



CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, November 4, 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. Eicher
- Roll Call

Resolution No. 2025-061
Ordinance No. 2302

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 Manager

1. Approve meeting minutes October 7, 2025

Community and Economic Development

2. Actions of the Zoning Administrator and Planning Commission
3. Public Hearing - Adopt Ordinance No. 2301 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

4. Accept the public improvements performed by Columbia Electric for the Valley Avenue and Northway Road Traffic Signal Installation Project, CIP No. 23532, and authorize the return of the remaining project funds to the Gas Tax Fund (Fund 160) and the Traffic Impact Fee Fund (Fund 212)
5. Authorize the City Manager to enter into a fourth amendment to the Professional Services Agreement with Mark Thomas & Company, Inc., for an additional \$999,954, for a new total contract amount of \$3,995,644, to complete 100 percent design for Phase 2 of the West Las Positas Multimodal Reconstruction Project (Owens Drive to Santa Rita Road, CIP No. 26514)

Finance

6. Accept the monthly disbursements and investment report for September 2025

Public Works

MEETING OPEN TO THE PUBLIC

7. Presentation by Alameda County Mosquito Abatement District
8. 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.

9. Public Hearing - Hear an appeal of the Planning Commission's determination and adopt a resolution upholding the approval of an application for Administrative Design Review to install six, approximately 15-foot-tall, tennis court lights in the rear yard located at 2207 Martin Avenue, filed under Case No. P25-0236
10. **Continued from October 21, 2025** - Authorize the City Manager to execute a professional services agreement with Citygate Associates, LLC for a comprehensive citywide organizational assessment in a not-to-exceed amount of \$249,982
11. **Continued from October 21, 2025** - Approve the Long-Term Sewer Capital Improvement Plan

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.



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Tuesday, October 7, 2025
7:00 PM**

CALL TO ORDER

Mayor Balch called the Regular Meeting of the City Council to order at the hour of 7:00 p.m. from the Council Chamber located at 200 Old Bernal Avenue.

ROLL CALL

Present: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch

Absent: None.

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

Mayor Balch opened public comment. The following individuals provided comment: Gabrielle Welk.

Mayor Balch closed the public comment.

MOTION: It was m/s by Nibert/Eicher to approve the consent calendar as recommended. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch

Noes: None

Absent: None

City Council

1. Ratify Commission appointments

Recommendation: Ratify Commission appointments.

Community and Economic Development

2. Actions of the Zoning Administrator and Planning Commission

Recommendation: 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

Recommendation: Introduce Ordinance No. 2299 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).

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]

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 Ordinance No. 2300, find the subject code amendment consistent with the General Plan, and approve Case P25-0026, an amendment to the Pleasanton Municipal Code (PMC).
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

Recommendation: Introduce Ordinance No. 2301 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.

Finance

6. Accept the monthly disbursement 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.

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

Recommendation: Adopt Resolution No. 2025-056 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

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.

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)

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.

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

Vice Mayor Nibert presented the commendation to recipient Anish Joshi.

11. Oath of Office for new commission members

Recommendation: The City Clerk administered the Oath of Office to new commission members.

12. Public Comment regarding items not listed on the agenda – Speakers are limited to 3 minutes.

Mayor Balch opened public comment. The following individuals provided comment: Sharon Piekarski, Vin Pohray, Debbie Wallace, and Randy Kramm.

Mayor Balch closed the public comment.

PUBLIC HEARINGS AND OTHER MATTERS

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

Recommendation:

1. Hold a public hearing to consider proposed water and sewer rates.
2. Adopt Resolution Nos. 2025-057 and 2025-058 to amend the Master Fee Schedule for water rates and connection fees and sewer rates, effective January 1, 2026

Presentation by Sanjay Gaur and Nancy Phan (Water Resource Economics).

Mayor Balch opened public comment. The following individuals provided comment: Jan Morrison, John Lotoszyuski, Vin Pohray, Randy Kramm, and Grace Scerri.

Mayor Balch closed the public comment.

Mayor Balch called a recess at 9:00 p.m. and reconvened at 9:08 p.m.

Staff reported that a total of 19 protests were received.

MOTION: It was m/s by Testa/Eicher to approve the item as recommended. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch

Noes: None

Absent: None

MATTERS INITIATED BY COUNCIL

None.

COUNCIL REPORTS

Councilmembers reported on regional and local meetings attended.

ADJOURNMENT

Mayor Balch adjourned the meeting at 9:30 p.m.

Jocelyn Kwong, City Clerk

CITY COUNCIL AGENDA REPORT

November 4, 2025
Community and Economic Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0268, Devendra Deshwal

Application for Administrative Design Review approval to remove approximately 320-square-feet of accessory structures and construct an approximately 232-square-foot single-story addition to the rear of an existing residence and legalize a rear attached unpermitted single-story approximately 427-square-foot sunroom located at 4236 Jensen Street.

Project Information:

Existing floor area: 1,762 square feet

Total floor area with addition: 1,852 square feet

Lot size: 6,111 square feet

Existing floor area ratio: 28.83 percent

Total floor area ratio with addition: 30.31 percent

Approved. (10 days)

P25-0298, Eva Sabala

Application for Administrative Design Review approval to convert an existing approximately 56-square-foot second-story front porch into living space at an existing two-story residence located at 2070 Palmer Drive.

Project Information:

Existing floor area: 3,013 square feet

Total floor area with addition: 3,069 square feet

Lot size: 8,954 square feet

Existing floor area ratio: 33.65 percent

Total floor area ratio with addition: 34.28 percent

Approved. (10 days)

PLANNING COMMISSION - October 22, 2025

Commissioners Present: **Commissioners Jagoe, Jain, Mohan, Pace, and Chair Morgan**

Commissioners Absent: **Commissioner Wedge**

PUD-54-01M & P25-0294, Tony and Linda Brunetti, Winding Oaks Drive

Applications to amend the Vineyard Avenue Corridor Specific Plan to allow the installation of gates on private drives at the discretion of the Community and Economic Development Director or their designee, and application for a Planned Unit Development Major Modification to PUD-54's approved development plan to install an electric gate at the entrance to Winding Oaks Drive. The project is within the scope of the Vineyard Avenue Corridor Specific Plan Environmental Impact Report (EIR). No additional environmental review is required under the California Environmental Quality Act (CEQA) Section 15162 because no substantial changes to the PUD are proposed, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and no new information of substantial importance shows that the project will have one or more significant effects not discussed in the previous EIR.

Action Recommended: Adopt Resolutions No. PC-2025-20 and PC-2025-21 recommending City Council approval of the amendment to the VACSP (P25-0294) and the PUD Major Modification Application (PUD-54-01M), respectively.

Action Taken: Adopted Resolution No. PC-2025-20 and PC-2025-21, as recommended.

Vote: 5-0

P24-0596 & Tract 8724, Trumark Homes, 0 Vineyard Avenue

Private Street Names for P24-0596 and Amendment to Vesting Tentative Tract Map 8724, 0 Vineyard Avenue, APN: 946-461-900-1. Environmental review was conducted for the proposed 27-lot project, in the form of a Section 15183 Consistency Checklist under the California Environmental Quality Act (CEQA). The proposed amendment to Vesting Tentative Tract Map 8724 to include private street names is within the scope of the project previously analyzed, and no further CEQA review is required. The minor amendment is also not a project under CEQA.

Action Recommended: Adopt Resolution No. PC-2025-22 approving the amendment to Vesting Tentative Tract Map 8724.

Action Taken: Adopted Resolution No. PC-2025-22, as recommended.

Vote: 5-0

P25-0352, City Wide, City Initiated Pleasanton Municipal Code Amendments

Consider and provide a recommendation to City Council for proposed amendments to Chapters 18.12, 18.20, 18.22, 18.68, 18.103, 18.104, 18.105, 18.110, 18.116, 18.124, 18.128, 18.132, and 18.144 of the Pleasanton Municipal Code to implement modifications to Design Review, noticing, appeals, and other process streamlining. The proposed code amendments are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15061(b)(3).

Action Recommended: Adopt Resolution No. PC-2025-23 recommending City Council approval of the PMC amendments.

Action Taken: Adopted Resolution No. PC-2025-23, as recommended.

