,895	\$434,895	\$434,895	\$434,895	\$434,895
13	Transfer to/(from) Capital	\$0	\$0	\$0	\$0	\$6,054
14	Subtotal	\$2,466,821	\$2,557,768	\$2,652,942	\$2,752,546	\$2,862,846
15						
16	Ending Fund Balance	(\$163,677)	(\$104,729)	\$251,399	\$853,718	\$1,624,511
17						
18	Beginning Fund Balance (Capital)	\$0	\$0	\$0	\$0	\$0
19						
20	Sources of Funds					
21	Transfer from/(to) Operating	\$0	\$0	\$0	\$0	\$6,054
22	Grant Proceeds	\$0	\$0	\$0	\$0	\$0
23	Debt Proceeds	\$0	\$0	\$0	\$0	\$0
24	Subtotal	\$0	\$0	\$0	\$0	\$6,054
25						
26	Uses of Funds					
27	Grant Funded CIP	\$0	\$0	\$0	\$0	\$0
28	Debt Funded CIP	\$0	\$0	\$0	\$0	\$0
29	Rate Funded CIP	\$0	\$0	\$0	\$0	\$0
30	Subtotal	\$0	\$0	\$0	\$0	\$0
31						
32	Ending Fund Balance	\$0	\$0	\$0	\$0	\$6,054

8.2 COST-OF-SERVICE APPENDICES

Table 8-6: Capital Assets (Detailed)

Line	DESCRIPTION	Water / Recycled	ASSET	Depart- ment	DATE ACQ	ACQ COST	Useful Life	LTD ACCUM DEPR	CCI	OC	OCLD	RC	RCLD	Cost Function
1	FLOW METER	Water	0000231	210	1/1/1987	\$11,232	15	\$11,232	308%	\$11,232	\$0	\$34,597	\$0	Meter
2	MOTOR CONTROL CENTER	Water	0000235	210	1/1/1987	\$29,952	15	\$29,952	308%	\$29,952	\$0	\$92,258	\$0	General
3	GENERATOR EMERGENCY	Water	0000239	210	1/1/1987	\$25,740	15	\$25,740	308%	\$25,740	\$0	\$79,284	\$0	General
4	WATER PUMP	Water	0000253	210	1/1/1966	\$10,313	15	\$10,313	1332%	\$10,313	\$0	\$137,344	\$0	Pumping
5	GENERATOR EMERGENCY	Water	0000254	210	1/1/1966	\$9,625	15	\$9,625	1332%	\$9,625	\$0	\$128,188	\$0	General
6	TELEMETRIC SYSTEM CABINET	Water	0000255	210	1/1/1966	\$5,067	5	\$5,067	1332%	\$5,067	\$0	\$67,484	\$0	General
7	MOTOR CONTROL CENTER	Water	0000260	210	1/1/1966	\$11,000	15	\$11,000	1332%	\$11,000	\$0	\$146,501	\$0	General
8	WATER PUMP HORIZONTAL SPLIT CASE 6X10	Water	0000714	210	6/26/1992	\$6,227	15	\$6,227	272%	\$6,227	\$0	\$16,954	\$0	Pumping
9	DITCH DIGGER EQUIP #893 was #823 pr to F	Water	0000828	210	1/1/1984	\$7,280	15	\$7,280	327%	\$7,280	\$0	\$23,830	\$0	General
10	GATE WRENCH HYDRAULIC MOUNTED ON VEH. 31	Water	0000929	210	9/20/1991	\$11,359	15	\$11,359	281%	\$11,359	\$0	\$31,882	\$0	General
11	WATER PURIFICATION SYSTEM	Water	0000933	210	12/1/1990	\$5,808	10	\$5,808	287%	\$5,808	\$0	\$16,657	\$0	Storage
12	WATER PUMP	Water	0001108	210	1/1/1989	\$9,680	15	\$9,680	294%	\$9,680	\$0	\$28,466	\$0	Pumping
13	WATER PUMP	Water	0001109	210	1/1/1989	\$9,680	15	\$9,680	294%	\$9,680	\$0	\$28,466	\$0	Pumping
14	WATER PUMP	Water	0001111	210	1/1/1989	\$9,680	15	\$9,680	294%	\$9,680	\$0	\$28,466	\$0	Pumping
15	MOTOR CONTROL CENTER	Water	0001113	210	1/1/1989	\$14,520	15	\$14,520	294%	\$14,520	\$0	\$42,699	\$0	General
16	TELEMETRIC SYSTEM CABINET	Water	0001125	210	1/1/1964	\$5,067	5	\$5,067	1450%	\$5,067	\$0	\$73,468	\$0	General
17	WATER PUMP	Water	0001137	210	1/1/1990	\$14,475	15	\$14,475	287%	\$14,475	\$0	\$41,514	\$0	Pumping
18	GENERATOR EMERGENCY	Water	0001138	210	1/1/1989	\$16,940	15	\$16,940	294%	\$16,940	\$0	\$49,815	\$0	General
19	WATER PUMP	Water	0001139	210	1/1/1989	\$8,228	15	\$8,228	294%	\$8,228	\$0	\$24,196	\$0	Pumping
20	WATER PUMP	Water	0001140	210	1/1/1989	\$8,228	15	\$8,228	294%	\$8,228	\$0	\$24,196	\$0	Pumping
21	WATER PUMP	Water	0001141	210	1/1/1989	\$13,620	15	\$13,620	294%	\$13,620	\$0	\$40,052	\$0	Pumping
22	WATER PUMP	Water	0001142	210	1/1/1989	\$13,620	15	\$13,620	294%	\$13,620	\$0	\$40,052	\$0	Pumping
23	MOTOR CONTROL CENTER	Water	0001143	210	1/1/1989	\$21,296	15	\$21,296	294%	\$21,296	\$0	\$62,625	\$0	General
24	TELEMETRIC SYSTEM CABINET	Water	0001157	210	1/1/1983	\$7,062	5	\$7,062	334%	\$7,062	\$0	\$23,571	\$0	General
25	MOTOR CONTROL CENTER	Water	0001164	210	1/1/1971	\$15,888	15	\$15,888	858%	\$15,888	\$0	\$136,383	\$0	General
26	TELEMETRIC SYSTEM CABINET	Water	0001166	210	1/1/1971	\$5,277	5	\$5,277	858%	\$5,277	\$0	\$45,298	\$0	General
27	MOTOR CONTROL CENTER	Water	0001190	210	1/1/1969	\$7,775	15	\$7,775	1069%	\$7,775	\$0	\$83,150	\$0	General
28	TELEMETRIC SYSTEM CABINET	Water	0001191	210	1/1/1969	\$5,277	5	\$5,277	1069%	\$5,277	\$0	\$56,435	\$0	General
29	TELEMETRIC SYSTEM CABINET	Water	0002645	210	10/23/1992	\$9,147	5	\$9,147	272%	\$9,147	\$0	\$24,902	\$0	General
30	WATER PUMP	Water	0002657	210	6/30/1993	\$43,000	15	\$43,000	260%	\$43,000	\$0	\$112,009	\$0	Pumping
31	MOTOR CONTROL CENTER	Water	0002660	210	6/30/1993	\$40,000	15	\$40,000	260%	\$40,000	\$0	\$104,194	\$0	General
32	MACHINE FOLDING/INSERTING/MAILING	Water	0002791	210	12/31/1993	\$17,986	10	\$17,986	260%	\$17,986	\$0	\$46,850	\$0	General
33	LIQ 5 RTU 99 UPGRADE	Water	0003229	210	1/24/1997	\$41,816	30	\$38,316	233%	\$41,816	\$3,500	\$97,408	\$8,152	General
34	Transducers flow measuring devices	Water	0003598	210	6/5/1998	\$8,748	30	\$7,601	229%	\$8,748	\$1,146	\$20,053	\$2,628	General
35	LIGHT TOWER	Water	0003733	210	3/12/1999	\$9,520	15	\$9,520	224%	\$9,520	\$0	\$21,322	\$0	General
36	CONCRETE SAW	Water	0004230	210	5/25/2000	\$5,847	15	\$5,847	218%	\$5,847	\$0	\$12,754	\$0	General
37	LAPTOP INCL. W/ROADRUNNER MOBILE KIT	Water	0004420	210	2/14/2003	\$17,500	5	\$17,500	203%	\$17,500	\$0	\$35,479	\$0	General

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38	COMPUTER DELL POWER EDGE SERVER 2850 FOR	Water	0004535	210	11/11/2005	\$6,983	5	\$6,983	182%	\$6,983	\$0	\$12,727	\$0	General
39	COMPUTER DELL POWER EDGE SERVER 2850 FOR	Water	0004536	210	11/11/2005	\$6,235	5	\$6,235	182%	\$6,235	\$0	\$11,364	\$0	General
40	COMPUTER DELL POWER EDGE SERVER 2850 FOR	Water	0004537	210	11/11/2005	\$6,235	5	\$6,235	182%	\$6,235	\$0	\$11,364	\$0	General
41	CONTROL PANEL FOR WELL #8 SCADA BACKPAN	Water	0004608	210	4/7/2006	\$16,685	30	\$10,136	175%	\$16,685	\$6,549	\$29,214	\$11,467	Local
42	FLASKSCRUBBER	Water	0004900	210	10/15/2010	\$7,209	15	\$6,605	154%	\$7,209	\$604	\$11,118	\$931	General
43	1955 WATER INSTALLATION Total	Water	19559007001	210	1/1/1955	\$14,874	40	\$14,874	2056%	\$14,874	\$0	\$305,847	\$0	Distribution
44	1956 WATER INSTALLATION Total	Water	19569007002	210	1/1/1956	\$37,089	40	\$37,089	1961%	\$37,089	\$0	\$727,373	\$0	Distribution
45	1959 WATER INSTALLATION Total	Water	19599007003	210	1/1/1959	\$56,593	40	\$56,593	1703%	\$56,593	\$0	\$963,669	\$0	Distribution
46	1960 WATER INSTALLATION Total	Water	19609007004	210	1/1/1960	\$24,238	40	\$24,238	1647%	\$24,238	\$0	\$399,197	\$0	Distribution
47	Well #5 Pd 40K for land well bldg & appu	Water	19610001058	210	1/31/1961	\$4,445	999	\$0	1602%	\$4,445	\$4,445	\$71,221	\$71,221	Local
48	1962 WATER INSTALLATION Total	Water	19629007005	210	1/1/1962	\$91,519	40	\$91,519	1556%	\$91,519	\$0	\$1,424,349	\$0	Distribution
49	1962 WATER INSTALLATION Total	Water	19629007005A	210	1/1/1962	\$7,977	40	\$7,977	1556%	\$7,977	\$0	\$124,149	\$0	Distribution
50	1963 WATER INSTALLATION Total	Water	19639007006	210	1/1/1963	\$125,319	40	\$125,319	1506%	\$125,319	\$0	\$1,887,612	\$0	Distribution
51	1963 WATER INSTALLATION Total	Water	19639007006A	210	1/1/1963	\$13,076	40	\$13,076	1506%	\$13,076	\$0	\$196,963	\$0	Distribution
52	Well 6	Water	19641001057	210	10/7/1964	\$4,582	999	\$0	1450%	\$4,582	\$4,582	\$66,436	\$66,436	Local
53	1964 WATER INSTALLATION Total	Water	19649007007	210	1/1/1964	\$151,232	40	\$151,232	1450%	\$151,232	\$0	\$2,192,750	\$0	Distribution
54	1964 WATER INSTALLATION Total	Water	19649007007A	210	1/1/1964	\$12,560	40	\$12,560	1450%	\$12,560	\$0	\$182,107	\$0	Distribution
55	1965 WATER INSTALLATION Total	Water	19659007008	210	1/1/1965	\$376,840	40	\$376,840	1398%	\$376,840	\$0	\$5,266,946	\$0	Distribution
56	1965 WATER INSTALLATION Total	Water	19659007008A	210	1/1/1965	\$30,752	40	\$30,752	1398%	\$30,752	\$0	\$429,811	\$0	Distribution
57	Tank 510 Booster - Pump Station 25 MG t	Water	19661001054	210	1/24/1966	\$810	999	\$0	1332%	\$810	\$810	\$10,788	\$10,788	Pumping
58	Tank 900 Booster - Pump Station 20k gal	Water	19661001055	210	1/24/1966	\$660	999	\$0	1332%	\$660	\$660	\$8,790	\$8,790	Pumping
59	Tank 1300 Tank - .25 MG Pump station	Water	19661001056	210	1/24/1966	\$1,290	999	\$0	1332%	\$1,290	\$1,290	\$17,181	\$17,181	Pumping
60	1966 WATER INSTALLATION Total	Water	19669007009	210	1/1/1966	\$608,439	40	\$608,439	1332%	\$608,439	\$0	\$8,103,348	\$0	Distribution
61	1966 WATER INSTALLATION Total	Water	19669007009A	210	1/1/1966	\$49,946	40	\$49,946	1332%	\$49,946	\$0	\$665,191	\$0	Distribution
62	1967 WATER INSTALLATION Total	Water	19679007010	210	1/1/1967	\$829,375	40	\$829,375	1264%	\$829,375	\$0	\$10,480,169	\$0	Distribution
63	1967 WATER INSTALLATION Total	Water	19679007010A	210	1/1/1967	\$67,760	40	\$67,760	1264%	\$67,760	\$0	\$856,235	\$0	Distribution

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64	1968 WATER INSTALLATION Total	Water	19689007011	210	1/1/1968	\$793,686	40	\$793,686	1175%	\$793,686	\$0	\$9,325,842	\$0	Distribution
65	1968 WATER INSTALLATION Total	Water	19689007011A	210	1/1/1968	\$64,982	40	\$64,982	1175%	\$64,982	\$0	\$763,537	\$0	Distribution
66	1969 WATER INSTALLATION Total	Water	19699007012	210	1/1/1969	\$570,126	40	\$570,126	1069%	\$570,126	\$0	\$6,097,205	\$0	Distribution
67	1969 WATER INSTALLATION Total	Water	19699007012A	210	1/1/1969	\$53,063	40	\$53,063	1069%	\$53,063	\$0	\$567,482	\$0	Distribution
68	1970 WATER INSTALLATION Total	Water	19709007013	210	1/1/1970	\$761,227	40	\$761,227	983%	\$761,227	\$0	\$7,480,692	\$0	Distribution
69	1970 WATER INSTALLATION Total	Water	19709007013A	210	1/1/1970	\$55,713	40	\$55,713	983%	\$55,713	\$0	\$547,500	\$0	Distribution
70	1971 WATER INSTALLATION Total	Water	19719007014	210	1/1/1971	\$1,492,535	40	\$1,492,535	858%	\$1,492,535	\$0	\$12,811,916	\$0	Distribution
71	1971 WATER INSTALLATION Total	Water	19719007014A	210	1/1/1971	\$89,905	40	\$89,905	858%	\$89,905	\$0	\$771,744	\$0	Distribution
72	Bonde I Tank - 1.5 MG - 900 Abbie St T-	Water	19721001051	210	8/31/1972	\$9,340	999	\$0	774%	\$9,340	\$9,340	\$72,308	\$72,308	Storage
73	1972 WATER INSTALLATION Total	Water	19729007015	210	1/1/1972	\$180,548	40	\$180,548	774%	\$180,548	\$0	\$1,397,761	\$0	Distribution
74	1972 WATER INSTALLATION Total	Water	19729007015A	210	1/1/1972	\$5,785	40	\$5,785	774%	\$5,785	\$0	\$44,787	\$0	Distribution
75	1973 WATER INSTALLATION Total	Water	19739007016	210	1/1/1973	\$332,847	40	\$332,847	716%	\$332,847	\$0	\$2,383,727	\$0	Distribution
76	1973 WATER INSTALLATION Total	Water	19739007016A	210	1/1/1973	\$19,995	40	\$19,995	716%	\$19,995	\$0	\$143,195	\$0	Distribution
77	1974 WATER INSTALLATION Total	Water	19749007016	210	1/1/1974	\$156,489	40	\$156,489	672%	\$156,489	\$0	\$1,051,366	\$0	Distribution
78	1975 WATER INSTALLATION Total	Water	19759007017	210	1/1/1975	\$297,736	40	\$297,736	614%	\$297,736	\$0	\$1,826,704	\$0	Distribution
79	1975 WATER INSTALLATION Total	Water	19759007017A	210	1/1/1975	\$16,643	40	\$16,643	614%	\$16,643	\$0	\$102,108	\$0	Distribution
80	Two utility lines cross property - water	Water	19761001026	210	11/12/1976	\$6,160	999	\$0	565%	\$6,160	\$6,160	\$34,816	\$34,816	Distribution
81	1976 WATER INSTALLATION Total	Water	19769007018	210	1/1/1976	\$217,000	40	\$217,000	565%	\$217,000	\$0	\$1,226,559	\$0	Distribution
82	Longview Booster - 8999 Longview Dr - pu	Water	19771001033	210	5/6/1977	\$2,013	999	\$0	527%	\$2,013	\$2,013	\$10,605	\$10,605	Pumping
83	1977 WATER INSTALLATION Total	Water	19779007019	210	1/1/1977	\$321,751	40	\$321,751	527%	\$321,751	\$0	\$1,695,103	\$0	Distribution
84	1977 WATER INSTALLATION Total	Water	19779007019A	210	1/1/1977	\$14,791	40	\$14,791	527%	\$14,791	\$0	\$77,922	\$0	Distribution
85	1978 WATER INSTALLATION Total	Water	19789007020	210	1/1/1978	\$856,551	40	\$856,551	489%	\$856,551	\$0	\$4,187,505	\$0	Distribution
86	1978 WATER INSTALLATION Total	Water	19789007020A	210	1/1/1978	\$60,543	40	\$60,543	489%	\$60,543	\$0	\$295,982	\$0	Distribution
87	Foothill Tank - 8 MG - 5800 Foothill Rd	Water	19791001052	210	3/28/1979	\$37,049	999	\$0	452%	\$37,049	\$37,049	\$167,434	\$167,434	Storage
88	1979 WATER INSTALLATION Total	Water	19799007021	210	1/1/1979	\$336,294	40	\$336,294	452%	\$336,294	\$0	\$1,519,795	\$0	Distribution