Vote: 5-0

Prepared by:



Eric Luchini
Zoning Administrator

Submitted by:



Ellen Clark
Director of Community and
Economic Development

Approved by:



Gerry Beaudin
City Manager

CITY COUNCIL AGENDA REPORT

November 4, 2025
Community and Economic Development

TITLE: ADOPT ORDINANCE NO. 2301 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

The foregoing Ordinance No. 2301 was introduced at a regular meeting of the City Council on October 7, 2025, by the following vote:

Ayes:	Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Noes:	None
Absent:	None
Abstain:	None

ORDINANCE NO. 2301

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 curb-side, 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 curb-side, 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, and adopted on November 4, 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jack Balch, Mayor

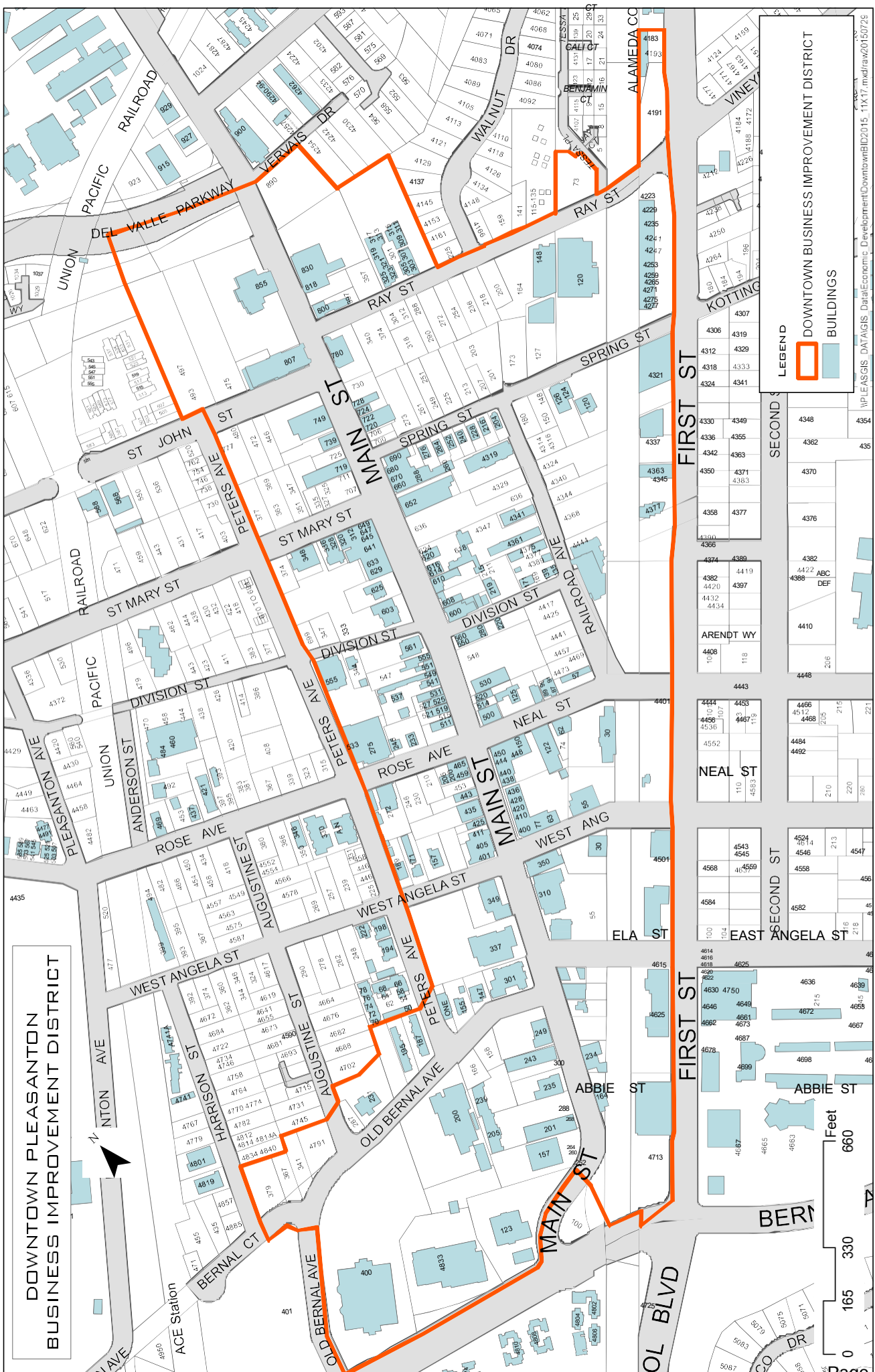
ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A



CITY COUNCIL AGENDA REPORT

November 4, 2025
Community and Economic Development

TITLE: ACCEPT THE PUBLIC IMPROVEMENTS PERFORMED BY COLUMBIA ELECTRIC FOR THE VALLEY AVENUE AND NORTHWAY ROAD TRAFFIC SIGNAL INSTALLATION PROJECT, CIP NO. 23532, AND AUTHORIZE THE RETURN OF THE REMAINING PROJECT FUNDS TO THE GAS TAX FUND (FUND 160) AND THE TRAFFIC IMPACT FEE FUND (FUND 212)

SUMMARY

The Valley Avenue and Northway Road Traffic Signal Installation Project, Capital Improvement Project (CIP) No. 23532, involved installing a new traffic signal and implementing related improvements at the intersection of Valley Avenue and Northway Road. The City Council awarded the construction contract to Columbia Electric on April 16, 2024. Construction of the project is now complete. Staff now requests that the City Council accept the improvements, and authorize the return of remaining project funds to the Traffic Impact Fee and Gas Tax Funds.

RECOMMENDATION

1. Accept the project as complete and authorize the City Clerk to file a Notice of Completion.
2. Authorize the release of retention in the amount of \$59,134.76 to Columbia Electric, 30 days after the recordation of the Notice of Completion.
3. Authorize the return of the remaining project funding, in the amount of \$137,179 to the fund balance in the Traffic Impact Fee Fund (Fund 212) and the Gas Tax Fund (Fund 160).

BACKGROUND

Staff prepares a traffic signal priority list biannually by evaluating various relevant factors, including eight-hour traffic volume, peak-hour traffic volume, crash history, adjacent land use, and pedestrian/bicycle volumes. The list of intersections to be evaluated is compiled based on staff recommendations and resident requests, as well as projections of future needs due to land use or traffic patterns. The intersection of Valley Avenue and Northway Road was identified as the top candidate for construction on the signal priority list. The intersection is adjacent to Harvest Park Middle School and just north of Walnut Grove Elementary School. During school commutes, the increase in vehicular traffic, combined with the number of children and adults walking and riding their bikes, reduces the intersection's level of service to an unacceptable level.

On April 16, 2024, the City Council awarded a construction contract to Columbia Electric in the amount of \$1,155,127. The intersection of Valley Avenue and Northway Road is a T-intersection. The improvements included building a four-phase traffic signal, including left-turn

arrows for northbound Northway Road and westbound Valley Avenue; moving the crosswalk on Valley Avenue to the east side to eliminate the northbound left-turn vehicle-pedestrian conflict; and expanding the paved area at the southeast and southwest corners to reduce the pedestrian crossing distances.

DISCUSSION

The project was completed in phases due to the timing of the delivery of the traffic signal equipment, which has lengthy manufacturing times. The civil improvements were completed at the intersection in August 2024, prior to the start of the 2024-2025 school year. During this time, the intersection operated with stop control for northbound Northway Road and a rectangular rapid flashing beacon at the east crosswalk for pedestrian safety. Most of the traffic signal equipment for this project was delivered in December 2024, with equipment from the City's spare inventory used to facilitate the completion of the project during the Pleasanton Unified School District's winter break. The intersection became fully operational in January 2025. The City's spare inventory used on this project was fully replaced with the last equipment deliveries from the manufacturer in June and July 2025.

Change Orders

The following change orders resulted in a net increase of \$27,568 to the original construction contract, for the final project cost of \$1,320,864:

1. Change Order No.1 totaled \$17,488 and consisted of the following:

- Installing new junction boxes
- Installing lighting wiring.

2. Change Order No. 2 totaled \$17,942 and consisted of the following:

- Relocating the existing rectangular rapid flashing beacon for temporary pedestrian safety control.

3. Change Order No. 3 totaled \$15,206 and consisted of the following:

- Removal of junction boxes, add new conduit connectors, re-route wiring, and pour concrete sidewalk.

4. Change Order No. 4 totaled \$2,860 and consisted of the following:

- Repair landscape sod.

5. A balancing change order for a net decrease of \$25,929 was the result of the difference between the contract quantities constructed and the Engineer's Estimate of quantities within the bid documents.

Attachment 1 more fully details the project's funding and expenditures. As described in the

Fiscal Impact Section, below, the CIP was funded with \$1,458,043 of Traffic Impact Fee and Gas Tax Funds. It is recommended that the balance (\$137,179) be returned to these two funds.

The work has been completed to the City Engineer's satisfaction, and it is recommended that the project be accepted as complete by the City Council.

EQUITY AND SUSTAINABILITY

Approval of this action advances the Transportation and Land Use action E5, to implement the Complete Streets Program, in the City's Climate Action Plan 2.0. This action advances active, shared, and public transportation within the city, integrating infrastructure that accommodates multiple modes of transportation.

OUTREACH

Public outreach included construction notices, social media posts, and information posted on the City's website prior to the start of construction. Construction notices were sent to residents in the project area, as well as the Harvest Park Middle School, Walnut Grove Elementary School, and the Pleasanton Unified School District.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the Citywide strategic goal *Investing in Our Environment*, to Implement the four-year Capital Improvement Program as well as the goal to Continue to invest in parks, bicycle and pedestrian infrastructure, and public art. This action will improve traffic safety and the level of comfort for cyclists and pedestrians commuting to school.

FISCAL IMPACT

Total funding for CIP No. 23532 was \$1,458,043 of Traffic Impact Fee and Gas Tax funds. The total project expenditure was \$1,320,864, leaving a balance of \$137,179 in the project fund (see Attachment 1). Staff recommends that the remaining project balance be returned to the Traffic Impact Fee Fund (Fund 212) and the Gas Tax Fund (Fund 160).

Prepared by:



Cedric Novenario, Senior
Transportation Engineer

Submitted by:



Ellen Clark, Director of Community and
Economic Development

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Funding and Expenditure Summary

VALLEY AVE & NORTHWAY RD INTERSECTION IMPROVEMENTS**CIP NO. 23532**

11/04/25

<u>Project Funding to Date</u>	<u>Amount</u>	<u>Totals</u>
2022-2023 CIP Allocation (Fund 212 - TIF)	\$750,000.00	
2023-2024 CIP 23541 Transfer to CIP 23532 (Fund 212 - TIF)	\$116,156.00	
2023-2024 CIP 23534 Transfer to CIP 23532 (Fund 160 - Traffic Gas Tax)	\$196,686.00	
2023-2024 CIP 23541 Transfer to CIP 23532 (Fund 160 - Traffic Gas Tax)	\$194,512.00	
2023-2024 CIP 23555 Transfer to CIP 23532 (Fund 160 - Traffic Gas Tax)	\$200,689.00	
SUBTOTAL FUNDING TO DATE		\$1,458,043
<u>Project Expenditures to Date</u>		
PG&E Engineering	\$2,500	
Columbia Electric - Construction Contract	\$1,155,127	
Columbia Electric - Construction Contract - Change Order No. 1	\$17,488	
Columbia Electric - Construction Contract - Change Order No. 2	\$17,942	
Columbia Electric - Construction Contract - Change Order No. 3	\$15,206	
Columbia Electric - Construction Contract - Change Order No. 4	\$2,860	
Columbia Electric - Construction Contract - Blancing Change Order No. 5	-\$25,929	
Hexagon Transportation Consultants (On-Call for Traffic Engineering)	\$38,300	
Mark Thomas & Co. (On-Call for Traffic Engineering)	\$97,369	
TOTAL PROJECT EXPENDITURES		\$1,320,864
<u>Funding Balance/ (Shortfall)</u>		
Current Balance		137,179

CITY COUNCIL AGENDA REPORT

November 4, 2025
Community and Economic Development

TITLE: AUTHORIZE THE CITY MANAGER TO ENTER INTO A FOURTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH MARK THOMAS & COMPANY, INC., FOR AN ADDITIONAL \$999,954, FOR A NEW TOTAL CONTRACT AMOUNT OF \$3,995,644, TO COMPLETE 100 PERCENT DESIGN FOR PHASE 2 OF THE WEST LAS POSITAS MULTIMODAL RECONSTRUCTION PROJECT (OWENS DRIVE TO SANTA RITA ROAD, CIP NO. 26514)

SUMMARY

On December 6, 2022, the City Council awarded an agreement to Mark Thomas & Company, Inc. (Mark Thomas) to provide detailed design and construction documents for Phase 1 of the West Las Positas Multimodal Reconstruction Project (from Hopyard Road to the Iron Horse Trail). Phase 2 of the West Las Positas Multimodal Reconstruction Project extends the improvements from the Iron Horse Trail/Owens Drive to Santa Rita Road. On August 19, 2025 the City Council authorized the City Manager to execute a project funding agreement with Alameda County Transportation Commission (ACTC) to receive a \$750,000 grant to complete the design and construction documents for Phase 2 of the Project. Staff requests that the City Council authorize an Amendment to the Professional Services Agreement with Mark Thomas to complete this work. The grant award requires a 25 percent local match; the City's Direct Local Distribution of Measure BB Pedestrian and Bicycle Funds is proposed to be used to provide the \$250,000 match, covering the total \$999,954 estimated cost of the amendment to prepare the Phase 2 design and construction documents.

RECOMMENDATION

Authorize the City Manager to issue the Fourth Amendment to the Professional Services Agreement with Mark Thomas & Company, Inc., for an additional \$999,954, for a new total contract amount of \$3,995,644, to complete 100 percent design for Phase 2 of the West Las Positas Multimodal Reconstruction Project (Owens Drive to Santa Rita Road, CIP No. 26514).

BACKGROUND

West Las Positas Boulevard is a key east-west arterial roadway and a critical connection for the city's bicycle, pedestrian, and transit networks, providing a primary link from residential neighborhoods to regional trails, schools, retail, and office land uses. The portion of the road between Hopyard Road and Stoneridge Drive was constructed in the early 1980s as part of the development of the Hacienda Business Park. West Las Positas Boulevard has a history of soil settlement and differential movement within the Hacienda Business Park, resulting in uneven roadway surfaces and localized roadway failures.

In 2018, the City adopted an update to the Bicycle and Pedestrian Master Plan, which identified the West Las Positas Boulevard corridor between Foothill Road and Fairlands Drive as the highest priority for pedestrian and bicycle improvements.

In 2021, the West Las Positas Boulevard Street Sinking Repair Reserve, CIP No. 11514, and the West Las Positas Bicycle and Pedestrian Improvements Project, CIP No. 17567, were combined into one CIP and renamed the West Las Positas Boulevard Multimodal Reconstruction Project, CIP No. 11514, to address both roadway settlement issues and pedestrian/bicycle improvements.

On December 6, 2022, the City Council awarded an agreement to Mark Thomas to provide 35 percent design that aided the development of construction phasing and implementation plans for the project. The contract term was extended by the First Amendment to the Agreement on June 14, 2024.

On July 16, 2024, the City Council authorized the Second Amendment to the Mark Thomas agreement to complete the 100 percent design and create bid documents for construction for the section of West Las Positas between Hopyard Road and the Iron Horse Trail.

On October 21, 2025, the City Council authorized the Third Amendment to the Agreement to include additional work required that was not captured in the added scope of work in Amendment 2. This added scope is needed to complete the 100 percent design for the Hopyard Road to Iron Horse Trail section.

The City's Capital Improvement Plan (CIP) for Fiscal Year 2025/2026 included a new project, which separates the Phase 2 work for the West Las Positas Multimodal Reconstruction Project. CIP 26514 was established and funded with grants from the Alameda County Transportation Commission (CTC) and Measure BB Bike and Pedestrian funding. The proposed Fourth Amendment to the agreement with Mark Thomas, covering the 100 percent design for Phase 2 of the West Las Positas project, will be fully funded under CIP 26514.

DISCUSSION

West Las Positas Boulevard Multimodal Reconstruction

The concept design cost estimates for the long-term multimodal improvements between Foothill Road and Fairlands Drive ranged from \$25-\$30 million, exceeding available funding. To determine the implementation strategy with limited funding, the project was divided into multiple segments.

- Phase 1 of the project, from Hopyard Road to Iron Horse Trail, addresses the most significant roadway settlement.
- Phase 2 of the project extends from Iron Horse Trail to Santa Rita Road and addresses the most significant pedestrian and bicycle conflicts with vehicles.

In Phase 2, the center median will be narrowed, bike lanes will be elevated to sidewalk grade, and a landscape buffer will be created to further separate vehicles from bicyclists. A new sidewalk will be installed along the south side of the street, and a pedestrian crosswalk will be added to Owens Drive to facilitate pedestrian crossing of West Las Positas Boulevard. The Santa Rita Road intersection will be modified to eliminate the southwest "pork chop" island, and the northwest "pork chop" will be modified to allow for controlled pedestrian and bicycle movements to the elevated bike lane and sidewalk.

Schedule

Phase 1 is anticipated to be bid in mid-2026, with construction beginning in the fall of 2026.