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89	1979 WATER INSTALLATION Total	Water	19799007021A	210	1/1/1979	\$12,496	40	\$12,496	452%	\$12,496	\$0	\$56,473	\$0	Distribution
90	1980 WATER INSTALLATION Total	Water	19809007022	210	1/1/1980	\$2,507,332	40	\$2,507,332	419%	\$2,507,332	\$0	\$10,512,128	\$0	Distribution
91	1980 WATER INSTALLATION Total	Water	19809007022A	210	1/1/1980	\$193,774	40	\$193,774	419%	\$193,774	\$0	\$812,410	\$0	Distribution
92	1981 WATER INSTALLATION Total	Water	19819007023	210	1/1/1981	\$1,248,940	40	\$1,248,940	384%	\$1,248,940	\$0	\$4,794,834	\$0	Distribution
93	1981 WATER INSTALLATION Total	Water	19819007023A	210	1/1/1981	\$89,668	40	\$89,668	384%	\$89,668	\$0	\$344,248	\$0	Distribution
94	1982 WATER INSTALLATION Total	Water	19829007024	210	1/1/1982	\$5,611,886	40	\$5,611,886	355%	\$5,611,886	\$0	\$19,911,265	\$0	Distribution
95	1982 WATER INSTALLATION Total	Water	19829007024A	210	1/1/1982	\$451,881	40	\$451,881	355%	\$451,881	\$0	\$1,603,298	\$0	Distribution
96	1983 WATER INSTALLATION Total	Water	19839007025	210	1/1/1983	\$2,156,987	40	\$2,156,987	334%	\$2,156,987	\$0	\$7,199,488	\$0	Distribution
97	1983 WATER INSTALLATION Total	Water	19839007025A	210	1/1/1983	\$147,902	40	\$147,902	334%	\$147,902	\$0	\$493,659	\$0	Distribution
98	1984 WATER INSTALLATION Total	Water	19849007026	210	1/1/1984	\$4,352,258	40	\$4,352,258	327%	\$4,352,258	\$0	\$14,246,456	\$0	Distribution
99	1984 WATER INSTALLATION Total	Water	19849007026A	210	1/1/1984	\$319,786	40	\$319,786	327%	\$319,786	\$0	\$1,046,772	\$0	Distribution
100	Foothill Tank - 5800 Foothill Rd Laurel	Water	19851001053	210	5/14/1985	\$20,000	999	\$0	324%	\$20,000	\$20,000	\$64,702	\$64,702	Storage
101	1985 WATER INSTALLATION Total	Water	19859007027	210	1/1/1985	\$2,052,287	40	\$2,026,491	324%	\$2,052,287	\$25,796	\$6,639,381	\$83,453	Distribution
102	1985 WATER INSTALLATION Total	Water	19859007027A	210	1/1/1985	\$115,804	40	\$114,348	324%	\$115,804	\$1,456	\$374,638	\$4,709	Distribution
103	1986 WATER INSTALLATION Total	Water	19869007028	210	1/1/1986	\$1,865,665	40	\$1,795,360	316%	\$1,865,665	\$70,306	\$5,895,112	\$222,151	Distribution
104	1986 WATER INSTALLATION Total	Water	19869007028A	210	1/1/1986	\$104,014	40	\$100,095	316%	\$104,014	\$3,919	\$328,662	\$12,384	Distribution
105	Bonde II Tank - 2 MG - 30 Grey Eagle Ct	Water	19871001048	210	5/15/1987	\$5,954	999	\$0	308%	\$5,954	\$5,954	\$18,339	\$18,339	Storage
106	1987 WATER INSTALLATION Total	Water	19879007029	210	1/1/1987	\$3,689,878	40	\$3,458,250	308%	\$3,689,878	\$231,629	\$11,365,512	\$713,459	Distribution
107	1987 WATER INSTALLATION Total	Water	19879007029A	210	1/1/1987	\$238,842	40	\$223,849	308%	\$238,842	\$14,993	\$735,679	\$46,181	Distribution
108	1988 WATER INSTALLATION Total	Water	19889007030	210	1/1/1988	\$3,551,660	40	\$3,239,656	300%	\$3,551,660	\$312,004	\$10,666,219	\$936,998	Distribution
109	1988 WATER INSTALLATION Total	Water	19889007030A	210	1/1/1988	\$201,245	40	\$183,566	300%	\$201,245	\$17,679	\$604,372	\$53,093	Distribution
110	1989 WATER INSTALLATION Total	Water	19899007031	210	1/1/1989	\$4,050,112	40	\$3,592,823	294%	\$4,050,112	\$457,289	\$11,910,139	\$1,344,747	Distribution
111	1989 WATER INSTALLATION Total	Water	19899007031A	210	1/1/1989	\$242,423	40	\$215,052	294%	\$242,423	\$27,371	\$712,892	\$80,490	Distribution
112	1990 WATER INSTALLATION Total	Water	19909007032	210	1/1/1990	\$3,301,759	40	\$2,846,253	287%	\$3,301,759	\$455,506	\$9,469,391	\$1,306,383	Distribution
113	1990 WATER INSTALLATION Total	Water	19909007032A	210	1/1/1990	\$175,921	40	\$151,651	287%	\$175,921	\$24,270	\$504,537	\$69,606	Distribution

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114	1991 WATER INSTALLATION Total	Water	19919007033	210	1/1/1991	\$1,640,649	40	\$1,373,221	281%	\$1,640,649	\$267,428	\$4,605,116	\$750,640	Distribution
115	1991 WATER INSTALLATION Total	Water	19919007033A	210	1/1/1991	\$41,825	40	\$35,008	281%	\$41,825	\$6,817	\$117,398	\$19,134	Distribution
116	Tassajara Tank - 8 MG - 5450 Tassajara R	Water	19921001050	210	11/20/1992	\$124,099	999	\$0	272%	\$124,099	\$124,099	\$337,849	\$337,849	Storage
117	1992 WATER INSTALLATION Total	Water	19929007034	210	1/1/1992	\$3,560,846	40	\$2,891,269	272%	\$3,560,846	\$669,577	\$9,694,145	\$1,822,875	Distribution
118	1992 WATER INSTALLATION Total	Water	19929007034A	210	1/1/1992	\$167,934	40	\$136,355	272%	\$167,934	\$31,578	\$457,187	\$85,970	Distribution
119	Laurel Creek Tank - .35 MG - 9700 Crosby	Water	19931001044	210	12/6/1993	\$19,830	999	\$0	260%	\$19,830	\$19,830	\$51,654	\$51,654	Storage
120	Laurel Creek Tank - Also see 941-1700-23	Water	19931001047	210	12/21/1993	\$23,350	999	\$0	260%	\$23,350	\$23,350	\$60,823	\$60,823	Storage
121	1993 WATER INSTALLATION Total	Water	19939007035	210	1/1/1993	\$4,000,815	40	\$3,148,356	260%	\$4,000,815	\$852,459	\$10,421,547	\$2,220,533	Distribution
122	1993 WATER INSTALLATION Total	Water	19939007035A	210	1/1/1993	\$162,208	40	\$127,646	260%	\$162,208	\$34,562	\$422,529	\$90,030	Distribution
123	Canyon Meadows pump station - 11599 Dubl	Water	19941001030	210	11/15/1994	\$48,957	999	\$0	251%	\$48,957	\$48,957	\$122,857	\$122,857	Pumping
124	Canyon Meadows pump station - 11599 Dubl	Water	19941001031	210	11/15/1994	\$33,893	999	\$0	251%	\$33,893	\$33,893	\$85,054	\$85,054	Pumping
125	Ruby Hill Booster - pump station 3033	Water	19941001037	210	7/26/1994	\$1,094	999	\$0	251%	\$1,094	\$1,094	\$2,745	\$2,745	Pumping
126	1994 WATER INSTALLATION Total	Water	19949007036	210	1/1/1994	\$3,237,579	40	\$2,466,713	251%	\$3,237,579	\$770,866	\$8,124,659	\$1,934,478	Distribution
127	1994 WATER INSTALLATION Total	Water	19949007036A	210	1/1/1994	\$233,916	40	\$178,220	251%	\$233,916	\$55,696	\$587,008	\$139,768	Distribution
128	Moller Tank - .25MG	Water	19951001045	210	8/3/1995	\$1,950	999	\$0	248%	\$1,950	\$1,950	\$4,837	\$4,837	Storage
129	1995 WATER INSTALLATION Total	Water	19959007037	210	1/1/1995	\$7,736,743	40	\$5,701,013	248%	\$7,736,743	\$2,035,730	\$19,191,677	\$5,049,808	Distribution
130	1995 WATER INSTALLATION Total	Water	19959007037A	210	1/1/1995	\$608,258	40	\$448,209	248%	\$608,258	\$160,049	\$1,508,838	\$397,015	Distribution
131	Ruby Hill Lower Tank - 1.5 MG - 3599 Va	Water	19961001049	210	4/25/1996	\$5,967	999	\$0	241%	\$5,967	\$5,967	\$14,409	\$14,409	Storage
132	1996 WATER INSTALLATION Total	Water	19969007038	210	1/1/1996	\$2,977,035	40	\$2,119,210	241%	\$2,977,035	\$857,825	\$7,189,010	\$2,071,494	Distribution
133	1996 WATER INSTALLATION Total	Water	19969007038A	210	1/1/1996	\$144,541	40	\$102,892	241%	\$144,541	\$41,649	\$349,040	\$100,574	Distribution
134	1997 WATER INSTALLATION Total	Water	19979007039	210	1/1/1997	\$4,166,697	40	\$2,861,822	233%	\$4,166,697	\$1,304,875	\$9,706,058	\$3,039,623	Distribution
135	1997 WATER INSTALLATION Total	Water	19979007039A	210	1/1/1997	\$280,291	40	\$192,513	233%	\$280,291	\$87,778	\$652,920	\$204,473	Distribution
136	FY98 LONGVIEW PUMP STATION CAPACITY UPGR	Water	1998400949007	210	6/30/1998	\$240,321	50	\$125,212	229%	\$240,321	\$115,109	\$550,923	\$263,882	Pumping
137	FY98 TASSAJARA RESERVOIR EXPANSION PROJ:	Water	1998400969901	210	6/30/1998	\$19,389	20	\$19,389	229%	\$19,389	\$0	\$44,448	\$0	Storage
138	1998 WATER INSTALLATION Total	Water	19989007040	210	1/1/1998	\$3,128,950	40	\$2,070,784	229%	\$3,128,950	\$1,058,167	\$7,172,960	\$2,425,793	Distribution

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139	1998 WATER INSTALLATION Total	Water	19989007040A	210	1/1/1998	\$198,656	40	\$131,474	229%	\$198,656	\$67,182	\$455,409	\$154,012	Distribution
140	No. Sycamore Booster pump station - 937	Water	19991001035	210	4/1/1999	\$1,184	999	\$0	224%	\$1,184	\$1,184	\$2,652	\$2,652	Pumping
141	Dublin Canyon Tank - .65 MG - 6220 Detje	Water	19991001046	210	10/19/1999	\$4,737	999	\$0	224%	\$4,737	\$4,737	\$10,610	\$10,610	Storage
142	FY2001 RECONSTRUCTION WELLS 6/7	Water	1999400921037	210	6/30/1999	\$9,959	50	\$4,990	224%	\$9,959	\$4,969	\$22,306	\$11,130	Local
143	FY99 LONGVIEW PUMP STATION CAP UPGRADE-	Water	1999400949007	210	6/30/1999	\$6,777	50	\$3,396	224%	\$6,777	\$3,381	\$15,180	\$7,573	Pumping
144	FY98 LONGVIEW PUMP STATION CAPACITY UPGR	Water	1999400949008	210	6/30/1999	\$75,409	50	\$37,781	224%	\$75,409	\$37,628	\$168,905	\$84,281	Pumping
145	FY99 UTILITIY MAPPING PROJECT: 968043	Water	1999400968443	210	6/30/1999	\$13,523	5	\$13,523	224%	\$13,523	\$0	\$30,289	\$0	General
146	FY99 RECONSTRUCTION WELLS 5 68	Water	1999400991111	210	6/30/1999	\$30,245	50	\$15,153	224%	\$30,245	\$15,091	\$67,744	\$33,802	Local
147	FY99 TASSAJARA RESERVOIR EXPANSION PROJ:	Water	1999400996992	210	6/30/1999	\$16,730	20	\$16,730	224%	\$16,730	\$0	\$37,474	\$0	Storage
148	FY99 CANYON MEADOWS RECONSTRUCTION	Water	1999400997109	210	6/30/1999	\$50,502	50	\$25,302	224%	\$50,502	\$25,200	\$113,117	\$56,444	General
149	FY99 UTILITY MAPPING PROJECT 968043	Water	1999400999043	210	6/30/1999	\$9,690	5	\$9,690	224%	\$9,690	\$0	\$21,705	\$0	General
150	1999 WATER INSTALLATION Total	Water	19999007041	210	1/1/1999	\$3,855,496	40	\$2,455,170	224%	\$3,855,496	\$1,400,326	\$8,635,763	\$3,136,532	Distribution
151	1999 WATER INSTALLATION Total	Water	19999007041A	210	1/1/1999	\$284,547	40	\$181,199	224%	\$284,547	\$103,348	\$637,344	\$231,484	Distribution
152	PEERLESS SPLIT CASE PUMP	Water	200000043	210	12/17/1999	\$10,420	30	\$8,532	224%	\$10,420	\$1,888	\$23,339	\$4,229	Pumping
153	PUMP SUBMERSIBLE	Water	200000044	210	9/10/1999	\$79,900	30	\$66,092	224%	\$79,900	\$13,808	\$178,965	\$30,928	Pumping
154	CONTROL VALVE REPLACEMENT PRJ	Water	200000045	210	8/19/1999	\$14,233	30	\$11,814	224%	\$14,233	\$2,420	\$31,881	\$5,420	General
155	FY99 UTILITIY MAPPING PROJECT: 968043	Water	2000400968555	210	6/30/2000	\$7,823	5	\$7,823	218%	\$7,823	\$0	\$17,066	\$0	General
156	FY99 UTILITIY MAPPING PROJECT: 991021	Water	2000400991021	210	6/30/2000	\$68,782	5	\$68,782	218%	\$68,782	\$0	\$150,049	\$0	General
157	FY2000 SANTOS PUMP STATION	Water	2000400991035	210	6/30/2000	\$110,375	50	\$53,092	218%	\$110,375	\$57,283	\$240,787	\$124,965	Pumping
158	FY2000 PUMP UNIT LAUREL CREEK PROJ: 9910	Water	2000400991068	210	6/30/2000	\$27,915	50	\$13,428	218%	\$27,915	\$14,487	\$60,898	\$31,604	Pumping
159	FY2000 RECONSTRUCTION WELLS:568. PROJ: 9	Water	2000400991069	210	6/30/2000	\$255,047	50	\$122,681	218%	\$255,047	\$132,366	\$556,392	\$288,761	Local
160	FY2000 UTILITY MAPPING PROJECT: 968043	Water	2000400999943	210	6/30/2000	\$5,535	5	\$5,535	218%	\$5,535	\$0	\$12,075	\$0	General
161	2000 WATER INSTALLATION Total	Water	20009007042	210	1/1/2000	\$624,503	40	\$382,060	218%	\$624,503	\$242,443	\$1,362,372	\$528,896	Distribution
162	2000 WATER INSTALLATION Total	Water	20009007042A	210	1/1/2000	\$30,587	40	\$18,712	218%	\$30,587	\$11,875	\$66,727	\$25,906	Distribution
163	FY2001 CANYON MEDOWS RECONSTRUCTION	Water	2001400971019	210	6/30/2001	\$128,312	50	\$59,152	214%	\$128,312	\$69,160	\$274,533	\$147,973	General
164	FY2001 UPGRADE TURNOUTS- CHEMICAL	Water	2001400991034	210	6/30/2001	\$38,954	50	\$17,958	214%	\$38,954	\$20,997	\$83,345	\$44,924	Transmission

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165	FY2001 SANTOS PUMP STATION PROJ: 991035	Water	2001400991036	210	6/30/2001	\$14,522	50	\$6,694	214%	\$14,522	\$7,828	\$31,072	\$16,749	Pumping
166	FY2001 RECONSTRUCTION WELLS 568	Water	2001400991070	210	6/30/2001	\$9,483	50	\$4,371	214%	\$9,483	\$5,112	\$20,289	\$10,937	Local
167	FY2001 PUMP UNIT-LAUREL CREEK	Water	2001400999668	210	6/30/2001	\$11,904	5	\$11,904	214%	\$11,904	\$0	\$25,468	\$0	Pumping
168	2001 WATER INSTALLATION Total	Water	20019007043	210	1/1/2001	\$890,492	40	\$522,513	214%	\$890,492	\$367,980	\$1,905,272	\$787,319	Distribution
169	2001 WATER INSTALLATION Total	Water	20019007043A	210	1/1/2001	\$41,408	40	\$24,297	214%	\$41,408	\$17,111	\$88,596	\$36,610	Distribution
170	UTILITY BILLING SOFTWARE UPGRADE	Water	20020041	210	2/8/2002	\$18,000	5	\$18,000	208%	\$18,000	\$0	\$37,364	\$0	Customer
171	FY2002 WATER PIPE INSTALLATIONS/REPLACES	Water	20029007001	210	6/30/2002	\$964,871	40	\$531,967	208%	\$964,871	\$432,904	\$2,002,838	\$898,604	Distribution
172	SOFTWARE UPGRADE FOR UB WATERWORKS/BACKF	Water	20030041	210	6/23/2003	\$30,570	5	\$30,570	203%	\$30,570	\$0	\$61,977	\$0	General
173	AUTOMATED METER READING EQUIP S/W	Water	20030042	210	12/2/2002	\$43,765	15	\$43,765	208%	\$43,765	\$0	\$90,846	\$0	Meter
174	2003 LAND DEDICATED LAND FOR LUND TANK	Water	20031001007	210	2/6/2003	\$21,527	999	\$0	203%	\$21,527	\$21,527	\$43,643	\$43,643	Storage
175	2003 WATER INSTALLATION - PRIVATE DEVELO	Water	20039007001	210	6/30/2003	\$1,071,144	40	\$563,768	203%	\$1,071,144	\$507,376	\$2,171,619	\$1,028,646	Distribution
176	PHASE I/II OF WORKS SOFTWARE UPGRADE FOR	Water	20040026	210	4/30/2004	\$22,500	5	\$22,500	191%	\$22,500	\$0	\$42,917	\$0	General
177	MOTOR REPLACEMENT FOR RUBY HILLS PUMP ST	Water	20040027	210	6/28/2004	\$5,955	15	\$5,955	191%	\$5,955	\$0	\$11,358	\$0	Pumping
178	FY04 POLYBUTYLENE LATERAL REPL MOVE CIP	Water	2004011013	210	6/30/2004	\$57,052	40	\$28,601	191%	\$57,052	\$28,451	\$108,822	\$54,268	Distribution
179	FY04 PRESURE REDUCING STATION FOOTHILL-M	Water	2004011038	210	6/30/2004	\$72,182	30	\$48,263	191%	\$72,182	\$23,919	\$137,681	\$45,623	Pumping
180	FY04 AUTOMATED METER READING UPGRADE 021	Water	2004021008	210	6/30/2004	\$71,587	30	\$47,865	191%	\$71,587	\$23,722	\$136,547	\$45,248	Meter
181	FY04 POLYBUTYLENE LATERAL REPL MOVE CIP	Water	2004021013	210	6/30/2004	\$190,777	40	\$95,639	191%	\$190,777	\$95,138	\$363,892	\$181,469	Distribution
182	FY04 WATER ADDITIONS PRIVATE DEVEL	Water	20049007001	210	6/30/2004	\$429,411	40	\$215,270	191%	\$429,411	\$214,141	\$819,068	\$408,458	Distribution
183	2005 WATER INSTALLATION CIP #001000	Water	20059007001	210	1/4/2005	\$653,624	40	\$318,135	182%	\$653,624	\$335,489	\$1,191,314	\$611,473	Distribution
184	2005 PD WATER ADDITION TRACTS: 6400 6450	Water	20059007002	210	9/21/2004	\$1,151,751	40	\$570,186	191%	\$1,151,751	\$581,565	\$2,196,874	\$1,109,290	Distribution
185	2006 PD WATER ADDITIONS TRACTS: 7271 737	Water	20069007002	210	1/3/2006	\$1,609,132	40	\$742,959	175%	\$1,609,132	\$866,173	\$2,817,445	\$1,516,590	Distribution
186	2006 WATER ADDITIONS	Water	20069007003	210	6/30/2006	\$2,516,953	40	\$1,135,885	175%	\$2,516,953	\$1,381,068	\$4,406,957	\$2,418,125	Distribution
187	SYCAMORE TANK WATER QUALITY IMPROVMENT C	Water	20069007005	210	6/30/2006	\$75,000	40	\$33,847	175%	\$75,000	\$41,153	\$131,318	\$72,055	Storage
188	TASSAJARA RESERVOIR AND TANK 8MG LAND AL	Water	200700001	210	6/30/1992	\$6,209,572	50	\$3,980,755	272%	\$6,209,572	\$2,228,817	\$16,905,108	\$6,067,792	Storage
189	FOOTHILL RESERVOIR TANK 8 MG LAND PREVIO	Water	200700002	210	6/30/1984	\$5,602,024	50	\$4,488,220	327%	\$5,602,024	\$1,113,804	\$18,337,373	\$3,645,868	Storage

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190	2007 PD WATER ADDITIONS TRACTS: 7271 737	Water	20079007002	210	6/30/2007	\$1,908,343	40	\$813,498	170%	\$1,908,343	\$1,094,845	\$3,251,154	\$1,865,235	Distribution
191	2007 CIP WATER ADDITION/REPLACEMENT CIP:	Water	20079007003	210	1/16/2007	\$1,369,417	40	\$598,032	170%	\$1,369,417	\$771,385	\$2,333,011	\$1,314,173	Distribution
192	RESERVOIR, VIINEYARD HILLS, 1.4MG, CIP 0	Water	20080102	210	5/20/2008	\$4,657,015	50	\$1,502,552	163%	\$4,657,015	\$3,154,463	\$7,605,505	\$5,151,643	Storage
193	INFRASTRUCTURE, WATER GENERAL IMPROVEMEN	Water	20080104	210	6/30/2008	\$100,001	40	\$40,129	163%	\$100,001	\$59,872	\$163,315	\$97,779	Distribution
194	TURNOUTS, UPGRADE CHEM READOUTS, CIP 991	Water	20080106	210	6/30/2008	\$131,095	40	\$52,605	163%	\$131,095	\$78,490	\$214,095	\$128,184	Transmission
195	BUILDING, 510 PUMP STATION, CIP 991035	Water	20080108	210	10/17/2007	\$85,000	50	\$28,417	170%	\$85,000	\$56,583	\$144,811	\$96,398	Pumping
196	PUMP STATION 510, TOTAL REPLACEMENT, CIP	Water	20080109	210	10/17/2007	\$972,120	30	\$541,883	170%	\$972,120	\$430,237	\$1,656,155	\$732,974	Pumping
197	BUILDING, PUMP STATION 900, TOTAL REPLAC	Water	20080110	210	10/17/2007	\$85,000	50	\$28,417	170%	\$85,000	\$56,583	\$144,811	\$96,398	Pumping
198	TANK, PUMP STATION 900, TOTAL REPLACEMEN	Water	20080111	210	10/17/2007	\$72,000	50	\$24,070	170%	\$72,000	\$47,930	\$122,663	\$81,655	Storage
199	PUMP STATION 900, TOTAL REPLACEMENT, CIP	Water	20080112	210	10/17/2007	\$1,003,620	30	\$559,442	170%	\$1,003,620	\$444,178	\$1,709,820	\$756,725	Pumping
200	BUILDING, PUMP STATION 1300, TOTAL REPLA	Water	20080113	210	10/17/2007	\$88,000	50	\$29,420	170%	\$88,000	\$58,580	\$149,921	\$99,800	Pumping
201	PUMP STATION 1300, TOTAL REPLACEMENT, CI	Water	20080114	210	10/17/2007	\$952,325	30	\$530,850	170%	\$952,325	\$421,475	\$1,622,431	\$718,048	Pumping
202	BUILDING, PD PUMP STATION, BERNAL PROPER	Water	20080120	210	11/6/2007	\$85,000	50	\$28,275	170%	\$85,000	\$56,725	\$144,811	\$96,639	Pumping
203	PUMP STATION, PD BERNAL PROPERTY	Water	20080121	210	11/6/2007	\$461,250	30	\$255,830	170%	\$461,250	\$205,420	\$785,810	\$349,965	Pumping
204	LAND, PD FOR VINEYARD HILLS RESERVOIR	Water	2008100002	210	8/17/2007	\$227,000	999	\$0	170%	\$227,000	\$227,000	\$386,729	\$386,729	Storage
205	2007-08 PD WATER ADDITIONS	Water	20089007001	210	1/15/2008	\$1,701,651	40	\$700,566	163%	\$1,701,651	\$1,001,085	\$2,779,015	\$1,634,901	Distribution
206	BUILDING VINEYARD COORRIDOR BOOSTER PUM	Water	20091106	210	8/19/2008	\$452,231	50	\$143,648	163%	\$452,231	\$308,583	\$738,551	\$503,956	Pumping
207	PUMP STATION VINEYARD COORRIDOR BOOSTER	Water	20091107	210	8/19/2008	\$2,263,011	30	\$1,198,553	163%	\$2,263,011	\$1,064,458	\$3,695,788	\$1,738,396	Pumping
208	SCADA UPGRADE COMPUTER HARDWARE/SOFTWARE	Water	20091113	210	12/1/2008	\$318,507	5	\$318,507	163%	\$318,507	\$0	\$520,163	\$0	General
209	AUTOMATED METER READING UNITS	Water	20091115	210	6/30/2009	\$531,893	30	\$266,921	158%	\$531,893	\$264,972	\$842,296	\$419,605	Meter
210	2009 WATER ADDITION CIP: 051023	Water	20099007000	210	8/7/2008	\$208,130	40	\$82,650	163%	\$208,130	\$125,480	\$339,903	\$204,925	Distribution
211	2009 WATER REPLACEMENT:CIP 071028 081033	Water	20099007001	210	4/7/2009	\$328,137	40	\$124,836	158%	\$328,137	\$203,301	\$519,632	\$321,944	Distribution
212	2008-09 PD WATER ADDITIONS TRACTS: 72407	Water	20099007002	210	3/3/2009	\$2,789,572	40	\$1,067,073	158%	\$2,789,572	\$1,722,499	\$4,417,517	\$2,727,719	Distribution
213	2010 CHLORINE INJECTION SITES UPGRADE CI	Water	20100054	210	4/30/2010	\$142,746	15	\$135,570	154%	\$142,746	\$7,176	\$220,167	\$11,068	General

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214	PHOTOVOLTAIC SOLAR ENERGY SYSTEM, CIP 09	Water	20100056	210	4/20/2010	\$1,678,282	30	\$795,570	154%	\$1,678,282	\$882,712	\$2,588,529	\$1,361,467	General
215	2010 WATER ADDITIONS CIP 031015	Water	20109007001	210	4/20/2010	\$382,189	40	\$135,842	154%	\$382,189	\$246,347	\$589,476	\$379,958	Distribution
216	2010 PD WATER ADDITIONS TRACTS 7890	Water	20109007002	210	4/20/2010	\$87,529	40	\$31,110	154%	\$87,529	\$56,419	\$135,002	\$87,018	Distribution
217	SOFTWARE, UTILITY BILLING, NEW WATER BIL	Water	20110079A	210	6/30/2011	\$85,522	5	\$85,522	150%	\$85,522	\$0	\$127,965	\$0	Customer
218	2011 WATER ADDITIONSCIP 081011	Water	20119007000	210	9/21/2010	\$103,173	40	\$35,596	154%	\$103,173	\$67,577	\$159,131	\$104,229	Distribution
219	2011 WATER ADDITIONSCIP 081028	Water	20119007001	210	7/20/2010	\$442,986	40	\$154,682	154%	\$442,986	\$288,304	\$683,248	\$444,671	Distribution
220	MOBILE GPS UNIT, GRS-1_x000D_	Water	20120038A	210	9/2/2011	\$4,000	15	\$3,420	150%	\$4,000	\$580	\$5,985	\$869	General
221	2011-12 PD WATER ADDITIONS, TRACT:7534_x	Water	20129007000	210	8/16/2011	\$131,440	40	\$42,335	150%	\$131,440	\$89,105	\$196,672	\$133,326	Distribution
222	2011-12 WATER LINE ADDITION, PLEASANTON	Water	20129007001	210	10/4/2011	\$155,904	40	\$49,565	150%	\$155,904	\$106,339	\$233,277	\$159,113	Distribution
223	Fluoride Analyzer Hach CA610	Water	2013000050	210	3/12/2013	\$6,736	10	\$6,736	142%	\$6,736	\$0	\$9,575	\$0	General
224	FOOTHILL RESERVOIR TANK IMP CIP 101028	Water	2014000049	210	7/16/2013	\$264,011	20	\$144,897	142%	\$264,011	\$119,114	\$375,298	\$169,324	Storage
225	Vineyard Ave Pump Station Imp CIP 121031	Water	2014000051	210	10/15/2013	\$523,175	20	\$280,586	142%	\$523,175	\$242,589	\$743,706	\$344,846	Pumping
226	2013-14 PD WATER ADDITIONS TRACT 8004 &	Water	2014000056	210	11/5/2013	\$302,316	40	\$80,363	142%	\$302,316	\$221,953	\$429,750	\$315,512	Distribution
227	2013-14 PD WATER ADDITIONS TRACT 8064	Water	2014000058	210	12/17/2013	\$178,698	40	\$47,130	142%	\$178,698	\$131,568	\$254,024	\$187,027	Distribution
228	2014 WATER ADDITION/REPLACEMENT CIP	Water	2014000061	210	4/15/2014	\$552,228	40	\$141,043	138%	\$552,228	\$411,185	\$764,272	\$569,072	Distribution
229	Tract 8020 Staples Ranch Water	Water	2015900077	210	8/19/2014	\$586,355	40	\$144,872	138%	\$586,355	\$441,483	\$811,503	\$611,004	General
230	Millipore Reverse Osmosis System	Water	2016000055	210	5/26/2016	\$6,171	15	\$3,351	131%	\$6,171	\$2,820	\$8,101	\$3,702	General
231	2015-16 PD Water Additions	Water	2016000057	210	6/30/2016	\$995,600	40	\$200,344	131%	\$995,600	\$795,256	\$1,306,983	\$1,043,980	Distribution
232	Tyler Cashiering Software 50	Water	2017000028	210	4/30/2017	\$48,620	5	\$48,620	126%	\$48,620	\$0	\$61,455	\$0	Customer
233	2017 Valley Avenue Recycled Water Main E	Recycled	2017000084	210	6/20/2017	\$1,264,386	30	\$297,190	126%	\$1,264,386	\$967,196	\$1,598,152	\$1,222,511	Recycled
234	2017 PD Water Additions Tract 8147 Pleas	Water	2017000088	210	6/6/2017	\$987,457	40	\$174,014	126%	\$987,457	\$813,443	\$1,248,121	\$1,028,172	Distribution
235	2018 PD WATER ADDITIONS TRACT 7660	Water	20180037	210	6/19/2018	\$143,831	40	\$21,874	123%	\$143,831	\$121,957	\$176,458	\$149,621	Distribution
236	2018 PD WATER ADDITION TRACT 8317	Water	20180038	210	6/19/2018	\$393,059	40	\$59,778	123%	\$393,059	\$333,281	\$482,220	\$408,883	Distribution
237	2018 PD WATER ADDITIONS KOTTINGER GDN	Water	20180039	210	5/15/2018	\$148,476	40	\$22,890	123%	\$148,476	\$125,586	\$182,156	\$154,074	Distribution
238	2018 WATER- STANLEY BLVD CIP05522	Water	20180044	210	11/7/2017	\$218,352	40	\$36,392	126%	\$218,352	\$181,960	\$275,991	\$229,993	Distribution
239	ADV METERING INFRASTRUCTURE CIP# 13116	Water	20180050	210	12/19/2017	\$4,578,794	40	\$753,593	126%	\$4,578,794	\$3,825,201	\$5,787,481	\$4,834,958	Meter