The design of Phase 2 of the project is anticipated to take nine months to complete. This timeline could allow both Phase 1 and Phase 2 to be bid simultaneously in the fall of 2026. Bidding and completing both phases simultaneously should result in some construction cost savings.

Consultant Services

Mark Thomas completed the 95 percent plans for Phase 1 in June 2025 and is preparing the necessary documents for environmental clearance (California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA)). The consultant is also in the process of obtaining the required Caltrans Authorization for Construction and temporary construction easements.

Phase 2 of the project will not require NEPA clearance or Caltrans review, resulting in a faster design completion compared to Phase 1. The City is satisfied with Mark Thomas's work on the project, and staff recommends amending the existing contract to include the Phase 2 design.

EQUITY AND SUSTAINABILITY

Approval of this project will advance the Climate Action Plan (CAP 2.0) in Transportation and Land Use by promoting an effective transportation system and enhancing bike and pedestrian access for the community through the development of a multi-modal corridor.

OUTREACH

The concept plan was presented to the Bike, Pedestrian and Trails Committee, Parks and Recreation Commission, and Hacienda Business Park's residents/owners in the summer of 2023. Information on the West Las Positas Multimodal Reconstruction Project is also posted on the [City's website](#). Staff will be developing an extensive outreach program to collaborate with adjacent property owners, anticipate and manage construction impacts, and maintain access to adjacent properties. Both the grant funding application and award were reviewed by the Bicycle, Pedestrian, and Trails Committee and the City Council.

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 the design and construction of budgeted capital projects, and the strategy to continue to invest in parks, bicycle and pedestrian infrastructure, and public art. This action will improve traffic safety and the level of comfort for cyclists and pedestrians commuting to school.

FISCAL IMPACT

Funding for the scope of work covered under this Fourth Amendment to the contract with Mark Thomas is budgeted and available in the fiscal year 2025/2026 CIP budget, under CIP No. 26514, West Las Positas Boulevard Multimodal Reconstruction - Owens Drive to Santa Rita Road. The funding for this CIP includes a \$750,000 grant from ACTC, which requires a \$250,000 local match. This local match is provided by the direct local distribution of Measure BB pedestrian and bicycle funds, and would augment the grant to cover the full cost of the proposed contract amendment.

Project Funding Summary

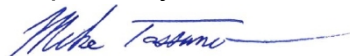
Phase 1 (design and construction) CIP No. 11514

- \$9,867,000 from grant funds (\$7.3 million plus previous grant balance of \$867,000 of Measure B and Transportation Fund for Clean Air (TFCA) and \$1.7 million from a Federal "Safe Routes to School" grant), \$1,434,208 from the City's direct disbursements of Measure B and BB Bike and Pedestrian funds, which is restricted to bike and pedestrian improvements that can be used on the entire corridor
- \$25,050,131 in Gas Tax, Measure F, and Measure BB Local Streets and Road funds, and Miscellaneous CIP General Fund, Street CIP, NPID 1 funding
- \$400,000 and \$500,000 from the enterprise water and sewer funds, which are restricted solely to water and sewer work, respectively.

Phase 2 (design) CIP No. 26514

- \$750,000 in Measure F (Vehicle Registration Fee) grant funds.
- \$250,000 in Measure BB Direct Local Distribution funds.

Prepared by:



Mike Tassano, Traffic
Engineer/Community
Development Deputy
Director

Submitted by:



Ellen Clark, Director of Community and
Economic Development

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Fourth Amendment with Exhibit A

FOURTH AMENDMENT TO AGREEMENT

This Fourth Amendment to Agreement ("Fourth Amendment") is entered into this 4th day of November 2025 by the City of Pleasanton ("City") and Mark Thomas and Company, Inc. ("Consultant").

Whereas, on December 6, 2022, the City and Consultant entered into a Professional Services Agreement ("Agreement") for Civil Engineering Consulting Services for a not to exceed amount of \$524,145; and

Whereas, on June 14, 2024, the City and Consultant executed the First Amendment to the agreement, extending the term of the agreement to August 1, 2024, to complete the 35 percent design plans; and

Whereas, on July 16, 2024, the City and Consultant executed the Second Amendment to the agreement to expand the scope of work to include 100 percent design plans and biddable construction documents, increase the contract maximum to a new not-to-exceed amount of \$2,773,516.15, and extend the term of the agreement to December 31, 2025; and

Whereas, on October 21, 2025, the City and Consultant executed the Third Amendment to the agreement to further expand the scope of work on the 100 percent design plans to a new not-to-exceed amount of \$2,995,689.59, and extend the term of the agreement to December 31, 2026; and

Whereas, the City received a \$750,000 grant from Alameda County Transportation Commission to complete the design for Phase 2 of the West Las Positas Multimodal Reconstruction Project; and

Whereas, the City has allocated \$250,000 in Measure BB Direct Local Distribution funding as the local match to the Alameda County Transportation Commission grant; and

Whereas, the parties desire to further extend the scope and compensation amount of the Agreement.

Now, therefore, in exchange for valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Section 1, "Consultant Services" of the agreement is amended to include additional services for the completion of Phase 2 of the West Las Positas Multimodal Reconstruction Project as outlined in Exhibit 1, Scope of Work.
2. Section 5, "Compensation" of the agreement is amended to read:
The compensation is increasing by \$999,954.25 for a new total compensation amount of \$3,995,643.84. Total compensation for services and reimbursement for costs shall not exceed this total unless parties agree pursuant to Section 8;

3. All other terms and conditions of the Agreement shall remain in full force and effect.
3. This Fourth Amendment 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.

In witness whereof, authorized representatives of the parties have executed this Fourth Amendment to the Agreement as of the date and year first above written.

CITY OF PLEASANTON

CONTRACTOR

Gerry Beaudin, City Manager

By:

Signature

Shawn O'Keefe
Print name

Title: Principal + Vice President

ATTEST:

Jocelyn Kwong, City Clerk

[If Consultant is a corporation, signatures must comply with California Corporations Code §313]

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

By:

Signature

Print name

Title:

Rev. 3/19

DETAILED SCOPE OF WORK - PHASE 2

ENVIRONMENTAL CLEARANCE AND DESIGN

Project Understanding

Mark Thomas' scope of services for the West Las Positas Boulevard Multimodal Reconstruction Project includes engineering and design services for project management, surveying and mapping, environmental services, and preparation of plans, specifications and estimates (PS&E) for the Phase 1 project between Hopyard Road and Stoneridge Drive. To date, we have completed preparation of 95% PS&E for the Phase 1 project improvements to West Las Positas Boulevard between Hopyard Road and Stoneridge Drive and are working towards the NEPA and CEQA environmental clearance and 100% PS&E submittal.

Based on discussions with the City, this scope of services has been prepared to provide engineering and design services for project management, surveying and mapping, environmental services, and preparation of plans, specifications and estimates (PS&E) for the Phase 2 project between Iron Horse Trail and Santa Rita Road. The Phase 2 project will connect to the Phase 1 project improvements on West Las Positas Boulevard, reconfiguring the roadway from a 6-lane section to a 4-lane section with 6' to 7' wide elevated cycle tracks on both sides, landscaped buffers, and intersection safety improvements, such as a protected intersection. Pavement rehabilitation for this segment of West Las Positas Boulevard will be grind and overlay only. No full-depth pavement section reconstruction with soil stabilizing subbase is anticipated beyond potential pavement 'dig-out' areas for subbase repair and replacement to be identified by the City. Improvements will be consistent with the 35% Plans for the West Las Positas Boulevard Multimodal Reconstruction Project (CIP No. 11514), submitted in January 2024.

Scope of Services:

Our scope of work encompasses civil, drainage, sewer, water, landscape, and electrical design to prepare approved plans, specifications, and estimate (PS&E) and environmental clearance documents under CEQA for use by the City in bidding constructing the improvements. This scope of work, and associated Fee Estimate, assumes preparation of a single set of PS&E for a single bid alternative will be developed as identified above.

The specific tasks to be completed and deliverables to be provided by Mark Thomas for the project are outlined below.

Task 1. PROJECT MANAGEMENT AND ADMINISTRATION

Mark Thomas will provide ongoing project management for each task for the duration of the Contract term, which is assumed to be 10 months encompassing the design, environmental clearance, and bidding periods. Project management activities will consist of management, administration, coordination, supervision, project controls, attending meetings, and as follows:

Task 1.1. Project Management and Control

Mark Thomas will supervise, coordinate, and monitor activities and product development for conformance with the Cities' standards and policies and local ordinances. Prior to the start of any Services, Mark Thomas will interface with City staff to assure format consistency of deliverables and to facilitate free and timely flow of information for each task activity.