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240	BRYON JACKSON 200HP 1800 RPM MOTOR PUMP	Water	20180055	210	11/7/2017	\$253,530	15	\$112,680	126%	\$253,530	\$140,850	\$320,456	\$178,031	Pumping
241	2019 PD WATER ADD (TRACT 7968)	Water	20190004	210	8/21/2018	\$110,287	40	\$16,313	123%	\$110,287	\$93,974	\$135,304	\$115,291	Distribution
242	2019 PD WATER ADDITIONS (TRACT 8257)	Water	20190005	210	8/21/2018	\$247,981	40	\$36,681	123%	\$247,981	\$211,300	\$304,233	\$259,232	Distribution
243	2019 PD WATER ADDITIONS	Water	20190006	210	8/21/2018	\$29,139	40	\$4,310	123%	\$29,139	\$24,829	\$35,749	\$30,461	Distribution
244	2019 PD WATER ADDITIONS (ESSEX1)	Water	20190007	210	9/18/2018	\$152,203	40	\$22,196	123%	\$152,203	\$130,007	\$186,729	\$159,497	Distribution
245	2019 PD WATER ADDITION (SUNRISE)	Water	20190008	210	12/4/2018	\$246,819	40	\$34,452	123%	\$246,819	\$212,367	\$302,807	\$260,540	Distribution
246	2019 PD WATER ADDITIONS (PM 10184)	Water	20190009	210	8/21/2018	\$6,857	40	\$929	123%	\$6,857	\$5,928	\$8,412	\$7,273	Distribution
247	WATER REPLACEMENT (CIP 16128)	Water	20190017	210	8/21/2018	\$2,213,395	40	\$327,398	123%	\$2,213,395	\$1,885,997	\$2,715,481	\$2,313,816	Distribution
248	2019 WATER TELEMETRY SYSTEM	Water	20190019	210	6/30/2019	\$245,112	10	\$124,599	120%	\$245,112	\$120,513	\$294,875	\$144,980	General
249	2019 RECYCLE WATER INFRASTRUCTURE	Recycled	20190020	210	4/16/2019	\$18,204,233	40	\$2,205,162	120%	\$18,204,233	\$15,999,071	\$21,900,107	\$19,247,247	Recycled
250	RECYCLE WATER-FLOW MONITOR PANELS	Recycled	20190021	210	7/1/2018	\$84,069	10	\$50,441	123%	\$84,069	\$33,627	\$103,139	\$41,256	Recycled
251	FLOURIDE ANALYZER	Water	20190022	210	5/22/2019	\$8,410	15	\$2,897	120%	\$8,410	\$5,513	\$10,117	\$6,633	General
252	FLOURIDE ANALYZER	Water	20190023	210	5/22/2019	\$8,288	15	\$2,855	120%	\$8,288	\$5,433	\$9,970	\$6,536	General
253	2020 PD WATER ADDITIONS (TRACT 8246)	Water	20200002	210	1/21/2020	\$502,880	40	\$56,574	118%	\$502,880	\$446,306	\$595,232	\$528,269	Distribution
254	2020 PD Water Add (Tract 7968)	Water	20200003	210	1/21/2020	\$64,162	40	\$7,218	118%	\$64,162	\$56,944	\$75,945	\$67,401	Distribution
255	GREY EAGLE PRESSURE RELIEF VALVE	Water	20200059	210	4/24/2020	\$5,600	20	\$1,190	118%	\$5,600	\$4,410	\$6,629	\$5,220	Pumping
256	BRIDGE IMPROVEMENTS WATER P#16514	Water	20210030	210	3/2/2020	\$235,415	50	\$18,833	118%	\$235,415	\$216,582	\$278,648	\$256,356	Distribution
257	WATER TANK CORROSION REPAIR P#18127	Water	20210036	210	1/19/2021	\$2,218,684	20	\$388,270	112%	\$2,218,684	\$1,830,414	\$2,481,697	\$2,047,400	Storage
258	FUEL PUMP	Water	20210049	210	8/3/2020	\$6,908	10	\$2,706	118%	\$6,908	\$4,202	\$8,177	\$4,974	Pumping
259	BOBCAT SWEEPER	Water	20210062	210	12/14/2020	\$6,664	15	\$1,592	118%	\$6,664	\$5,072	\$7,888	\$6,004	General
260	RUBY HILL CHAIN LINK FENCE	Water	20210063	210	6/28/2021	\$74,192	50	\$4,575	112%	\$74,192	\$69,617	\$82,987	\$77,869	General
261	RADIO LINK - MOLLER TO LAUREL	Water	20210064	210	4/5/2021	\$11,385	10	\$3,700	112%	\$11,385	\$7,685	\$12,735	\$8,596	General
262	RADIO LINK - KOTTINGER	Water	20210065	210	4/5/2021	\$36,410	10	\$11,833	112%	\$36,410	\$24,577	\$40,726	\$27,490	General
263	LIFT STATION 7&8 SCADA UPGRADE	Water	20210066	210	6/21/2021	\$32,000	5	\$19,733	112%	\$32,000	\$12,267	\$35,793	\$13,721	General
264	PLC CONVERSION SYCAMORE TANK	Water	20210067	210	6/21/2021	\$35,100	5	\$21,645	112%	\$35,100	\$13,455	\$39,261	\$15,050	Storage
265	PERISTALTIC PUMP WELL 5 & 6	Water	20210068	210	5/3/2021	\$10,115	10	\$3,203	112%	\$10,115	\$6,912	\$11,314	\$7,731	Local
266	PRESSURE REDUCING PIPING TREES	Water	20210069	210	3/1/2021	\$28,069	10	\$9,356	112%	\$28,069	\$18,712	\$31,396	\$20,931	Pumping
267	PIPING TREE FOR EXISTING VAULT	Water	20210070	210	8/3/2020	\$42,535	10	\$16,660	118%	\$42,535	\$25,876	\$50,347	\$30,628	Pumping
268	FENCING DUBLIN CANYON BOOSTER STATION	Water	20220037	210	9/14/2021	\$6,160	50	\$349	112%	\$6,160	\$5,811	\$6,890	\$6,500	Pumping

City of Pleasanton
2025 Water Rate Study

Line	DESCRIPTION	Water / Recycled	ASSET	Department	DATE ACQ	ACQ COST	Useful Life	LTD ACCUM DEPR	CCI	OC	OCLD	RC	RCLD	Cost Function
269	Bonde 1 Tank Fencing	Water	20220038	210	1/4/2022	\$86,101	50	\$4,305	104%	\$86,101	\$81,796	\$89,838	\$85,346	Storage
270	Mixer for Water Tank 1300 PAX PWM400	Water	20220039	210	5/16/2022	\$36,060	10	\$7,813	104%	\$36,060	\$28,247	\$37,625	\$29,473	Storage
271	2022 Water Addition Rose Tract 8317	Water	20220084	210	10/5/2021	\$172,950	40	\$11,890	112%	\$172,950	\$161,060	\$193,452	\$180,152	Distribution
272	2022 Water Add Irby Ranch Tract 8245	Water	20220085	210	11/16/2021	\$1,398,474	40	\$93,232	112%	\$1,398,474	\$1,305,242	\$1,564,255	\$1,459,972	Distribution
273	Peterbilt Dumptruck - Vehicle #309A	Water	20230039	40602	6/6/2023	\$171,357	8	\$23,205	102%	\$171,357	\$148,152	\$174,093	\$150,518	General
274	2022 Ford F-550 Cab&Chassis - #307A	Water	20230042	40602	12/7/2022	\$93,769	8	\$18,559	104%	\$93,769	\$75,211	\$97,839	\$78,475	General
275	2022 Ford F-350 SRW XL 4WD # 311	Water	20230043	40602	11/22/2022	\$72,911	8	\$15,190	104%	\$72,911	\$57,721	\$76,075	\$60,226	General
276	CA610 Fluoride Analyzer	Water	20230053	40602	4/3/2023	\$14,589	10	\$1,824	102%	\$14,589	\$12,765	\$14,822	\$12,969	General
277	Aurora Model H6 116A Regenerative Turbine	Water	20230054	140	10/3/2022	\$8,950	10	\$1,566	104%	\$8,950	\$7,384	\$9,339	\$7,704	General
278	Pietronave PM 9525 - Water Infrast Impr	Water	20230058	210	6/30/2023	\$59,320	40	\$1,607	102%	\$59,320	\$57,713	\$60,267	\$58,635	Distribution
279	Annual Water Distribution System Impro	Water	20230060	210	9/6/2022	\$846,701	40	\$38,807	104%	\$846,701	\$807,894	\$883,445	\$842,954	Distribution
280	Sycamore and Foothill Reserv control sys	Water	20230063	210	5/16/2023	\$1,775,060	40	\$51,773	102%	\$1,775,060	\$1,723,287	\$1,803,397	\$1,750,798	Pumping
281	FY24 SCADA UPDATE WATER	Water	20240201	210	6/30/2024	\$113,990	40	\$237	100%	\$113,990	\$113,752	\$113,990	\$113,752	General
282	FORD F250 UTILITY BODY #301A	Water	20240226	210	9/1/2015	\$20,083	8	\$20,083	135%	\$20,083	\$0	\$27,160	\$0	General
283	FORD F250 UTILITY BODY #303A	Water	20240227	210	9/1/2015	\$20,083	8	\$20,083	135%	\$20,083	\$0	\$27,160	\$0	General
284	FORD F250 UTILITY BODY #305A	Water	20240228	210	9/1/2015	\$20,083	8	\$20,083	135%	\$20,083	\$0	\$27,160	\$0	General
285	FORD F250 UTILITY, 3/4 TON #310A	Water	20240229	210	9/1/2015	\$20,083	8	\$20,083	135%	\$20,083	\$0	\$27,160	\$0	General
286	2024 Water Addition Meadowlark T-7813	Water	20240303	210	12/19/2023	\$89,000	40	\$1,298	102%	\$89,000	\$87,702	\$90,421	\$89,102	Distribution
287	2024 Water Addition Ponderosa T-8259	Water	20240304	210	12/19/2023	\$189,000	40	\$2,756	102%	\$189,000	\$186,244	\$192,017	\$189,217	Distribution
288	FY2000 DEL VALLE PKY 941015	Water	20941015	210	6/30/2000	\$7,781	30	\$6,241	218%	\$7,781	\$1,540	\$16,974	\$3,359	Distribution
289	FY2000 CTRL VALVE SANTOS 941019	Water	20941019	210	6/30/2000	\$6,852	30	\$5,496	218%	\$6,852	\$1,356	\$14,947	\$2,958	Distribution
290	FY2000 LININGCOAT WTR TNK 971018	Water	20971018	210	6/30/2000	\$474,505	30	\$380,620	218%	\$474,505	\$93,885	\$1,035,147	\$204,812	Storage
291	FY2000 RECONST CANYN MEAD 971019	Water	20971019	210	6/30/2000	\$6,325	30	\$5,073	218%	\$6,325	\$1,251	\$13,797	\$2,730	Distribution
292	FY2000 LOOPED WTR MAIN 971023	Water	20971023	210	6/30/2000	\$295,502	30	\$237,035	218%	\$295,502	\$58,468	\$644,647	\$127,549	Distribution
293	SOFTWARE WORKS 2000	Water	21000066	210	5/11/2001	\$15,000	5	\$15,000	214%	\$15,000	\$0	\$32,094	\$0	General
294	BUILDING-WATER DEPARTMENT	Water	91002901	210	1/1/1990	\$790,664	50	\$545,103	287%	\$790,664	\$245,561	\$2,267,612	\$704,264	General
295	WATER TANK LONGVIEW DRIVE	Water	91040001	210	1/1/1964	\$46,990	50	\$46,990	1450%	\$46,990	\$0	\$681,320	\$0	Storage
296	WATER TANK BONDE 1	Water	91040101	210	1/1/1972	\$198,950	50	\$198,950	774%	\$198,950	\$0	\$1,540,222	\$0	Storage

City of Pleasanton
2025 Water Rate Study

Line	DESCRIPTION	Water / Recycled	ASSET	Department	DATE ACQ	ACQ COST	Useful Life	LTD ACCUM DEPR	CCI	OC	OCLD	RC	RCLD	Cost Function
297	WATER TANK RIDGELINE	Water	91040301	210	1/1/1964	\$158,750	50	\$158,750	1450%	\$158,750	\$0	\$2,301,756	\$0	Storage
298	WATER TANK #510 SANTOS RANCH ROAD	Water	91040401	210	1/1/1964	\$11,430	50	\$11,430	1450%	\$11,430	\$0	\$165,726	\$0	Storage
299	WATER TANK #900 SANTOS RANCH ROAD #2	Water	91040501	210	1/1/1964	\$46,990	50	\$46,990	1450%	\$46,990	\$0	\$681,320	\$0	Storage
300	WATER TANK #1300 SANTOS RANCH ROAD	Water	91040701	210	1/1/1964	\$46,990	50	\$46,990	1450%	\$46,990	\$0	\$681,320	\$0	Storage
301	WATER TANK BONDE 2	Water	91041101	210	1/1/1986	\$693,750	50	\$533,828	316%	\$693,750	\$159,922	\$2,192,105	\$505,320	Storage
302	WATER TANK KILKARE CANYON	Water	91041301	210	1/1/1964	\$46,990	50	\$46,990	1450%	\$46,990	\$0	\$681,320	\$0	Storage
303	WATER TANK KOTTINGER	Water	91041501	210	1/1/1954	\$158,400	50	\$158,400	2161%	\$158,400	\$0	\$3,423,079	\$0	Storage
304	RESERVOIR CONCRETE UNDERGROUND-SYCAMORE	Water	91041712	210	1/1/1989	\$3,991,653	50	\$2,831,831	294%	\$3,991,653	\$1,159,822	\$11,738,228	\$3,410,680	Storage
305	PROCESS PIPING	Water	91043410	210	1/1/1969	\$10,885	15	\$10,885	1069%	\$10,885	\$0	\$116,409	\$0	Distribution
306	GROUP OF INSURABLE LAND IMPROVEMENTS	Water	91043901	210	1/1/1961	\$5,360	20	\$5,360	1602%	\$5,360	\$0	\$85,882	\$0	General
307	GROUP OF NON-INSURABLE LAND IMPROVEMENTS	Water	91043905	210	1/1/1961	\$8,576	20	\$8,576	1602%	\$8,576	\$0	\$137,411	\$0	General
308	WELL 6 BUILDING 1450 SANTA RITA ROAD	Water	91046401	210	1/1/1966	\$26,954	50	\$26,954	1332%	\$26,954	\$0	\$358,978	\$0	Local
309	WELL 7 BUILDING 3033 HOPYARD ROAD	Water	91046601	210	1/1/1971	\$15,628	50	\$15,628	858%	\$15,628	\$0	\$134,150	\$0	Local
310	GREY EAGLE BOOSTER 55 RED FEATHER	Water	91046701	210	1/1/1987	\$40,120	50	\$30,069	308%	\$40,120	\$10,051	\$123,577	\$30,958	Pumping
311	MCCLOUD BOOSTER 501 KOTTINGER	Water	91046801	210	1/1/1969	\$52,887	50	\$52,887	1069%	\$52,887	\$0	\$565,594	\$0	Pumping
312	VINEYARD BOOSTER 3502 VINEYARD	Water	91046901	210	1/1/1985	\$29,425	50	\$23,231	324%	\$29,425	\$6,195	\$95,194	\$20,040	Pumping
313	FOOTHILL 7-BOOSTER 8999 LONGVIEW	Water	91047001	210	1/1/1989	\$52,690	50	\$37,381	294%	\$52,690	\$15,309	\$154,945	\$45,019	Pumping
314	FOOTHILL 2-BOOSTER 4301 FOOTHILL RD	Water	91047101	210	1/1/1986	\$48,563	50	\$37,369	316%	\$48,563	\$11,194	\$153,447	\$35,370	Pumping
315	TURNOUT 3 BUILDING 3699 W. LAS POSITAS	Water	91047801	210	1/1/1990	\$12,985	50	\$8,952	287%	\$12,985	\$4,033	\$37,241	\$11,567	Transmission
316	TURNOUT 4 BUILDING 4790 HOPYARD	Water	91047901	210	1/1/1979	\$8,483	50	\$7,717	452%	\$8,483	\$766	\$38,335	\$3,461	Transmission
317	BONDE TANK 1 VAULT	Water	91048001	210	1/1/1990	\$11,760	50	\$8,108	287%	\$11,760	\$3,652	\$33,727	\$10,475	Storage
318	BONDE TANK 2 VAULT	Water	91048101	210	1/1/1990	\$10,290	50	\$7,094	287%	\$10,290	\$3,196	\$29,512	\$9,166	Storage
319	GROUP OF NON-INSURABLE LAND IMPROVEMENTS	Water	91059980	210	1/1/1986	\$7,592	20	\$7,592	316%	\$7,592	\$0	\$23,989	\$0	General
320	GROUP OF INSURABLE LAND IMPROVEMENTS	Water	91061004	210	1/1/1986	\$30,368	20	\$30,368	316%	\$30,368	\$0	\$95,957	\$0	General
321	WELL #8 BUILDING 3333 BUSCH RD.	Water	92060401	210	6/30/1993	\$352,163	50	\$218,714	260%	\$352,163	\$133,449	\$917,333	\$347,614	Local
322	WELL 8 - 3333 BUSCH ROAD	Water	92060401A1	210	6/30/1992	\$359,486	50	\$230,454	272%	\$359,486	\$129,032	\$978,675	\$351,281	Local
323	REPAIR 2 FLOWAY TURBINE PUMP AT VINEYRD	Water	95000303	210	9/16/1994	\$8,408	15	\$8,408	251%	\$8,408	\$0	\$21,099	\$0	Pumping
324	REPAIR BOOSTER PUMP 85- 01201VINEYRD PMP	Water	95000304	210	10/21/1994	\$7,981	15	\$7,981	251%	\$7,981	\$0	\$20,027	\$0	Pumping

City of Pleasanton
2025 Water Rate Study

Line	DESCRIPTION	Water / Recycled	ASSET	Depart- ment	DATE ACQ	ACQ COST	Useful Life	LTD ACCUM DEPR	CCI	OC	OCLD	RC	RCLD	Cost Function
325	LAND - SYCAMORE RESERVOIR	Water	95010009	210	1/1/1989	\$436,218	999	\$0	294%	\$436,218	\$436,218	\$1,282,783	\$1,282,783	Storage
326	MOTOR 75HP MCCLOUD STATION	Water	96000549	210	3/15/1996	\$6,952	30	\$6,564	241%	\$6,952	\$388	\$16,788	\$937	Pumping
327	FLOWAY BOWL ASSY 8LKM 4 STAGE	Water	96000550	210	5/30/1996	\$7,964	30	\$7,475	241%	\$7,964	\$489	\$19,232	\$1,181	General
328	FLOURIDE BUILDING - ZONE 7 TURNOUT 5	Water	96001101	210	9/19/1995	\$101,510	50	\$58,473	248%	\$101,510	\$43,037	\$251,805	\$106,757	Transmission
329	ELECTRICAL UPGRADE TANK 1300	Water	96001109	210	6/1/1996	\$36,957	30	\$34,585	241%	\$36,957	\$2,372	\$89,245	\$5,728	Storage
330	ELECTRICAL UPGRADE SYCAMORE RESERVOIR VA	Water	96001110	210	6/1/1996	\$39,376	30	\$36,849	241%	\$39,376	\$2,527	\$95,086	\$6,103	Storage
331	GENERATOR McCloud PUMP STATION	Water	96001111	210	6/1/1996	\$90,349	30	\$84,550	241%	\$90,349	\$5,799	\$218,177	\$14,004	Pumping
332	ELECTRICAL UPGRADE TANK 1160	Water	96001112	210	6/1/1996	\$45,034	30	\$42,143	241%	\$45,034	\$2,891	\$108,749	\$6,981	Storage
333	STRUCTURAL/SITE IMPROVEMENT McCloud PUMP	Water	96001113	210	6/1/1996	\$163,323	50	\$91,631	241%	\$163,323	\$71,692	\$394,396	\$173,124	Pumping
334	ELECTRICAL UPGRADE TANK 1600	Water	96001114	210	6/1/1996	\$45,034	30	\$42,143	241%	\$45,034	\$2,891	\$108,749	\$6,981	Storage
335	ELECTRICAL UPGRADE McCloud PUMP STATION	Water	96001115	210	6/1/1996	\$93,824	30	\$87,802	241%	\$93,824	\$6,022	\$226,568	\$14,543	Pumping
336	STRUCTURAL/SITE IMPROVEMENT SYCAMORE RES	Water	96001116	210	6/1/1996	\$59,064	50	\$33,137	241%	\$59,064	\$25,927	\$142,629	\$62,609	Storage
337	COATING/LINING/INSTALL CATHODIC PROTECTI	Water	96001117	210	2/14/1996	\$115,436	50	\$65,533	241%	\$115,436	\$49,903	\$278,757	\$120,507	General
338	IMPROVEMENTS TO WELL BLD #8 96153	Water	97000089	210	9/13/1996	\$9,360	50	\$5,204	241%	\$9,360	\$4,156	\$22,603	\$10,035	Local
339	TELEMETRY CENTRAL COMPUTER MODIFICATION	Water	97000114	210	6/30/1997	\$41,816	5	\$41,816	233%	\$41,816	\$0	\$97,408	\$0	General
340	FY97 LONGVIEW PUMP STATION CAPACITY UPGR	Water	97000121	210	6/30/1997	\$49,972	50	\$27,037	233%	\$49,972	\$22,935	\$116,407	\$53,426	Pumping
341	FY97 RADIO REPLACEMENT REMOTE TELEMETER	Water	97000123	210	6/30/1997	\$91,351	10	\$91,351	233%	\$91,351	\$0	\$212,795	\$0	Meter
342	FY97 REPLACE RTUS/EQUIPMENT AT PUMP STAT	Water	97000136	210	6/30/1997	\$17,970	30	\$16,215	233%	\$17,970	\$1,754	\$41,859	\$4,086	Pumping
343	FY97 WATER TANK RECOATING PROJECT: 9510	Water	97000150	210	6/30/1997	\$7,152	30	\$6,454	233%	\$7,152	\$698	\$16,659	\$1,626	Storage
344	LAND OSC WATER	Water	97005003	210	6/30/1997	\$345,225	999	\$0	233%	\$345,225	\$345,225	\$804,180	\$804,180	General
345	75HP MOTOR	Water	99000057	210	9/4/1998	\$5,493	15	\$5,493	229%	\$5,493	\$0	\$12,592	\$0	General
346	FY99 MUNI GOLF COURSE PRELIMINARY STUDY	Water	99968036B	210	6/30/1999	\$82,621	20	\$82,621	224%	\$82,621	\$0	\$185,059	\$0	General
347	FY99 LINING COATING STEEL WATER T	Water	99971018	210	6/30/1999	\$169,558	30	\$141,673	224%	\$169,558	\$27,886	\$379,787	\$62,460	Storage

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PLEASANTON WATER
BY THE NUMBERS



22,000

Customers
Served



100%

Imported Water
from Zone 7

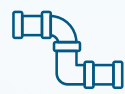


27

Ops & Maintenance
Employees



4.5 Billion
Gallons of Water
Delivered Annually



340
Miles of
Pipeline



48
Water Quality
Sampling Locations



3,500

Water
Hydrants



7

Water
Turnouts



14

Booster Pump
Stations

19

Storage
Tanks

RATE SETTING
TIMELINE:

- **January** - Adopted the first Water System Management Plan
- **March** - Hosted first Pleasanton Water Open House, and Approved Financial Plan and Enhanced Delivery Method for Capital Investments for the Next Five Years
- **May** - City Council Approved Water Rate and Recycled Water Rate Structure Changes
- **June** - City Council Approved Methods for Calculating Connection Fees and Drought Rates
- **July** - City Council Accepted Water Rate Study Report and Approved the Proposition 218 Public Hearing Notice
- **October 7** - Public Hearing and Adoption of Water Rates and Connection Fees
- **Jan. 1, 2026** - New Water Rates and Connection Fees Become Effective



HOW TO PARTICIPATE:

Customers are welcome to attend the Public Hearing on October 7, 2025. All property owners or water customers directly responsible for paying water bills may submit a written protest against the proposed rate charges. While the public may verbally comment at the hearing, only valid written protests will be counted as formal protests.

SUBMITTING A VALID WRITTEN PROTEST

To submit a valid written protest, the protest must:

- Be submitted in writing by mail, hand delivery, or at the Public Hearing
- Include Your Name and Service Address or Assessor's Parcel Number
- Include a Signature from the Property Owner or Customer of Record
- Be received before the close of the Public Hearing on October 7, 2025

Written protests can be mailed or hand-delivered to:

City of Pleasanton
Attention: City Clerk
123 Main Street
Pleasanton, CA 94566

All written protests will be verified. Only one written protest will be considered per parcel. Protests submitted by email, fax, or other electronic means will not be considered a valid written protest.

All written objections must be submitted to the City Clerk by the end of the public comment period at the Public Hearing on October 7, 2025. Failure to submit a timely objection in writing bars any right to challenge the fees, charges, or assessments in court, and any such action will be limited to issues identified in such written objections.

PUBLIC HEARING PROCESS

The City Council will consider all written protests and public comments at the Public Hearing. After the public hearing, if property owners or account holders representing a majority of the impacted parcels submit written protests in opposition to the proposed rates, the rates will not be adopted. If a majority of written protests is not received, the City Council may adopt the proposed changes, but is not obligated to do so. **If adopted, the new rates would take effect on January 1 of each year.**

You may also appear at the public hearing on the date and time specified in this notice.

Per Government Code Section 53759, any legal challenge to the proposed rate adjustments must be filed within 120 days of the date that the resolution adopting the proposed rate adjustments is adopted.

STAY INFORMED

The City of Pleasanton seeks to remain actively engaged with our customers throughout this process. **You can stay informed in one of the following ways:**



Follow us on Facebook and
Instagram [@CityofPleasantonCA](#)



Sign Up for the **Pleasanton Pipeline Special Edition E-Newsletter** at [PleasantonWater.com](#).



For questions regarding the proposed water rate changes, call **(925) 931-5500** or send an email to waterrates@cityofpleasantonca.gov. Written protests will not be accepted via email, all protests must be submitted using the instructions above.



To learn more, scan the
QR code or go online at
[PleasantonWater.com/Rates](#)



P.O. Box 520
Pleasanton, CA 94566

CITY COUNCIL

Mayor Jack Balch
Vice Mayor Jeff Nibert
Councilmember Craig Eicher
Councilmember Matt Gaidos
Councilmember Julie Testa

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NOTICE OF PUBLIC HEARING

Regarding Proposed Changes to Water and Sewer Rates

TUESDAY, OCTOBER 7, 2025 AT 7:00 P.M.

City of Pleasanton, City Council Chamber | 200 Old Bernal Avenue, Pleasanton, CA 94566

The City of Pleasanton is committed to providing safe, reliable water service to the community today and in the future. As part of this commitment, the City must regularly assess its water and sewer rates in response to rising service costs, including regulatory mandates, infrastructure and maintenance needs, and evolving system requirements.

The City Council will hold a public hearing to consider adopting proposed changes to the City's existing water rates for the next four years, beginning January 1, 2026. The proposed rate adjustments will apply to all parcels receiving water from the City of Pleasanton. The City will also consider an annual Consumer Price Index (CPI) increase for its sewer rates.

PROPOSITION 218 OFFICIAL NOTICE OF WATER RATE CHANGES

This notice is being provided to you by the City of Pleasanton per California Constitution Article XIII D (also known as "Proposition 218"). Under Proposition 218, the City must notify all property owners or customers of record of proposed changes to property-related fees, such as water or sewer service.

This serves as notice that the City Council will host a public hearing at the time, date, and location specified on the front of this notice to consider adopting proposed changes to the City's existing water rates and fees for the next four years, starting January 1, 2026, as well as a one-year CPI increase for sewer rates.

All members of the public are invited to attend the public hearing. Additionally, under California state law, all property owners and customers of record may submit a written protest to the proposed rate changes. Please refer to the "How to Participate" section of this document for instructions on submitting a written protest.

For questions about the Public Hearing, contact the City Clerk's Office at (925) 931-5027 or pleasantoncityclerk@cityofpleasantonca.gov.



CITY OF PLEASANTON'S PUBLIC WORKS OPERATIONS SERVICES CENTER

STRATEGIC APPROACH TO RATE SETTING

The City of Pleasanton provides potable and recycled water services to over 22,000 customers. Since 2023, the City has taken a data-driven, systematic approach to investing in the future of its water system. In September 2024, the City officially began this rate-setting process by contracting with Water Resources Economics, LLC to conduct a comprehensive water rate study to develop an updated four-year schedule of water and recycled water rates, drought rates, and water connection fees.

In January 2025, the City approved its first **Water System Management Plan (WSMP)**, outlining its water system assets, recommended capital improvement needs, and operational and maintenance requirements for the next 20 years. Building on this plan, the City conducted a **Financial Analysis and Plan** in March to explore how to proceed with these future investments. The City approved an enhanced delivery method that balances the urgency of critical infrastructure upgrades while minimizing long-term risks to the City. This method recommended revenue increases of 15% for the first two years and 8% for the next two years, and issuing \$35 million of debt to fund over \$73 million in near-term capital improvements.

These steps set the foundation and financial framework for conducting a **Comprehensive Water Rate Study**. This study, completed in June, included a cost-of-service analysis and recommended changes to the rate structure and rates that align with the WSMP's needs and the funding priorities outlined in the Financial Analysis and Plan to ensure that rates adequately reflect the City's short- and long-term service and capital costs.

Based on the City's findings and the adopted financial approach, the City has proposed rate adjustments to its potable water, recycled water, and drought rates as shown inside.



A copy of the water rate study and cost-of-service analysis is available online at [PleasantonWater.com/Rates](#) and can be mailed to customers upon request.

WHY ARE RATES CHANGING?

Like most California water providers, Pleasanton faces ongoing challenges related to aging infrastructure, stricter regulatory requirements, higher water quality standards, and rising construction costs. The City of Pleasanton must regularly assess its water rates and fees to ensure it can address the industry's growing challenges and sufficiently cover the City's cost of service. The City relies on revenues from water rates to fund the operations and maintenance of the local water system.

Top factors driving the proposed rate changes include:

- Investing \$62.7 million over the next four years to maintain, repair, and replace the City's aging water infrastructure, improving its long-term reliability and functionality.
- Changing the rate structure for single-family customers from a tiered to a uniform rate structure.
- Achieving full cost recovery for Zone 7 fixed costs.
- Keeping pace with rising costs for various services, including construction, operations, maintenance, water supply, energy, and professional staffing.
- Securing a sustainable and safe local water supply by completing local groundwater well improvements.
- Meeting new regulatory mandates and financial requirements.
- Establishing healthy financial reserves to facilitate operating and capital replacement needs.

UNDERSTANDING THE CITY’S RATE STRUCTURE

The City of Pleasanton bills customers on a bi-monthly basis. Customers receive fixed and variable charges from the City and the Zone 7 Water Agency. Below is a summary of key components on your water bill, the existing rate structure, and proposed changes as part of this year’s water rate update.

Fixed Charges are established fees for all customers, regardless of water usage. These charges are constant and are based on the size of your water meter. Customers have two fixed charges on their water bills: one from the City for water delivery and another from Zone 7 for supplying the water. Fixed charges recover costs associated with operations and maintenance, including staffing, utility billing, meter reading, water quality testing, conservation programs, and infrastructure repair and replacement.

Consumption-based, or Variable, Charges change from bill to bill based on the water used, measured in hundred cubic feet (CCFs). Pleasanton has two variable charges: Zone 7 charges related to water supply purchases and City charges related to the City’s water delivery to customers. Consumption charges typically cover costs associated with delivering safe, reliable water, including the volume of water purchased, energy expenses to pump and move water through the system, and water treatment costs.

Rate Structure - The City currently uses a tiered rate structure for its consumption-based variable charges for single-family customers. In this structure, the rate per unit of water increases as usage increases, i.e., the more you use, the more you pay. Tiered rates have historically been used to promote water conservation and maintain affordability for lower water users.

PROPOSED CHANGES TO THE CITY’S RATE STRUCTURE

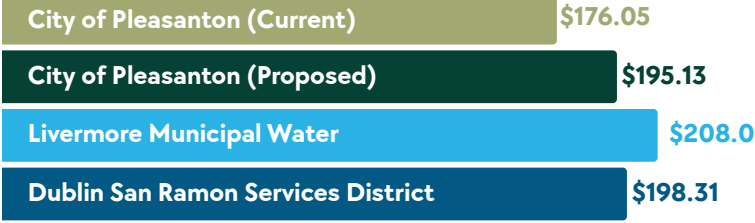
As part of this year’s comprehensive water rate study, the City has proposed the following important changes as part of this year’s water rate update that directly affect the proposed rates for the next four years.

Full Cost Recovery of Zone 7 Fixed Costs - The City’s current rate structure charges customers only 32% of Zone 7’s fixed costs, with the remaining expenses covered through the variable rate. This creates uncertainty and financial risk for the City, as water consumption depends on various factors, including annual rainfall, drought conditions, and changes in customer behavior. The proposed rates reflect the City billing 100% of Zone 7’s fixed charges to customers as a pass-through rate, thereby reducing the variable rate for Zone 7.

Uniform Consumption-Based Variable Rates for All Customers - Over the past three years, several court cases in California have addressed the legality of tiered rate structures. As a result, the City has proposed eliminating the tiered rate structure and adopting a uniform rate structure for consumption-based rates applicable to all customer classes. This change creates greater consistency and reduces legal risk for the City.

BI-MONTHLY WATER BILL COMPARISON

The chart below compares the City’s current and proposed bi-monthly water bills for single-family customers to those of nearby agencies that also purchase imported water from Zone 7. The proposed bill amounts are based on the average water usage of 24 CCFs every two months.



STONERIDGE DR. WATER MAIN PIPELINE PROJECT
Installed 3,200 feet of new water main pipelines

IMPACT OF RATE CHANGES ON YOUR WATER BILL

Based on the proposed rates, 52% of bi-monthly single-family water bills are expected to increase by \$20 to \$40 in Year 1, which is equivalent to \$10 to \$20 per month.

Customers are urged to learn more about the City’s water conservation rebates and programs to save water and money. **Learn more at PleasantonWaterConservation.com**



Calculate how the proposed rates will affect your bill using the City’s Water Bill Calculator at PleasantonWater.com/Rates.

CURRENT PLEASANTON BILL - 2025				
Structure: 32% Zone 7 Fixed Cost Recovery, Tiered Variable Rates, Single Family 5/8" Meter				
Charge	CCF	Rate	Total	
Pleasanton Water Fixed Charge	N/A	\$5.53	\$5.53	
Pleasanton Water Variable Charge	24	\$2.68	\$64.20	
Zone 7 Water Fixed (Meter) Charge	N/A	\$18.48	\$18.48	
Zone 7 Water Variable Charge	24	\$3.66	\$87.84	
TOTAL		\$176.05		

PROPOSED PLEASANTON BILL - YEAR 1				
Structure: 100% Zone 7 Fixed Cost Recovery, Uniform Variable Rate, Single Family 5/8" Meter				
Charge	CCF	Rate	Total	
Pleasanton Water Fixed Charge	N/A	\$11.90	\$11.90	
Pleasanton Water Variable Charge	24	\$2.97	\$71.28	
Zone 7 Water Fixed (Meter) Charge	N/A	\$46.43	\$46.43	
Zone 7 Water Variable Charge	24	\$2.73	\$65.52	
TOTAL		\$195.13		

ESTIMATED YEAR 1 BI-MONTHLY INCREASE: \$19.08

PROPOSED WATER RATES

Below are the proposed rate adjustments for the City of Pleasanton water rates over the next four years. Once adopted, customers will be informed annually of rate changes at least 30 days before the effective date. The proposed rates reflect the City’s overall capital improvement and financial needs along with changes to its rate structure. These changes include implementing uniform, consumption-based variable charges for all customers and recovering 100% of Zone 7’s fixed costs as pass-through fixed charges to customers. Please note: most single-family residential customers have a 5/8" or 3/4" meter, which will determine the applicable fixed service charge under the proposed rate structures.