Mark Thomas will prepare a detailed critical path method (CPM) schedule to reflect plan and progress of Services and to serve as a master schedule for the Project. The schedule will be updated on a monthly basis to include key milestones and tasks completed.

Task 1.2. Project Administration/Project Coordination

Mark Thomas will prepare and submit monthly progress reports that will identify work performed on each task in the preceding month, including percent completed compared to percent billed for each task must be shown. The monthly summary will show total charges made to each task, the Contract budget for each task, reallocated budget amounts, prior billing amount, current billing, total billed to date, and a total percent billed to date.

Mark Thomas will coordinate planning and design efforts with stakeholders including Caltrans, Livermore Amador Valley Transit Authority (LAVTA), utility companies, and private property/business owners as required. This includes design

reviews and integration of adjacent public agency and third-party utility company designs for incorporation into the project design as appropriate.

Task 1.3. Project Meetings

Mark Thomas will arrange and conduct up to 20 bi-weekly (i.e. once every two weeks) Project Development Team (PDT) meetings with project stakeholders as directed by the City which will include general discussion materials and preparation of agendas and minutes. Mark Thomas will endeavor to prepare and submit all meeting agendas one (1) week prior to the relevant meeting date and distribute draft meeting minutes for City review within three (3) working days after each meeting. Final meeting minutes will be distributed to the PDT incorporating relevant comments received on draft meeting minutes.

Mark Thomas will coordinate and attend up to two (2) coordination meetings with the City staff and project stakeholders to resolve technical issues. This task also includes preparation of meeting materials (i.e., presentations slides and exhibits) and attendance at up to two (2) public meetings, including one (1) virtual community meeting, and up to one (1) presentation at the Bicycle, Pedestrian and Trails Committee, City Parks and Rec Commission, or City Council meeting to facilitate discussion and answer questions about the designs. Preparation of materials and attendance at stakeholder and public meetings in addition to those identified above may be provided as an additional service.

Task 1.6. Quality Control

The Mark Thomas Quality Control plan consists of established procedures for performing the work (which are reassessed with each project), including methods for design calculations, establishing appropriate levels of design development for intermediate submittals, identification of required plan checks, design checklists, and methods of project documentation.

Our QC/QA Manager will implement and maintain these quality control procedures during the preparation of plans and documents throughout design.

TASK 1 DELIVERABLE(S):

- Monthly progress reports and invoices
- Monthly CPM schedule updates
- Project Cloud-based File Repository
- Project Team Meeting Attendance w/ agendas and minutes (up to 20 meetings)
- Stakeholder Meetings (up to 2)
- Public Meetings (Up to 2)
- QC/QA Checklist
- *All deliverables to be submitted electronically in .pdf format unless specified otherwise*

Task 2. SITE INVESTIGATIONS AND SURVEYS

Task 2.1. Project Initiation and Data Gathering

Mark Thomas will coordinate the Phase 2 project kick-off meeting for final design with the City and members of the design team to discuss the project background, scope, concepts, schedule, project management, potential stakeholders and issues, outreach opportunities and expectations.

The data gathering process will include a review of the existing site characteristics. Mark Thomas will conduct site visits and take photographic inventory of existing conditions to reference during the design process and make observations related to sight distance at pedestrian crossings, ADA-compliance and potential tripping hazards on the sidewalks, and identify potential conflicts with existing utilities and privately-owned improvements within the public right-of-way. For estimating purposes, 2 days of site visits have been assumed to complete the field reviews.

Task 2.2. Supplemental Topographic Surveys and Base Map Preparation

Mark Thomas proposes the following work plan to set project control, collect topographic survey, provide electronic base files for the design, and delineate public right-of-way limits as described below.

The general requirements for the work under this scope are listed below:

- These tasks will be completed under the direct supervision of a California Licensed Land Surveyor.
- Base mapping will be delivered in AutoCAD Civil 3D 2018 or earlier version as required by the City.
- Submittal of electronic information may be transmitted by email or posted to the Mark Thomas FTP site (or other FTP site, as directed) under password protection with instruction for retrieval and password transmitted by email.

Supplemental topographic survey and base mapping will be prepared by Mark Thomas for use with the Final Design plans and details.

Right of way information will be shown on the base mapping based on available GIS right of way information.

Supplemental Topographic Survey – Mark Thomas will conduct supplemental topographic survey to locate pertinent accessible above ground features to augment the City-furnished base mapping using conventional ground survey techniques. The limits of detailed topo will extend along W. Las Positas Boulevard from the limits of the Phase 1 project survey east of the intersection of Stoneridge Drive to Fairlands Drive.

Ground visible features to be captured include, but are not limited to sidewalks, curb and gutter, driveways, curb ramps, fences, private utilities, storm and sewer facilities, trees, street lighting, signing, striping, and markings within the project limits. Storm and sewer manholes will be dipped to determine invert elevations and pipe diameters within the streets around the site. Drain inlet invert elevations and pipe sizes will be based on information furnished by the City. Field crews will rely upon markings on utility feature lids. No utilities will be dipped other than sewer and storm. This scope of work is limited to five (5) days of field work.

Task 2.3. Boundary Surveys and Mapping (Optional Task)

We have assumed the project improvements will be entirely within the existing public right of way and Public Service Easements (PSE) for W. Las Positas Boulevard. Existing GIS right of way mapping and observed property boundaries, such as the existing back of sidewalk will likely provide adequate boundary information for the design of the project improvements. However, if additional project improvements are identified during the course of design that extend beyond the apparent limits of the public right of way, additional boundary surveys and right of way mapping can be completed as an optional task to refine the right of way delineated for the project.

As an optional task, Mark Thomas will perform a field survey to locate necessary monumentation to establish the right of way lines of West Las Positas Boulevard from Stoneridge Drive to Fairlands Drive. Our research indicates that the available Parcel maps (PM), Records of Survey (RS) & Tract maps (TM) will be sufficient to complete this survey. It is our understanding that no other monument ties to other maps will be necessary to complete the boundary surveys. Should a material discrepancy be found or evidence of a dispute with adjoining be discovered, Mark Thomas will stop work under the current scope and discuss options to move forward. Once the locations of the property lines are established based on the field evidence collected, Mark Thomas will plot this boundary in a CAD file. Mark Thomas assumes only easements shown on the available Recorded Maps will be shown. It is assumed that boundary evidence necessary to define the boundary will be readily available.

During a boundary survey, it is possible that the requirement to file a Record of Survey will be triggered. This most often happens by the discovery of conflicts or alternate evidence not shown on recent maps. Should such a conflict or other evidence be discovered, work will stop, and the project team will be notified. Work will continue when agreement has been reached on path forward and additional budget for a Record of Survey has been secured.

Survey Assumptions and Exclusions:

- Monument Preservation is not included
- A Record of Survey is not included.
- Preparation of Plats and Legal Descriptions for property acquisition or easements is not included.

Task 2.4. Right of Way Exhibits

It is assumed the project does not require permanent right of way acquisitions as the improvements are within the existing public right of way and public service easements (PSE's) encompassing existing driveways, bus stops, sidewalks and utilities along W. Las Positas Boulevard. The City will obtain Permits to Enter and Construct (PTE&C's) for the project work within PSE's, including reconstruction of sidewalks, grading changes adjacent to the intersections, and at conforms to reconstructed driveway approaches. It is assumed the City will lead the outreach, development, and execution of PTE&C Agreements with each property owner. To support the City's efforts, Mark Thomas will prepare Right of Way Exhibits showing the locations of work for the PTE&C's. Right of way information will be shown based on the project's base mapping using the City's GIS right of way information. No boundary work

or surveys will be provided under this task and areas for the PTE&C's will be approximate only. This scope of work assumes up to 15 Right of Way Exhibits will be provided with aerial backgrounds showing the limits of the PTE&C's and providing a description of the work on each parcel. One round of revisions for these Right of Way Exhibits is included in this scope. Acquisition of Preliminary Title Reports for the impacted properties is not anticipated or included in this scope of work.

Task 2.5. Utility Coordination

For this project, we assume utility relocations will be limited to replacing existing sewer, storm drain, and water facilities where needed to repair damaged or sunken sections, accommodate new curbs for Class IV cycletracks, protected intersections and curb ramps. To the extent possible, relocation of dry utilities, including gas, communications, overhead electric and vaults/boxes will be avoided to mitigate the potential schedule risk for completion of design and scheduling of relocations by others.