CITY POTABLE WATER RATES

The table below outlines the City’s current and proposed fixed and variable consumption-based rates for potable water, also known as drinking water, for the next four years, beginning January 1, 2026.

PROPOSED CITY BI-MONTHLY FIXED CHARGE					
Set Charge Based on Meter Size					
Meter Size	Current Rates	Effective Jan. 1, 2026	Effective Jan. 1, 2027	Effective Jan. 1, 2028	Effective Jan. 1, 2029
5/8"	\$5.53	\$11.90	\$18.33	\$21.27	\$24.51
3/4"	\$6.59	\$14.46	\$23.60	\$27.68	\$32.21
1"	\$9.25	\$19.56	\$34.10	\$40.49	\$47.57
1 1/2"	\$16.14	\$32.32	\$60.39	\$72.53	\$86.02
2"	\$20.39	\$47.64	\$91.93	\$110.99	\$132.16
3"	\$51.16	\$96.12	\$191.79	\$232.73	\$278.22
4"	\$87.23	\$167.58	\$338.96	\$412.14	\$493.49
6"	\$151.96	\$338.56	\$691.10	\$841.45	\$1,008.58
8"	\$374.78	\$721.36	\$1,479.53	\$1,802.63	\$2,161.82
10"	\$586.99	\$1,078.63	\$2,215.36	\$2,699.69	\$3,238.13
PROPOSED CITY VARIABLE CHARGE					
Billed Per Unit of Water Used (i.e. CCF). 1 CCF = 748 Gallons					
	\$2.47-\$4.73	\$2.97	\$3.70	\$4.08	\$4.50

ZONE 7 WATER AGENCY PASS-THROUGH RATES

The City purchases 100% of its potable water from the Zone 7 Water Agency, which charges the City both fixed and variable costs. Pursuant to Government Code §53756 (AB 3030 [2008]), these charges are pass-through costs collected by the City of Pleasanton to cover the purchase and delivery of wholesale water.

The rates below are proposed based on an assumption of a 5% increase each year. However, these rates are subject to change based on the actual rates set by Zone 7.

PROPOSED ZONE 7 BI-MONTHLY FIXED CHARGE					
Set Charge Based on Meter Size					
Meter Size	Current Rates	Effective Jan. 1, 2026	Effective Jan. 1, 2027	Effective Jan. 1, 2028	Effective Jan. 1, 2029
5/8"	\$18.48	\$46.43	\$48.75	\$51.18	\$53.74
3/4"	\$27.71	\$69.64	\$73.12	\$76.78	\$80.61
1"	\$50.81	\$116.06	\$121.87	\$127.96	\$134.36
1 1/2"	\$110.87	\$232.13	\$243.73	\$255.92	\$268.71
2"	\$147.82	\$371.40	\$389.97	\$409.47	\$429.94
3"	\$415.78	\$812.44	\$853.06	\$895.71	\$940.50
4"	\$729.91	\$1,462.39	\$1,535.51	\$1,612.29	\$1,692.90
6"	\$1,293.52	\$3,017.63	\$3,168.52	\$3,326.94	\$3,493.29
8"	\$3,233.81	\$6,499.52	\$6,824.49	\$7,165.72	\$7,524.00
10"	\$5,081.71	\$9,749.28	\$10,236.74	\$10,748.58	\$11,286.01
PROPOSED ZONE 7 VARIABLE CHARGE					
Billed Per Unit of Water Used (i.e. CCF). 1 CCF = 748 Gallons					
	\$3.66	\$2.73	\$2.86	\$3.01	\$3.16

COMBINED POTABLE WATER RATES

The table below compares the proposed combined water rates, including City and Zone 7 rates, with the current combined rates. This table illustrates the overall impact of the proposed rate changes.

PROPOSED COMBINED BI-MONTHLY FIXED CHARGES					
Set Charge Based on Meter Size					
Meter Size	Current Rates	Effective Jan. 1, 2026	Effective Jan. 1, 2027	Effective Jan. 1, 2028	Effective Jan. 1, 2029
5/8"	\$24.01	\$58.33	\$67.08	\$72.45	\$78.25
3/4"	\$34.30	\$84.10	\$96.72	\$104.46	\$112.82
1"	\$60.06	\$135.62	\$155.97	\$168.45	\$181.93
1 1/2"	\$127.01	\$264.45	\$304.12	\$328.45	\$354.73
2"	\$168.21	\$419.04	\$481.90	\$520.46	\$562.10
3"	\$466.94	\$908.56	\$1,044.85	\$1,128.44	\$1,218.72
4"	\$817.14	\$1,629.97	\$1,874.47	\$2,024.43	\$2,186.39
6"	\$1,445.48	\$3,356.19	\$3,859.62	\$4,168.39	\$4,501.87
8"	\$3,608.59	\$7,220.88	\$8,304.02	\$8,968.35	\$9,685.82
10"	\$5,668.70	\$10,827.91	\$12,452.10	\$13,448.27	\$14,524.14
PROPOSED COMBINED VARIABLE CHARGE					
Billed Per Unit of Water Used (i.e. CCF). 1 CCF = 748 Gallons					
	\$6.13-\$8.39	\$5.70	\$6.56	\$7.09	\$7.66

RECYCLED WATER RATES

The City has developed a recycled water program to purchase and deliver recycled water for commercial irrigation customers in select areas. Recycled water benefits all water customers by conserving potable water for domestic use.

With this program fully established, the table below outlines the proposed recycled water rates for recycled water customers only based on the costs of providing the recycled water, including debt service and operating costs.

PROPOSED RECYCLED WATER BI-MONTHLY FIXED CHARGE					
Set Charge Based on Meter Size for Recycled Water Customers Only					
Meter Size	Current Rates	Effective Jan. 1, 2026	Effective Jan. 1, 2027	Effective Jan. 1, 2028	Effective Jan. 1, 2029
5/8"	\$5.53	\$10.48	\$12.06	\$13.03	\$14.08
3/4"	\$6.59	\$12.32	\$14.17	\$15.31	\$16.54
1"	\$9.25	\$16.01	\$18.42	\$19.90	\$21.50
1 1/2"	\$16.14	\$25.21	\$29.00	\$31.32	\$33.83
2"	\$20.39	\$36.25	\$41.69	\$45.03	\$48.64
3"	\$51.16	\$71.22	\$81.91	\$88.47	\$95.55
4"	\$87.23	\$122.76	\$141.18	\$152.48	\$164.68
6"	\$151.96	\$246.06	\$282.97	\$305.61	\$330.06
8"	\$374.78	\$522.13	\$600.45	\$648.49	\$700.37
10"	\$586.99	\$779.79	\$896.76	\$968.51	\$1,046.00
PROPOSED RECYCLED WATER VARIABLE CHARGE					
Billed Per Unit of Recycled Water Used (i.e. CCF). 1 CCF = 748 Gallons					
	\$4.81	\$5.23	\$6.02	\$6.51	\$7.04

DROUGHT CHARGES

Drought rates, or consumption-based surcharges, serve as a tool to effectively respond to water shortage emergencies and recover essential funding necessary for operating and maintaining the water system. Water shortages occur when there is insufficient water to serve customers and can arise for various reasons, including earthquakes, power outages, or extended drought. In these situations, water usage declines, resulting in reduced revenues. Drought rates are implemented based on the stages of mandated water usage reduction, as outlined in the City’s Water Shortage Contingency Plan.

Drought rates can only be enacted if the City declares a water shortage emergency and decides to implement them. Other options include using reserve funds, implementing a partial drought rate, and deferring capital improvement projects.

The current drought rate structure allows customers a bi-monthly usage allotment of 10 CCF that is exempt from drought rate charges. Based on updated consumption patterns, the City has proposed reducing this allotment to 8 CCF. Therefore, any usage exceeding this allotment will be charged this surcharge in addition to the regular water rates.

Based on this change and changes to the City’s water rate structure related to achieving cost recovery of Zone 7’s fixed costs, the table to the right shows the City’s proposed drought rates for the next four years.

PROPOSED DROUGHT RATES						
Set Surcharge Based on Drought Stage (over 8 CCFs of usage)						
Effective Date	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
Jan. 1, 2026	\$0.44	\$1.02	\$1.84	\$3.08	\$5.18	\$9.54
Jan. 1, 2027	\$0.51	\$1.18	\$2.12	\$3.55	\$5.96	\$10.98
Jan. 1, 2028	\$0.56	\$1.28	\$2.29	\$3.84	\$6.44	\$11.86
Jan. 1, 2029	\$0.61	\$1.39	\$2.48	\$4.15	\$6.96	\$12.81

SEWER RATES ANNUAL CONSUMER PRICE INDEX INCREASE

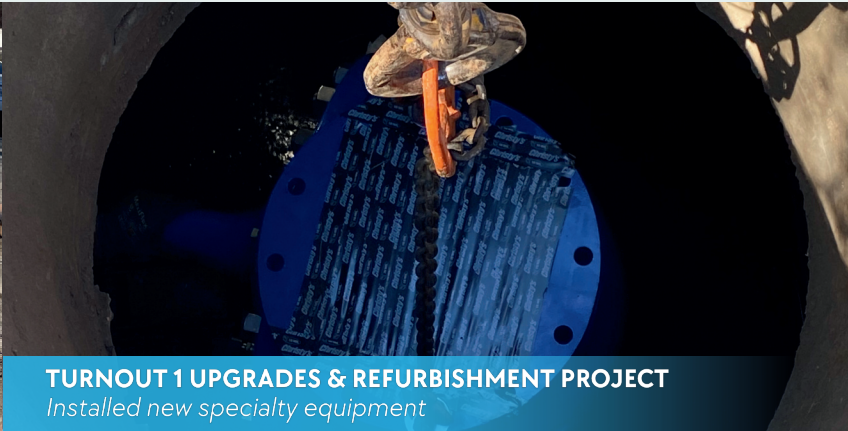
Your water bill includes bi-monthly sewer charges, which include a fee payable to the City of Pleasanton for maintaining and operating the local sewer collection system and a regional sewer service charge for the Dublin San Ramon Services District (DSRSD) or the City of Livermore for sewage treatment.

Sewer rates are subject to an annual increase based on the Consumer Price Index (CPI), reflecting the percentage change indicated in the Annual Consumer Price Index (CPI) - All Urban Consumers for the San Francisco-Oakland-Hayward, CA index, available as of March 31 each year. At the public hearing on October 7, 2025, the City will also consider an annual CPI increase for sewer rates. If approved, sewer rates will increase by 2.7% effective January 1, 2026.

Later this year, the City will conduct a sewer rate study to determine rate adjustments to meet the City’s sewer collection system needs. Based on these findings, the City is expected to adopt and implement new sewer rates by the summer of 2026.



SUNOL BLVD. WATER MAIN PIPELINE PROJECT
4,500 ft. of new water main pipelines



TURNOUT 1 UPGRADES & REFURBISHMENT PROJECT
Installed new specialty equipment

IMPORTANT UPDATE REGARDING CONNECTION FEES

This notice includes an update on Connection Fees for informational purposes only. These fees will not be considered as part of the Prop 218 public hearing. Instead, the fees will be considered and adopted separately by the City Council.

The City calculates connection fees—one-time charges for new developments to connect to the water system—based on the cost of building new water capacity and the amount of growth that capacity can support.

The City has proposed a hybrid approach to setting these fees. This method determines connection fees based on the available capacity in the existing system and the need to build additional capacity for future growth. It combines two components: a “buy-in” fee that recovers the cost of past infrastructure investments and an “incremental” fee that covers the cost of building new capacity. Together, these fees ensure new development pays its fair share without overburdening current customers.

This table presents the proposed connection fees for each meter size using the hybrid method. These fees are subject to annual increases based on the Consumer Price Index (CPI).

PROPOSED CONNECTION FEES			
Set Charge Based on Meter Size for New System Connections			
Meter Size	Incremental Fee	Buy-In Fee	Total Fee
5/8"	\$2,825	\$2,444	\$5,269
3/4"	\$4,109	\$3,555	\$7,664
1"	\$7,063	\$6,110	\$13,173
1 1/2"	\$12,841	\$11,109	\$23,950
2"	\$25,682	\$22,218	\$47,900
3"	\$64,205	\$55,545	\$119,750
4"	\$160,511	\$138,864	\$299,375
6"	\$321,023	\$277,727	\$598,750
8"	\$449,432	\$388,818	\$838,250
10"	\$706,250	\$611,000	\$1,317,250

Water and Sewer Rate Proposals

Public Hearing: October 7, 2025

Record of Written Protests and City Responses

No.	Date Received	Apparent Protest	Summary of Comments Made	City Response
<i>Received Before Agenda Preparation Deadline (Included in Agenda Report)</i>				
1	Aug. 7, 2025	Yes	Rising costs for maintaining and improving infrastructure should be passed on to developers and large-scale consumers, rather than existing residents. Urged the Council to explore alternative rate structures that shift financial responsibility to those placing the most significant strain on the water supply.	Proposition 218, a California law approved by voters that governs rate setting, requires the following: • Rates must be proportional to the actual cost of service. • Revenue cannot exceed the funds required to provide service. • No customer should pay more than their proportional share. • Agencies must demonstrate the cost basis for the rates. Therefore, Proposition 218 explicitly prohibits shifting the proportional cost of service from one customer group to another. All customers must pay their share based on the actual cost of providing the service as determined by the City's water rate study. Developers pay connection fees to connect to the City's water system and recover the cost of infrastructure improvements to be constructed or previously constructed to accommodate capacity

				related to growth. Connection fees have been updated as part of this process. The City's final water rate study, along with additional information including frequently asked questions, connection fees, customer impact analyses, and a rate calculator, is available at www.PleasantonWater.com/Rates.
2	Aug. 7, 2025	Yes	Concerned that the increase is mainly in the fixed costs, which can't be reduced by conservation. Urges the City Council to place a larger burden of the rate increases on heavy water users rather than those using water responsibly.	Proposition 218 is a voter-approved California law requiring water rates to be proportional to the actual cost of service. Fixed charges are established fees that apply to all customers, regardless of their water usage. These charges cover the costs of operating, upgrading, and maintaining the water system, including pipelines, tanks, hydrants, and pump stations, which are necessary regardless of individual consumption. The City's Water System Management Plan and financial plan identified over \$73 million in critical improvements needed in the next five years to ensure the safety and reliability of Pleasanton's water system. Additionally, the City currently recovers only 32 percent of Zone 7's fixed costs, with the remaining costs covered by variable charges. This creates uncertainty for the City, as water use varies with rainfall, drought, and changes in customer behavior. To improve revenue stability and reduce financial risks, the City must recover 100% of Zone 7's fixed

				costs as a direct pass-through of the rates set by Zone 7. The City acknowledges that this change will have a greater impact on low-water users; however, it is necessary to comply with legal requirements and ensure reliable funding for critical infrastructure. Customers will continue to be charged variable rates based on usage, promoting conservation and savings. Customers are encouraged to visit the City's website, www.PleasantonWater.com/Rates, for more information, including the water rate study, frequently asked questions, bill comparison charts, customer impact analyses, and a water rate calculator.
3	Aug. 11, 2025	Yes	Senior citizen on a fixed income. Concerns that the rate increase is due to mismanagement and cold financial calculations. Criticism of the requirement for a written, mailed protest versus an email protest.	Proposition 218, a California law approved by voters that governs rate setting, requires the following: • Rates must be proportional to the actual cost of service. • Revenue cannot exceed the funds required to provide service. • No customer should pay more than their proportional share. • Agencies must demonstrate the cost basis for the rates. The City's water rate study and cost-of-service analysis were conducted by an independent

				consultant, Water Resources Economics, and are available online. The study and the resulting rate recommendations were determined in accordance with Proposition 218 and the City's financial and infrastructure needs. This included the City's Water System Management Plan and financial plan, which identified more than \$73 million in essential improvements over the next five years to ensure the safety and reliability of Pleasanton's water system. Proposition 218 requires agencies to create a process for receiving written protests that can be verified and added to the official record. This means protests must be submitted in writing via mail or hand delivery. If not currently enrolled, the City offers a 20% discount for seniors (65 years and older) and a 30% discount for qualified low-income households, limited to 30 CCF of bi-monthly usage. These programs, which assist over 3,400 customers each year, are funded by the City's General Fund. The City's final water rate study, along with additional information including frequently asked questions, connection fees, customer impact analyses, and a rate calculator, is available at www.PleasantonWater.com/Rates.
4	Aug. 12, 2025	Yes	Senior on fixed income. Concerned about plans to end the Senior Discount. The City is increasing	While the City reviewed and discussed potential changes to its existing Senior and Low-Income

			all costs, making it unaffordable to live in Pleasanton. Requests that the City maintain the senior discount program.	Discount Programs, no changes have been proposed at this time. At this time, the City will continue to offer a 20% discount for seniors (65 years or older) and a 30% discount for qualified low-income households, limited to 30 CCF of bi-monthly usage. These programs, which assist over 3,400 customers each year, are funded by the City's General Fund, since Proposition 218 prohibits discounts from being funded through water rates. The City may revisit these program changes in the future. More information is available at www.PleasantonWater.com/Rates.
5	Sep. 4, 2025	Yes	Opposes change from tiered to uniform rates. Opposes the change in the drought surcharge from 10 CCF to 8 CCF. Requests a more precise breakdown of the use of the increased revenue. In particular, what percent is dedicated to infrastructure versus variable costs, and what percent of the infrastructure will be improved by the increase?	Over the past three years, several court cases in California have addressed the legality of tiered rates, primarily focusing on Proposition 218 requirements, which include: • Rates must be proportional to the cost of service • Revenue cannot exceed the funds required to provide the service • No user should pay more than their proportional share • Agencies must demonstrate the cost basis for the rates. In 2022, the City decommissioned its groundwater wells and began purchasing all of its water from the

				same source at the same cost. Based on recent court decisions like Patz v. San Diego, the City would be unable to legally justify cost differences for tiered rates since all water comes from the same source at the same cost. Therefore, the City has proposed a uniform rate structure for all customers to ensure greater consistency and reduce legal risks. The drought surcharge threshold aligns with the City's Water Shortage Contingency Plan, which is mandated by state law. All revenues will be used exclusively for water services, including operations, maintenance, and infrastructure, and cannot exceed the actual costs of providing those services. The City's Water System Management Plan and financial plan identified over \$73 million in essential improvements needed within the next five years to ensure the safety and reliability of Pleasanton's water system. Both of these documents, as well as the City's Water Rate Study and Cost-of-Services Analysis, are available online at www.PleasantonWater.com/Rates.
6	Sept. 4, 2025	Yes	General protest without specific comments.	The City acknowledges this written protest and records it as part of the official Prop 218 record. No further response is needed; however, the City reaffirms that the proposed rates comply with Proposition 218 and the City's ordinance.