Mark Thomas will coordinate with utility providers for relocation of wet utilities and adjustments to grade of dry utilities where necessary. Mark Thomas will utilize available, City-furnished, utility mapping. Mark Thomas will prepare a Composite Utility Relocation Plan using the 35% plan sheets as a base including a utility relocation schedule incorporating input from various utility owners. The Composite Utility Plan will be updated following the 65% submittal. Based on the Composite, Mark Thomas will prepare, and the City will issue letters ("B Letters") requesting private utility owners to commence with utility relocation design and request detailed cost estimates and utility relocation schedules. Mark Thomas will provide private utility owners with design submittal drawings for use in developing relocation designs. Coordination with utility owners for plotting existing easements and acquiring new utility easements for relocated facilities is not included in these Services. Mark Thomas will prepare "C – Notice to Owner" letters notifying the utilities of the pending construction. Should any relocations of private utility facilities be required, it is assumed these designs will be provided by the private utility company.

Task 2.6. Potholing of Utilities

Utility potholing may be required to identify potential conflicts with underground facilities and allow for advance coordination for design and scheduling of utility relocations needed by others (i.e., PG&E and AT&T) to construct the project improvements. Potential conflicts requiring the raising/lowering or relocation of existing utilities include the reconstruction of roadway pavements and full depth reclamation, installation of permanent stormwater treatment facilities, relocation and reconstruction of existing storm drain and sewer facilities, relocation of streetlights and traffic signals, and adjusting utility boxes and covers to grade. Mark Thomas will select and utilize a qualified potholing company to provide positive horizontal location and verification of depth of existing subsurface utilities at locations identified as potential conflict points with the project.

Potholing (Allowance Item)

A pothole work plan will be submitted for review and approval by the City prior to performing field work. Mark Thomas will engage a utility potholing company to perform up to forty (40) potholes as part of this scope of services. Due to the congested nature of the corridor, it is assumed that each pothole will cost approximately \$2,500 with needed traffic control and pavement restoration. An allowance budget of \$100,000 has been provided to conduct potholing as part of the design. Additional budget may be needed if USA markings need to be removed at the completion of potholing. Positive verification of existing utilities will still need to be conducted by the Contractor at the start of construction to verify the locations and depths of existing facilities.

Mark Thomas shall task a field crew to survey the location of potholed utilities and provide the horizontal and vertical location of the reference points set by others (potholer). This data will be updated in the utility base map and provided to the engineering team to facilitate design. This scope of work is limited to two (2) days of field work. It is assumed that field crews will mobilize after all potholes have been completed.

TASK 2 DELIVERABLE(S):

- Supplemental Survey and Pothole Location Survey – AutoCAD Format
- Optional: Boundary Mapping (20 Scale) – AutoCAD Format
- ROW Exhibits (Up to 15 parcels)
- Composite Utility Relocation Plan
- Utility "B & C Letters"
- Pothole Work Plan
- Allowance: Utility Pothole Reports (Up to 40)
- *All deliverables to be submitted electronically in .pdf format unless specified otherwise*

Task 4. ENVIRONMENTAL CLEARANCE

As a subconsultant to Mark Thomas, Circlepoint will manage the environmental review effort and maintain close contact with City staff and the engineering team throughout the project design phase and the environmental review process.

This scope of work outlines the tasks and associated costs necessary to obtain environmental clearance for the project. Based on our preliminary review, the project is anticipated to qualify for a Categorical Exemption (CE) under Section 15301, Class 1 – Existing Facilities of the CEQA Guidelines or for a Statutory Exemption (SE) under Senate Bill (SB) 922. This scope of services assumes NEPA clearance will not be required.

The following scope of work reflects this level of effort.

Task 4.1. CEQA Clearance

Task 4.1.1. Project Management

Under this task, Circlepoint will attend up to four (4) project meetings, coordinate with the project team, prepare and submit monthly invoices, and manage the schedule and budget for all environmental deliverables. Circlepoint will coordinate with Mark Thomas and the City on background information and data needs.

Task 4.1.2. CEQA Clearance

As mentioned above, the project is anticipated to qualify for CEQA CE under Section 15301, Class 1 – Existing Facilities or an SE under SB 922. The Class 1 exemption applies to minor alterations to existing structures or infrastructure that result in negligible or no expansion of use including alterations to existing highways and streets, restoration or rehabilitation of deteriorated facilities to meet current standards of public health and safety, or the addition of bicycle facilities. The SE under SB 922 applies to transportation projects statutorily exempt from CEQA and streamlining the environmental review process for the transportation projects, including “Pedestrian and bicycle facilities that improve safety, access, or mobility, including new facilities, within the public right-of-way”.

Circlepoint will support Mark Thomas and the City in selecting the most appropriate exemption pathway based on project details and eligibility criteria. Circlepoint will leverage its knowledge of the project area and past work in the Las Positas corridor to prepare a concise memorandum to support the use of the selected CE or SE for the proposed project. The memorandum will outline the qualifying factors that justify the application of the chosen exemption, based on the project’s characteristics and scope.

If the City prefers to pursue a Class 1 CE, the memorandum will also include a discussion of the exceptions to CEs (per CEQA Guidelines Section 15300.2) and evaluate their applicability to the project. This assessment will be supported by recommendations and best management practices from technical studies (e.g., cultural resources) to be incorporated into the project description to avoid or minimize any potentially significant impacts. This documentation will provide a clear and well-supported rationale for the exemption and will serve as a key component of the administrative record. Circlepoint will work with the City as the CEQA lead agency to file a Notice of Exemption (NOE) with the Office of Land Use and Climate Innovation (LCI) and the County Clerk’s office.

If the City prefers to pursue a SE under SB 922, the memorandum will include a discussion of the project’s consistency with the eligibility requirements specified to qualify for an SE under SB 922. These requirements include that the project must be led by a local agency, which is responsible for certifying the use of a skilled and trained workforce, unless an existing project labor agreement is in place. The project must also avoid increasing single-occupancy vehicle trips, adding highway lanes, or introducing new infrastructure, except for minor modifications to support transit, bicycles, or high-occupancy vehicles, and that the project should not involve the demolition of affordable housing units.

For projects exceeding \$50 million, the local agency must hold at least three public meetings to gather public input and conduct two additional meetings annually during construction. Public notice must be provided via various methods, including newspaper publications, onsite/offsite postings, and online announcements.

If the project exceeds \$100 million, it must be part of a regional transportation plan or undergo a programmatic-level environmental review. The lead agency must also complete a project business case and a racial equity analysis. Furthermore, the agency must hold at least three public meetings, including one focused on reviewing the business case and racial equity analysis. If the project is located in an area at risk of residential displacement, an analysis must be conducted, and anti-displacement strategies should be proposed.

Should the project qualify for an SE under SB 922, then Circlepoint will work with the City to file a NOE with the LCI and the County Clerk’s office.

Recommended CEQA Technical Memos:

- Cultural Resources: Based on Circlepoint's previous experience working in the Las Positas corridor, there is the potential for a documented cultural resource site to occur within the project site. Therefore, a Cultural Memo is included in this scope of work from qualified technical specialists with prior experience in the project area, Rincon Consultants Inc., evaluating whether the project has potential to impact cultural resources within the project site and recommendations for such resources, if needed.

TASK 4 DELIVERABLE(S):

- CEQA CE/SE Memorandum (including the NOE, and applicable CE/SE attachments)
- Draft and Final Cultural Memo

ENVIRONMENTAL ASSUMPTIONS:

- This scope of work and budget assumes the project will qualify for a CE or SE under CEQA. If it is determined that the project triggers an exception to an exemption, an Initial Study/Mitigated Negative Declaration would be required under a separate proposal.
- All submittals will be conducted electronically (using PDF and Microsoft Word versions)
- Circlepoint anticipates responding to two (2) rounds of revisions from the City on the CEQA CE/SE Memo. Comments on draft documents will be provided to Circlepoint electronically using Microsoft Word's track change feature.
- This scope of work assumes that NEPA clearance will not be required.
- Attendance at public hearings is not included in this scope of work.

Task 5. FINAL DESIGN

The Mark Thomas team will complete final design for the Phase 2 project defined in the 35% Plans, dated January 2024, and prepare Plans, Specification, and Engineer's Estimate (PS&E) submittals at the 65%, 95%, and 100% (pre-final) levels of completion. The intent of intermediate submittals is to define the project for review by the City and stakeholders, and to allow for major comments prior to investment of significant design effort in design details. The 100% (pre-final) submittal will be provided as a final plan check opportunity by the City to ensure prior comments have been addressed prior to bidding. Addressing new design comments provided by the City after the 100% (pre-final) design package has been submitted would be provided as an additional service with additional fee to be negotiated prior to the start of design revisions.