RESOLUTION NO.**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON
AMENDING THE MASTER FEE SCHEDULE FOR WATER RATES AND
CONNECTION FEES EFFECTIVE JANUARY 1, 2026**

WHEREAS, the City of Pleasanton's water program is an enterprise fund which pursuant to sound fiscal management practices must be 100% fee based; and

WHEREAS, by State law, delivered water is charged at the cost of service so no profit is made by the enterprise; any revenues not expended at the end of the fiscal year are applied to future years' costs; and

WHEREAS, the City of Pleasanton's water customers pay for the cost of water purchased from the Zone 7 Water Agency (Zone 7), a water wholesaler; distribution through pipes, tanks, and pump stations; compliance with federal and state water quality standards; and needed maintenance and capital improvements; and

WHEREAS, water rates must be adjusted to reflect City operational, maintenance, and capital improvement cost increases beginning January 1, 2026, and for the next three (3) years ending December 31, 2029, based on the 2025 Water Rate Study report prepared by Water Resources Economics, LLC (WRE); and

WHEREAS, water rates must be adjusted to reflect cost increases in pass-through charges for water purchases from Zone 7 beginning January 1, 2026 and include a provision for future rate increases in pass through charges for water purchases from Zone 7 based on the actual rates set by Zone 7 through December 31, 2029, and upon notice to customers as required by law; and

WHEREAS, drought/water shortage rates must be updated beginning January 1, 2026, and for the next three (3) years ending December 31, 2029, based on the 2025 Water Rate Study report prepared by WRE; and

WHEREAS, the drought/water shortage rates include a bi-monthly water allotment that is exempt from the drought rate surcharge for every customer class and must be adjusted to 8 Hundred Cubic Feet (CCF) based on the 2025 Water Rate Study report prepared by WRE; and

WHEREAS, water connection fees must be adjusted to recover the proportional share of capital facility investments to be constructed or previously constructed to accommodate growth per the 2025 Water Rate Study report, beginning January 1, 2026, and include a provision to annually increase by the consumer price index; and

WHEREAS, as provided by Pleasanton Municipal Code section 14.04.070, water rates and connection fees shall be specified in the Master Fee Schedule.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES
RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:**

SECTION 1. The Master Fee Schedule provisions regarding water rates and connection

fees are hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 2. The City of Pleasanton approves the pass-through of Zone 7 Water Agency wholesale treated water charges to its customers ending December 31, 2029

SECTION 3. The water rates, including the drought/water shortage rates, are adjusted for the next four (4) years ending December 31, 2029, based on the applicable rate tables in the 2025 Water Rate Study report by WRE and Proposition 218 Public Hearing Notice. The Master Fee Schedule will be amended annually.

SECTION 4. The water connection fees are adjusted beginning January 1, 2026 based on the applicable table in the 2025 Water Rate Study Report by WRE and will be annually increased by the consumer price index. The Master Fee Schedule will be amended annually.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on October 7, 2025.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 7th day of October 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A

MASTER FEE SCHEDULE AMENDMENTS FOR WATER RATES AND CONNECTION FEES

A. Water Rates & Charges

Consumption Charges (bi-monthly) PMC 14.04.070				1 CCF = 100 cubic feet = 748 gallons			Eff. 01.01.2026
Potable Water				Pleasanton	Zone 7 ⁽¹⁾	Total per CCF	
Single Family Individually Metered				\$2.97	\$2.73	\$5.70	
Multifamily				\$2.97	\$2.73	\$5.70	
Commercial/Industrial				\$2.97	\$2.73	\$5.70	
Potable Irrigation				\$2.97	\$2.73	\$5.70	
Recycled Water						Total per CCF	
Recycled Irrigation						\$5.23	
Fixed Charges (bi-monthly)							Eff. 01.01.2026
Potable Water Meter Size	Pleasanton	Zone 7 ⁽¹⁾	Total	Potable Water Meter Size	Pleasanton	Zone 7 ⁽¹⁾	Total
5/8 "	\$11.90	\$46.43	\$58.33	3"	\$96.12	\$812.44	\$908.56
3/4 "	\$14.46	\$69.64	\$84.10	4"	\$167.58	\$1,462.39	\$1,629.97
1 "	\$19.56	\$116.06	\$135.62	6"	\$338.56	\$3,017.63	\$3,356.19
1.5 "	\$32.32	\$232.13	\$264.45	8"	\$721.36	\$6,499.52	\$7,220.88
2 "	\$47.64	\$371.40	\$419.04	10"	\$1,078.63	\$9,749.28	\$10,827.91
Recycled Water Meter Size			Total	Recycled Water Meter Size			Total
5/8 "			\$10.48	3"			\$71.22
3/4 "			\$12.32	4"			\$122.76
1 "			\$16.01	6"			\$246.06
1.5 "			\$25.21	8"			\$522.13
2 "			\$36.25	10"			\$779.79
(1) - Zone 7 rates are a pass-through and are subject to increase based on the actual rates set by Zone 7. Rate payers will be notified 30 days prior to any increase taking effect.							

C. Water Drought / Water Shortage Rates ⁽²⁾

Eff. 01.01.2026

Drought/water shortage rates are added to the current rates shown in Section A, at the time the drought state is declared

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	
Single Family	\$0.44	\$1.02	\$1.84	\$3.08	\$5.18	\$9.54	
Multi-Family	\$0.44	\$1.02	\$1.84	\$3.08	\$5.18	\$9.54	
Commercial/Industrial	\$0.44	\$1.02	\$1.84	\$3.08	\$5.18	\$9.54	
Potable Irrigation	\$0.44	\$1.02	\$1.84	\$3.08	\$5.18	\$9.54	

(2) - Rate payers will be notified 30 days prior to any increase taking effect. The first 8 CCFs are exempt from the drought water shortage rates.

E. Water Connection Fees - City

Eff. 01.01.2026

		Meter Size	Meter Capacity (gpm)	Meter Ratio	Meter Connection Fee
Amounts DO NOT include water meter installation fees, which are revised periodically based on current costs for labor & materials as authorized in Section B "Water Meter & Installation Fees".		5/8"	22	1.0	\$5,269
		3/4"	32	1.5	\$7,664
		1"	55	2.5	\$13,173
		1-1/2"	100	4.5	\$23,950
		2"	200	9.1	\$47,900
		3"	500	22.7	\$119,750
		4"	1250	56.8	\$299,375
		6"	2500	113.6	\$598,750
		8"	3500	159.1	\$838,250
		10"	5500	250.0	\$1,317,250

For any larger service connection, the City Engineer or his duly appointed representative will determine the charge; or a battery of meters may be used at the City Engineer's option.

Any change in use or addition requiring greater capacity will require the payment of additional fees at the rates established herein as a condition of continued service.

RESOLUTION NO.**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AMENDING THE MASTER FEE SCHEDULE FOR SEWER RATES EFFECTIVE JANUARY 1, 2026**

WHEREAS, pursuant to sound fiscal management practices the fees, rates and charges for providing sanitary sewer services must provide for the recovery of all local and regional costs incurred by the City, Dublin San Ramon Services District (DSRSD), and City of Livermore in providing such sewerage services, including capital, operational, maintenance, administration, maintenance, monitoring and replacements costs pursuant to Municipal Code§ 15.20.30; and

WHEREAS, fees, rates, and charges are to be increased or decreased annually, on an automatic basis, without requirement for further City Council action based on: (a) the change in the Consumer Price Index (CPI) as applied to local sewer rates and charges imposed by the City, beginning January 1, 2026, to June 30, 2026, for the first year, and then July 1, 2026, for the next fiscal year ending June 30, 2027, upon notice provided to customers as required by law; and

WHEREAS, the City does not own or operate a wastewater treatment plant; instead, a majority of the City's wastewater is treated by DSRSD, and the remaining area is treated by the City of Livermore; and,

WHEREAS, Government Code §53756 (AB 3030 [2008]) permits the City to automatically pass-through increases or decreases in the DSRSD and City of Livermore wholesale regional sewer treatment charges; and

WHEREAS, whenever DSRSD or the City of Livermore increase their respective regional sewer rates that apply to Pleasanton customers, the City will notify its customers 30 days prior to such automatic adjustments taking effect; and

WHEREAS, as provided by Pleasanton Municipal Code section 15.20.180 sewer rates and charges shall be specified in the Master Fee Schedule.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The Master Fee Schedule provisions regarding sewer rates, fees, and charges are hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 2. That the City of Pleasanton approve the pass-through of DSRSD and the City of Livermore regional sewer rates to its customers.

SECTION 3. That the pass-through of DSRSD and the City of Livermore regional sewer rates to its customers is effective immediately and shall end on the next effective date for the pass-through as approved by Council action.

SECTION 4. This resolution shall become effective upon its passage and adoption and shall be operative on October 7, 2025.

SECTION 5. The City Clerk shall certify to the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a meeting held on October 7, 2025.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a meeting held on the 7th day of October 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A
CITY OF PLEASANTON
MASTER FEE SCHEDULE

X. SEWER RATES, FEES, AND CHARGES

A. Sewer Rates & Charges

Eff 01.01.2026

User Charges - Bimonthly			
Residential (rate per dwelling unit):	Local ⁽¹⁾	Regional-DSRSD ⁽²⁾	Total
Single-Family/Townhome	30.77	\$61.58	\$92.35
Condominium	21.13	\$46.69	\$67.82
Multifamily/Secondary Unit	16.09	\$46.69	\$62.78
		Regional-Livermore ⁽³⁾	Total
Single-Family - Ruby Hill	27.69	134.98	\$162.67
Commercial:	Billing Units	Pleasanton ⁽¹⁾	
- All commercial accounts are billed based on water consumption which varies by season and type of usage. The regional commercial rates shall be equal to the DSRSD or City of Livermore cost for said charges determined based on regional provider for said account. Ruby Hill non-residential customers, please contact Public Works for rate - Commercial customers are subject to a minimum bi-monthly charge equivalent to the charge for a multiple-family residential customer			
Auto Steam Cleaning	up to 10 Ccf each add'l Ccf	\$16.09 \$1.73	
Bakeries	up to 10 Ccf each add'l Ccf	\$16.09 \$1.72	
Commercial Laundries	up to 10 Ccf each add'l Ccf	\$16.09 \$1.73	
Groceries w/Garbage Disposals	up to 10 Ccf each add'l Ccf	\$16.09 \$1.66	
Mortuaries	up to 8 Ccf each add'l Ccf	\$16.09 \$2.02	
Restaurants (Fast Food)	up to 10 Ccf each add'l Ccf	\$16.09 \$1.62	
Restaurants (Full Service)	up to 10 Ccf each add'l Ccf	\$16.09 \$1.62	
All Other	up to 11 Ccf each add'l Ccf	\$16.09 \$1.46	
Institutional:			
Schools (sub-metered)	Ccf	\$1.41	
Schools (not sub-metered)	Ccf	\$0.92	
All Other	Ccf	\$1.46	

City of Pleasanton

Public Hearing: Adopt Resolutions to Amend the Master Fee Schedule for Water Rates & Connection Fees and Sewer Rates Effective January 1, 2026

October 7, 2025



**Water Resources
Economics**

PROMOTING THE VALUE AND PRICE OF
WATER SERVICE

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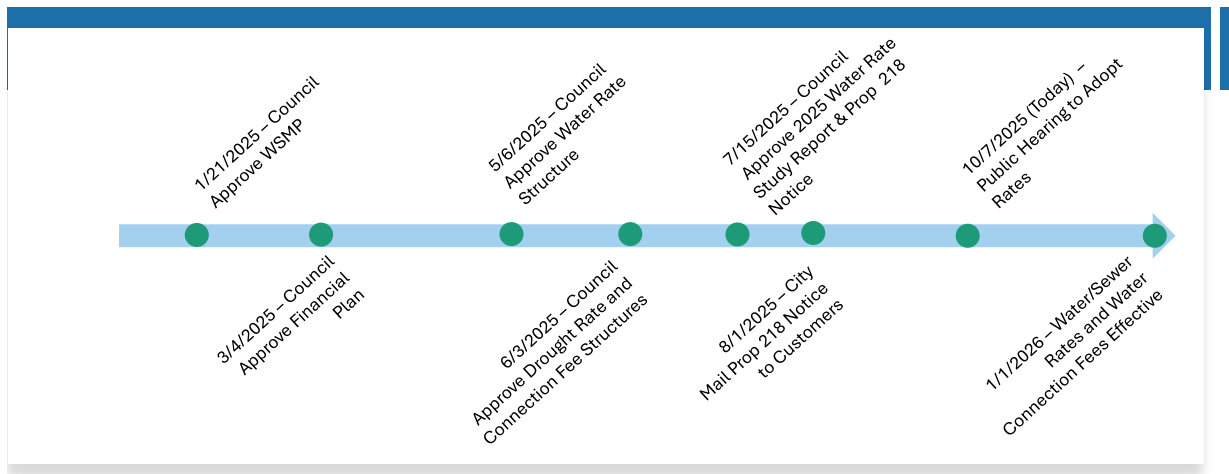
Agenda

- Overview of Rate Study Process
- Rate Study Challenges
- How Water Rates Benefit the Community
- Proposed Water Rates and Connection Fees
- 2025 Water Rate Study Report
- Proposition 218 Notice
- Recommended Next Steps

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Overview of Rate Study Process



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Rate Study Challenges

Financial Challenges

- Develop funding plan for long-term Water System Management Plan costs (“Enhance” scenario includes \$73 million of CIP over 5 years with \$35 million of new debt)

Defensibility Challenges

- Adjust water rate structure based on recent court cases to prove cost justification, collapse all tiers and customer classes – uniform rate structure

Rate Structure Challenges

- Recover 100% of Zone 7 fixed costs from Zone 7 fixed meter charges to enhance financial resiliency

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How Water Rates Benefit the Community

Safe and Sustainable Water Supply

- Secure cost-effective local water supply source in the future by investing in local groundwater well improvements

Infrastructure Reliability

- Enhance reliability of critical infrastructure, reduce risk of future service level interruptions due to asset failure

Rate Structure Equitability

- Improve defensibility of rate structure and equity between customers – all customers are charged the same rates

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Water Rates – City Rates

City Rates	Current Rates	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
City Bi-Monthly Fixed Charge (Potable Water)					
5/8"	\$5.53	\$11.90	\$18.33	\$21.27	\$24.51
3/4"	\$6.59	\$14.46	\$23.60	\$27.68	\$32.21
1"	\$9.25	\$19.56	\$34.10	\$40.49	\$47.57
1 1/2"	\$16.14	\$32.32	\$60.39	\$72.53	\$86.02
2"	\$20.39	\$47.64	\$91.93	\$110.99	\$132.16
3"	\$51.16	\$96.12	\$191.79	\$232.73	\$278.22
4"	\$87.23	\$167.58	\$338.96	\$412.14	\$493.49
6"	\$151.96	\$338.56	\$691.10	\$841.45	\$1,008.58
8"	\$374.78	\$721.36	\$1,479.53	\$1,802.63	\$2,161.82
10"	\$586.99	\$1,078.63	\$2,215.36	\$2,699.69	\$3,238.13
City Variable Charge	\$2.47 - \$4.73	\$2.97	\$3.70	\$4.08	\$4.50