The approach listed below will best address the scope of improvements listed in our understanding of the project and will be built upon during the preparation of intermediate design submittals by adding plan information and detail sheets until a complete, buildable and biddable package is reached. This scope of work assumes a single bid package will be prepared for the Phase 1 improvements.

Below is an estimated count of plan sheets:

Sheet Name	Number of Sheets	Drawing Scale
Title Sheet	1	Not to scale
Standard Abbreviations/General Notes	1	Not to scale
Typical Cross Sections	2	Not to scale
Key Map	1	500
Project Control	1	500
Demolition Plans	3	20
Layout Plans	3	20
Construction Details	8	Varies
Water Pollution Control	3	20
Drainage and Utility Plans and Profiles	3	20
Drainage and Utility Details and Lateral Profiles	2	Varies
Sewer Plan and Profiles	3	20
Construction Area Signs	1	200
Staging / Traffic Handling/Detour Plans	-	-
Stage 1 - 1 Phase	2	40

Stage 2 - 4 Phases	8	40
Stage 3 - 1 Phase	2	40
Pavement Delineation/Sign Plans and Details	4	20
Landscape Planting Plans and Landscape Construction Details	8	20
Landscape Irrigation Plans and Details	11	20
Traffic Signal Modification Plans and Schedules (Fehr & Peers)	6	20
Street Lighting Plans	2	40
Total Sheets	75	

Task 5.1. 65% PS&E

The Mark Thomas team will develop plans, specifications, and estimate for 65% design and include comment-responses as received from the agencies' review of 35% design submittal. The comment-response matrix will be prepared to identify, resolve, and document conflicts. It is assumed that no major geometric or other major project elements will change after the 65% design. Ahead of the 65% design, Mark Thomas will attend a PDT meeting with the City and other stakeholder agencies to resolve any issues from 35% design review. Mark Thomas will incorporate the agreed upon comments received from the City and other agencies into the 65% design. The 65% plan set will include all the sheets shown above.

65% Technical Specification

Mark Thomas will prepare technical specifications and bid form in the City's standard format. It is assumed the City will provide the boilerplate contract and general provisions. The basis of the technical specifications will be the 2024 Caltrans Standard Specifications or as required by the City.

65% Construction Quantities and Cost Estimates

An itemized estimate of construction costs and construction quantities will be prepared using recent bid summaries for similar projects in the vicinity of Pleasanton. Prices will be adjusted using engineering judgement that reflects the project location and the quantity of each item. Cost estimates will be prepared for each project segment as identified above.

The 65% PS&E will be submitted to the City for review and comment.

Task 5.2. 95% PS&E

Upon receipt of a single set of non-conflicting comments from the City and reviewing agencies, the Mark Thomas team will prepare a Comment-Response Matrix listing the comment, source, and proposed resolution. Prior to starting further revisions to the designs, Mark Thomas will arrange a PDT meeting with City staff and stakeholders to review the comments received, discuss any questions, and confirm the resolutions.

95% Plans

The Mark Thomas team will incorporate all agreed upon comments received from the City and other agencies into the design plan sheets submitted as directed in 65% PS&E and prepare 95% construction plans. It is assumed that no major changes from the 65% design have been requested.

95% Technical Specification

Mark Thomas will incorporate all agreed upon comments into the technical specifications that are specific to the Project. Mark Thomas will also coordinate with the City to develop any language in the construction contract special conditions, with the City leading this effort.

95% Construction Quantities and Cost Estimates

Mark Thomas will update the construction quantity estimate submitted during 65% PS&E and submit updated quantity calculations showing all sketches, diagrams, and dimensions necessary for use by the City resident engineer and field inspectors. Mark Thomas will provide an independent review by internal staff not associated with the Project review and check quantity take-off calculations and cost estimates.

The 95% PS&E will be provided to the City for review and comment.

Task 5.3. 100% (Pre-final and Bid Set) PS&E

Upon receipt of a single set of non-conflicting comments from the City and reviewing agencies, the Mark Thomas team will prepare a Comment-Response Matrix listing the comment, source, and proposed resolution. If necessary, Mark Thomas will arrange a PDT meeting with City staff and stakeholders to review the comments received, discuss any questions and confirm the resolutions.

Once the comment resolutions are agreed upon, Mark Thomas will update the PS&E to the 100% (pre-final) design level. The 100% (pre-final) PS&E will be of sufficient detail for the City to use in bidding and constructing the project improvements. The 100% (pre-final) plans and specifications will be signed and sealed by a professional civil engineer in responsible charge of the work. Any comment by the City will be incorporated to the 100% (Bid Set) PS&E.

Bid Set PS&E will be submitted to the City in hardcopy and electronic format. Signed plans will be provided in PDF format. AutoCAD files for the drawings will be provided if requested. Specifications will be provided electronically in MS Word format.

Task 5.4. Landscape Design

Based on the final geometry and comments received on the 35% Package and Landscape Design Basis Memorandum, Mark Thomas will prepare Landscape Architectural PS&E submittals at the 65%, 95%, 100% and Bid Set levels of completion for the stretch of roadway between Stoneridge Drive and Fairlands Drive as a separate package.

65% plans will include planting plans and irrigation plans (in AutoCAD, 20-scale) and coordination with the civil team on existing trees to remain, hardscape layout, tree placement and bioretention planting areas similar in design to Phase 1. In this portion of roadway, it is assumed that the median curbs will not be replaced, however trees, ground plane plantings, and irrigation are to be replaced due to the condition of the trees and impacts of new, low volume irrigation. Planting plans will include tree, shrub, and groundcover locations, plant list, plant callouts and quantities, and associated landscape construction details. Irrigation plans will include points of connection locations, mainline layout, pressure loss calculations, irrigation equipment list, and associated details.

City comments from the 65% submittal will be addressed and incorporated into the 95% design. Responses will be prepared and submitted. Irrigation plans will include water use (MWEL0) calculations, irrigation controller schedule, irrigation head and lateral layout with pipe sizing.

City comments from the 95% submittal will be addressed and incorporated into the 100% and Bid Set Submittals. Responses to comments will be prepared and submitted. All final plan revisions will be made. Updates to the specifications and estimate will be completed.

Mark Thomas LAUD will provide technical specifications and estimates of probable construction costs for each design submittal.

The following deliverables are anticipated:

- Planting Plans and Landscape Construction Details;
- Irrigation Plans and Details
- Technical Specifications
- Itemized statement of probable construction costs

Task 5.5. Signals, Lighting and Electrical Design

Fehr & Peers will provide Plans, Specifications and Cost Estimates (PS&E) for street lighting and traffic signal improvements along the West Las Positas corridor at the following locations:

- Street lighting modification between Stoneridge Drive and Santa Rita Road (about 2,200 feet)
- Traffic signal modification at Iron Horse Trail/West Las Positas Boulevard
- Traffic signal modification at Owens Drive/West Las Positas Boulevard
- Traffic signal modification at Santa Rita Road/West Las Positas Boulevard

Traffic signal plans will be prepared on 20-scale sheets; we estimate six (6) traffic signal plan sheets will be needed. These traffic signal plans will show the locations of poles, equipment, and cabinets. Street lighting plans will be prepared on 40-scale sheets; we estimate two (2) street lighting plans will be needed.

Plans will be developed based on the City of Pleasanton design preferences and 2024 Caltrans Standard Plans and Specifications. All plans will be developed in AutoCAD software. This scope assumes PG&E coordination is required for the traffic signal modifications along this segment. We will complete service applications and submit them to PG&E on

behalf of the City. This scope does not include PG&E coordination for undergrounding utilities. Any connection or application fees shall be paid for by the client. These fees are not included in this scope and fee.

Fehr & Peers will collect pertinent data related to the design, including obtaining record drawings, performing field confirmation of as-built data, and obtaining geometry CAD files from Mark Thomas. Plans will be developed using the base files for existing conditions and proposed improvements from Mark Thomas.

The traffic signal and street lighting PS&E will be submitted at the 65%, 95%, 100%, and Final design levels and will be reviewed by the City of Pleasanton. Comments will be addressed and incorporated into subsequent submittals. An engineers estimate and specifications will be provided at 65%, 95%, 100%, and Final design levels. This scope assumes we will receive one set of consolidated comments from the City at each review level.