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Water Rates – Zone 7 Passthrough

Zone 7 Passthrough	Current Rates	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
Zone 7 Bi-Monthly Fixed Charge (Potable Water)					
5/8"	\$18.48	\$46.43	\$48.75	\$51.18	\$53.74
3/4"	\$27.71	\$69.64	\$73.12	\$76.78	\$80.61
1"	\$50.81	\$116.06	\$121.87	\$127.96	\$134.36
1 1/2"	\$110.87	\$232.13	\$243.73	\$255.92	\$268.71
2"	\$147.82	\$371.40	\$389.97	\$409.47	\$429.94
3"	\$415.78	\$812.44	\$853.06	\$895.71	\$940.50
4"	\$729.91	\$1,462.39	\$1,535.51	\$1,612.29	\$1,692.90
6"	\$1,293.52	\$3,017.63	\$3,168.52	\$3,326.94	\$3,493.29
8"	\$3,233.81	\$6,499.52	\$6,824.49	\$7,165.72	\$7,524.00
10"	\$5,081.71	\$9,749.28	\$10,236.74	\$10,748.58	\$11,286.01
Zone 7 Variable Charge	\$3.66	\$2.73	\$2.86	\$3.01	\$3.16

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Water Rates – Combined

Combined Rates	Current Rates	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
Bi-Monthly Fixed Charges (Potable Water)					
5/8"	\$24.01	\$58.33	\$67.08	\$72.45	\$78.25
3/4"	\$34.30	\$84.10	\$96.72	\$104.46	\$112.82
1"	\$60.06	\$135.62	\$155.97	\$168.45	\$181.93
1 1/2"	\$127.01	\$264.45	\$304.12	\$328.45	\$354.73
2"	\$168.21	\$419.04	\$481.90	\$520.46	\$562.10
3"	\$466.94	\$908.56	\$1,044.85	\$1,128.44	\$1,218.72
4"	\$817.14	\$1,629.97	\$1,874.47	\$2,024.43	\$2,186.39
6"	\$1,445.48	\$3,356.19	\$3,859.62	\$4,168.39	\$4,501.87
8"	\$3,608.59	\$7,220.88	\$8,304.02	\$8,968.35	\$9,685.82
10"	\$5,668.70	\$10,827.91	\$12,452.10	\$13,448.27	\$14,524.14
Variable Charge (\$/ccf)	\$6.13 - \$8.39	\$5.70	\$6.56	\$7.09	\$7.66

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Customer Impacts

(Water, Single Family, 5/8" Meter)

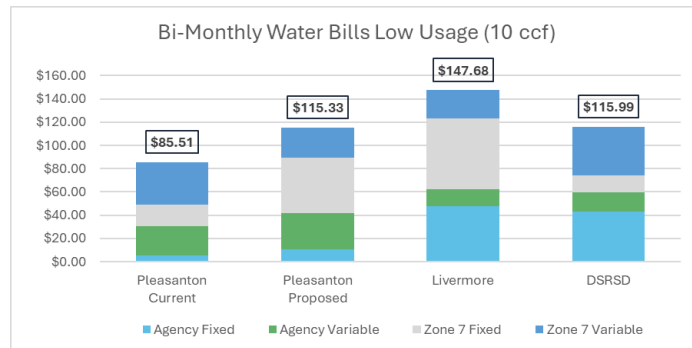
Usage Level	Usage (ccf)	Current Bill	Proposed Bill	Difference (\$)	Difference (%)
Very Low Usage (10th percentile)	5	\$54.76	\$86.83	\$32.07	58.6%
Low Usage (30th percentile)	10	\$85.51	\$115.33	\$29.82	34.9%
Median Usage (50th percentile)	16	\$122.41	\$149.53	\$27.12	22.2%
Average Usage	24	\$176.05	\$195.13	\$19.08	10.8%
High Usage (75th percentile)	28	\$205.09	\$217.93	\$12.84	6.3%
Very High Usage (95th percentile)	70	\$533.91	\$457.33	(\$76.58)	-14.3%

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Water Bill Comparison (Low Usage)

- Single Family customer with 5/8" meter, using 10 ccf of water per bill
- Pleasanton, Livermore, and DSRSD – all three agencies purchase water from Zone 7 and have similar rate structures
- **Proposed bills for Pleasanton are the lowest**

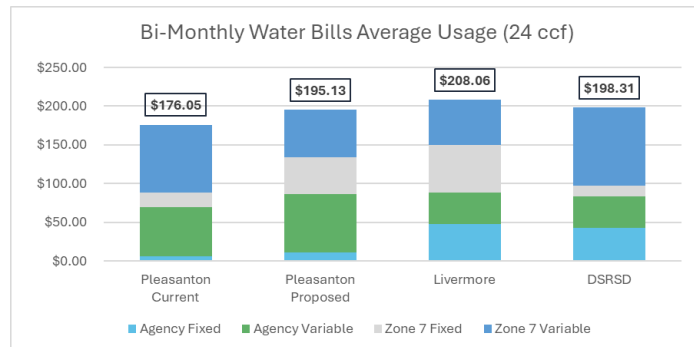


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Water Bill Comparison (Average Usage)

- Single Family customer with 5/8" meter, using 24 ccf of water per bill
- Pleasanton, Livermore, and DSRSD – all three agencies purchase water from Zone 7 and have similar rate structures
- **Proposed bills for Pleasanton are the lowest**

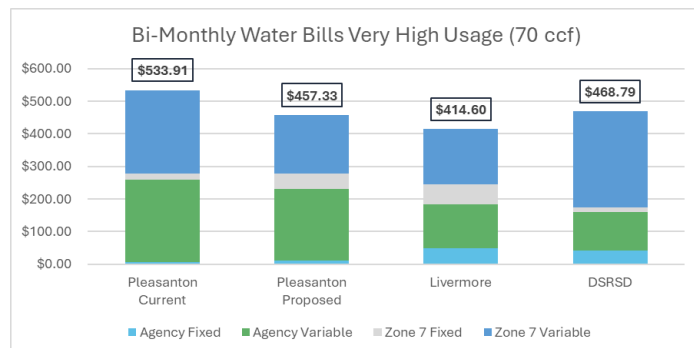


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Water Bill Comparison (Very High Usage)

- Single Family customer with 5/8" meter, using 24 ccf of water per bill
- Pleasanton, Livermore, and DSRSD – all three agencies purchase water from Zone 7 and have similar rate structures
- **Proposed bills for Pleasanton are in the middle**



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Recycled Water Rates – City Rates

Recycled Water Rates	Current Rates	Effective 1/1/2026	Effective 1/1/2027	Effective 1/1/2028	Effective 1/1/2029
Bi-Monthly Fixed Charges (Recycled Water)					
5/8"	\$5.53	\$10.48	\$12.06	\$13.03	\$14.08
3/4"	\$6.59	\$12.32	\$14.17	\$15.31	\$16.54
1"	\$9.25	\$16.01	\$18.42	\$19.90	\$21.50
1 1/2"	\$16.14	\$25.21	\$29.00	\$31.32	\$33.83
2"	\$20.39	\$36.25	\$41.69	\$45.03	\$48.64
3"	\$51.16	\$71.22	\$81.91	\$88.47	\$95.55
4"	\$87.23	\$122.76	\$141.18	\$152.48	\$164.68
6"	\$151.96	\$246.06	\$282.97	\$305.61	\$330.06
8"	\$374.78	\$522.13	\$600.45	\$648.49	\$700.37
10"	\$586.99	\$779.79	\$896.76	\$968.51	\$1,046.00
Variable Charge (\$/ccf)	\$4.81	\$5.23	\$6.02	\$6.51	\$7.04

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Customer Impacts (Recycled Water, 1-1/2" Meter)

Usage Level	Usage (ccf)	Current Bill	Proposed Bill	Difference (\$)	Difference (%)
Very Low Usage (10th percentile)	2	\$25.76	\$35.67	\$9.91	38.5%
Low Usage (30th percentile)	49	\$256.08	\$281.48	\$25.40	9.9%
Median Usage (50th percentile)	173	\$883.29	\$930.00	\$46.71	5.3%
Average Usage	560	\$2,780.83	\$2,954.01	\$173.18	6.2%
High Usage (75th percentile)	493	\$2,523.29	\$2,603.60	\$80.31	3.2%
Very High Usage (95th percentile)	1,997	\$9,980.35	\$10,469.52	\$489.17	4.9%

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Drought Rates

• What are Drought Rates?

- Drought rates are temporary surcharges applied on top of regular water rates during water shortage emergencies
- Based on City's Water Shortage Contingency Plan (Stages 1-6)

• Drought Rate Design

- Drought rates are designed to maintain the City's financial position during each stage
- City's drought rates include a variable surcharge per ccf of water usage, with an 8 ccf allotment that are not charged the drought rate (available for all customers)

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Proposed Drought Rates

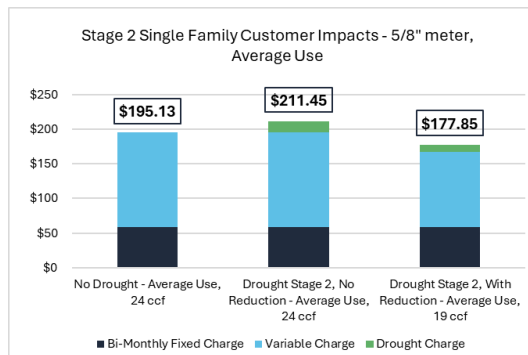
Drought Rates	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
Usage Reduction	10%	20%	30%	40%	50%	60%
Current Drought Rates (10 ccf allotment)						
Single Family						
Tier 1	\$0.77	\$1.92	\$3.54	\$6.34	\$11.91	\$17.90
Tier 2	\$0.90	\$2.24	\$4.14	\$7.40	\$13.90	\$20.90
Tier 3	\$0.98	\$2.43	\$4.48	\$8.01	\$15.05	\$22.61
Tier 4	\$1.01	\$2.52	\$4.67	\$8.36	\$15.70	\$23.60
Multi-Family	\$0.77	\$1.91	\$3.53	\$6.32	\$11.87	\$17.82
Commercial	\$0.78	\$1.96	\$3.62	\$6.46	\$12.15	\$18.26
Industrial	\$0.78	\$1.96	\$3.62	\$6.46	\$12.15	\$18.26
Irrigation	\$0.90	\$2.25	\$4.16	\$7.42	\$13.95	\$20.96
Proposed Drought Rates (8 ccf allotment)						
Year 1	\$0.44	\$1.02	\$1.84	\$3.08	\$5.18	\$9.54
Year 2	\$0.51	\$1.18	\$2.12	\$3.55	\$5.96	\$10.98
Year 3	\$0.56	\$1.28	\$2.29	\$3.84	\$6.44	\$11.86
Year 4	\$0.61	\$1.39	\$2.48	\$4.15	\$6.96	\$12.81

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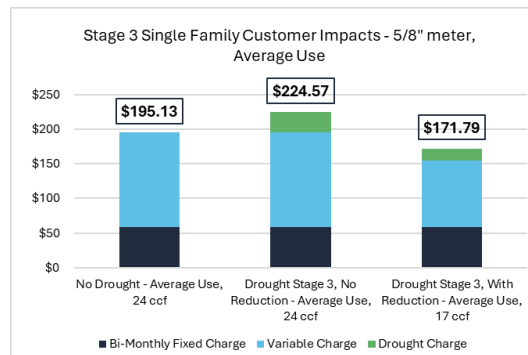
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Customer Impacts

(Drought Rates Stages 2 & 3, Single Family, 5/8" Meter, 24 ccf)



Stage 2 (20% Reduction)



Stage 3 (30% Reduction)

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Water Connection Fees

• What are Connection Fees?

- Connection fees are one-time charges for new development to connect to the system
- Financial equity between existing and new customers – “growth pays for growth”

• Rates vs. Connection Fees

- Water rates are regulated under Prop 218; connection fees are under Prop 26
- Water rates pay for costs of operating and maintaining system for existing customers
- Connection fees pay for costs of expanding the system to serve new customers

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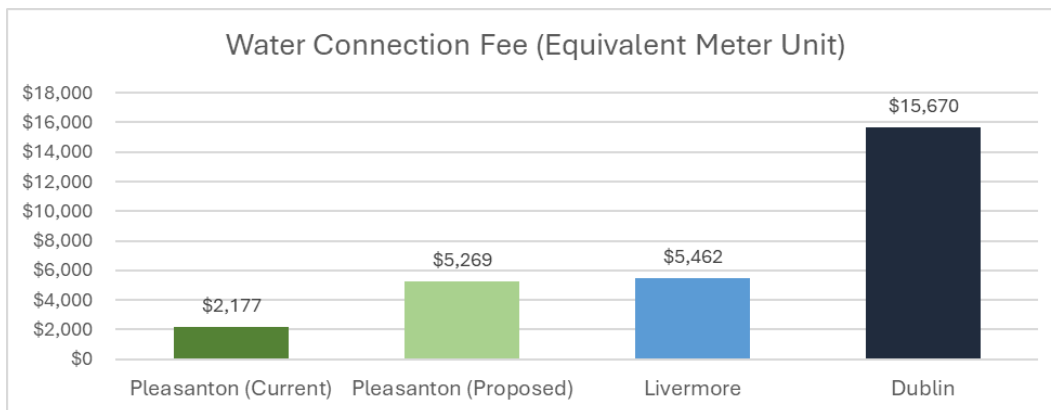
Proposed Water Connection Fees

Meter Size	Capacity (gpm)	Meter Ratio	Buy-In Fee	Incremental Fee	Total Fee
5/8"	22	1.00	\$2,444	\$2,825	\$5,269
3/4"	32	1.45	\$3,555	\$4,109	\$7,664
1"	55	2.50	\$6,110	\$7,063	\$13,173
1 - 1/2"	100	4.55	\$11,109	\$12,841	\$23,950
2"	200	9.09	\$22,218	\$25,682	\$47,900
3"	500	22.73	\$55,545	\$64,205	\$119,750
4"	1,250	56.82	\$138,864	\$160,511	\$299,375
6"	2,500	113.64	\$277,727	\$321,023	\$598,750
8"	3,500	159.09	\$388,818	\$449,432	\$838,250
10"	5,500	250.00	\$611,000	\$706,250	\$1,317,250

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Water Connection Fee Comparison



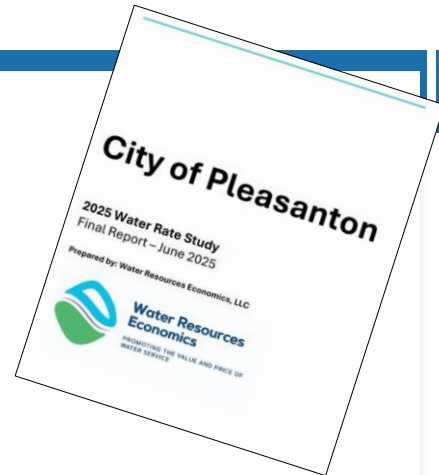
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2025 Water Rate Study Report

Why is this Important?

- Proposition 218 requires that agencies show the “nexus” between the cost of providing water service and the rates that are charged to customers
- The rate study report is how we “show our work” and prove the nexus
- All detailed sections walk through every calculation and assumption used to determine the water rates and connection fees
- The report is the City’s defense in case of legal challenges

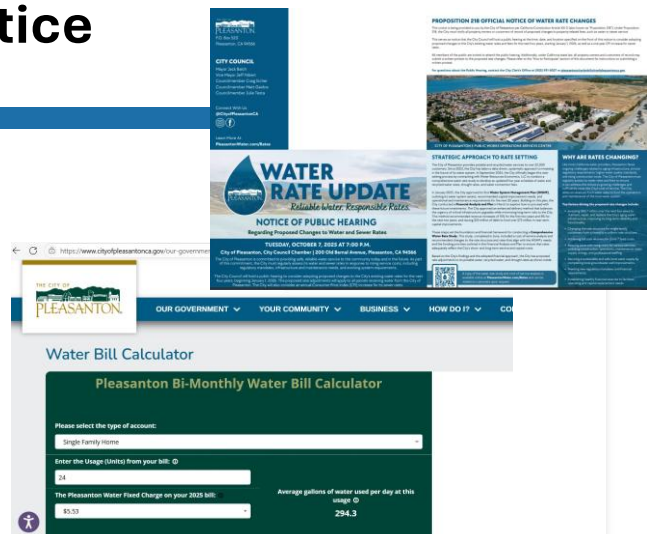


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Proposition 218 Notice

- Mailed to Customers 8/1/25 (45+days prior to public hearing)
- Includes proposed sewer rate CPI increase of 2.6% effective 1/1/26
- References City PleasantonWater.com/Rates website



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Recommended Next Steps

- City Council hold Public Hearing
- City Council consider written protests and staff written responses
(valid written protests can be received up to the end of the public comment period of the hearing and staff written responses must be prepared prior to City Council consideration of adoption)
- Adopt resolutions to amend the Master Fee schedule for water and sewer rates effective January 1, 2026
(requires receipt of less than a majority of valid written protests)

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Contact Information

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 Founder / President
sgaur@water-economics.com

Nancy Phan
 Principal Consultant
nphan@water-economics.com

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