Task 5.6. Draft and Final Storm Water Management Plan

Mark Thomas will prepare a Storm Water Control Plan in accordance with the City of Pleasanton Stormwater Permit requirements including a Storm Water Control Plan Checklist, Storm Water Requirements Checklist, Storm Water Management Plan (SMP), and Clean Bay Blueprint. The project is anticipated to require Provision C.3 Numerically Sized Treatment Requirements to size C.3 planters for reconstructed roadway pavement areas. C.3 planters are not required for bicycle and pedestrian facilities built within the existing paved roadway as they will direct stormwater runoff to adjacent vegetated areas. As such, preparation of sizing worksheets, special project worksheets, hydromodification calculations and flow duration controls are not included in this scope of services. A water pollution control plan showing the types and locations for BMPs during construction and permanent erosion control measures, including slope restorations measures, will be included in the final project plans.

Task 5.7. Draft and Final SWPPP

As a subconsultant to Mark Thomas, Crawford and Associates (Crawford)'s Qualified Storm Water Pollution Prevention Plan (SWPPP) Developer (QSD) will prepare a design phase Conceptual SWPPP (CSWPPP) in compliance with the statewide National Pollutant Discharge Elimination System (NPDES) CGP, Order No. 2009-0009-DWQ, most recently updated by Order No. 2012-0006-DWQ. The CSWPPP will comply with City standards and any Project-specific requirements from the RWQCB. Mark Thomas will use the SWPPP template and guidance developed by the California Stormwater Quality Association.

The CSWPPP will include the evaluation and documentation of the risk assessment as presented in the CGP. Mark Thomas will identify potential temporary water quality and erosion impacts of the Project and propose appropriate temporary construction site and erosion control BMP measures. These BMP measures will be identified on the Water Pollution Control (WPC) Plans included in the CSWPPP. Permit Registration Documents (PRD's) will be prepared including the Notice of Intent (NOI), a risk assessment, post-construction calculations, a site map, a SWPPP, a signed certificate, and the first annual permit fee to be paid by the City. Mark Thomas will coordinate with the City for review and approval.

The CSWPPP will be based on design-level information to be used for reference purposes only and will not be a construction document. Mark Thomas assumes no QSD or Qualified SWPPP Practitioner role during construction and that the selected Contractor's QSD will be required to develop an independent SWPPP for approval by the City and uploaded to the State Water Resources Control Board's Stormwater Multiple Applications and Report Tracking System (SMARTS).

Task 5.8. Constructability Reviews

Mark Thomas' Construction Management Division engineers will conduct constructability review of the contract documents relative to issues that could impact the actual construction process, including standards, intersystem compatibility, subsurface information, existing facilities and utilities, interfaces with existing operations and other construction projects, access, egress, availability of proposed building materials, long lead procurement and labor sources. The goal of the constructability review is to improve the ease of construction, which in turn may reduce cost and/or time, as well as ensuring proper funding reimbursement.

Constructability Review of the plans, specifications and engineer's estimate will take place at the 65% and 95% Plan submittal. This work includes:

- A field review of the Project limits. This field review will assist in comparing the planned improvements to the existing field conditions.
- Review of the Project plans, special provisions, technical provisions and estimate for possible errors and deficiencies. Create a tracking spreadsheet to ensure any action items are properly sent to the appropriate party for review and any corrections made.

- Review of the Project estimate and quantities to ensure efficient utilization of funds and control of Project costs.
- Assist in the development of a construction project schedule using the project plans and specifications. Provide recommendations to ensure efficiency of Contractor operations and safe and expeditious completion of the Project.

TASK 5 DELIVERABLE(S):

- PS&E (65%, 95%, 100% (Pre-final)) (2-11"x17" plan sets)
- Final (Bid Set) Plans (1 - 24"x36" Hardcopy and AutoCAD format)
- Final (Bid Set) Specifications (Hardcopy and MS Word format)
- Final Estimate (Hardcopy and MS Excel format)
- Draft and Final Storm Water Control Plan (SCP), including SMP, and Clean Bay Blueprint
- Draft and Final Storm Water Pollution Prevention Plan (SWPPP)
- Constructability Review Comments and Comment Resolutions for the 65% and 95% PS&E
- *All deliverables to be submitted electronically in .pdf format unless otherwise noted*

Task 6. Design Support During Bidding

Construction bidding procedures are the responsibility of the City. Mark Thomas will provide engineering services to support the construction bidding phase of the project as described herein. The bid procurement duration is estimated to be three months after the project is advertised for construction.

Task 6.1. Bid Document Revisions

Mark Thomas and subconsultants will provide clarification of the design, provide information in response to bidders' questions regarding the Bid Documents, and attend the pre-bid meeting and other meetings as requested by the City. As the actual level of effort is unknown at this time a budget has been provided but this will be billed on an as-needed time and materials basis.

Task 6.2. Bid Addenda

Mark Thomas and subconsultants will prepare addenda to the Bid Documents, if requested by the City. As the actual level of effort is unknown at this time a budget has been provided but this will be billed on an as-needed time and materials basis.

TASK 6 DELIVERABLE(S):

- Bid document revisions as needed
- Addenda to bid document as needed
- Conformed Set
- *All deliverables to be submitted electronically in .pdf format unless otherwise noted*

Project Assumptions

This scope of services is based on the following assumptions:

- The project will be advertised, awarded, and administered by the City and the City will coordinate reproductions of the bid package.
- This scope does not include an RE file.
- City will lead the effort to identify pavement section dig out and reconstruction areas to be shown on the plans.
- Roadway pavement will be reconstructed based on recommendations included in the 'Geotechnical Pavement Investigation 2022 West Las Positas Boulevard', dated June 6, 2022, by BSK Associates. No effort is included in this scope of work to support development of new pavement sections or mix designs.
- Geotechnical services during construction will be provided by the City.
- The City will lead the effort and will provide rights of entry to private property. The City will obtain and provide encroachment permits, at no fee, for work within public right of way.
- A Record of Survey is not included in this scope of work.
- Preparation of Plats and Legal Descriptions to support property acquisition and appraisals are not included in this scope

- Preparation of As-Built Drawings is not included in this scope of work.
- Optional design services by Fehr & Peers, not included in this scope of service, but that may be completed for an additional fee to be negotiated prior to beginning work include the following:
 - Corridor Lighting Analysis and addition of new lighting standards
 - Signal Interconnect & Communication Plans
 - Temporary Signal Plans for Construction Staging

MILESTONE SCHEDULE

Milestone	Estimated Completion
NTP for Final Design	October 2025
Supplemental Surveys	December 2025
Potholing Utilities	January 2025
65% PS&E	February 2026
95% PS&E	May 2026
100% PS&E	June 2026
Bid Plans and Specifications	July 2026
Advertise and Award	July 2026 to August 2026
Start of Construction	September 2026

COST PROPOSAL FOR PROJECT SCOPE - The City of Pleasanton: W. Las Positas - Phase II Environmental Clearance and Design

MARK THOMAS Choose Classification => Enter Staff Names if Necessary => Hourly Rate (average if classification, actual if named) =>	Mark Thomas																								Subconsultants					TOTAL COST		
	Principal	Sr. Project Manager	Project Manager	Sr. Project Engineer	Project Engineer	Design Engineer II	Design Engineer I	Sr. Technician	LAUD Division Manager	LAUD Project Manager	Landscape Designer II	Landscape Designer I	Landscape Architect	Survey Division Manager	Survey Manager I	Project Surveyor III	Asst Surveyor III	Lead Survey Technician	Survey Technician III	2-Person Crew (OE3)	Division Manager - CM	Resident Engineer	Asst. Resident Engineer	Sr. Project Accountant	Sr. Project Coordinator	Total Hours	Total MT Cost	CrdePoint	Fehr & Peers		Crawford	Sub Mark Up
	Principal	Sr. Project Manager	Project Manager	Sr. Project Engineer	Project Engineer	Design Engineer II	Design Engineer I	Sr. Technician	LAUD Division Manager	LAUD Project Manager	Landscape Designer II	Landscape Designer I	Landscape Architect	Survey Division Manager	Survey Manager I	Project Surveyor III	Asst Surveyor III	Lead Survey Technician	Survey Technician III	2-Person Crew (OE3)	Division Manager - CM	Resident Engineer	Asst. Resident Engineer	Sr. Project Accountant	Sr. Project Coordinator							
	\$150 \$425	\$105 \$339	\$84 \$272	\$72 \$232	\$63 \$204	\$57 \$186	\$47 \$153	\$58 \$187	\$96 \$309	\$81 \$261	\$46 \$150	\$37 \$119	\$61 \$197	\$129 \$416	\$81 \$264	\$86 \$280	\$58 \$189	\$61 \$198	\$55 \$177	\$123 \$399	\$129 \$419	\$101 \$326	\$90 \$290	\$58 \$188	\$56 \$182							5%
1.0 1.0 PROJECT MANAGEMENT & ADMINISTRATION																																
1.1 Project Management	12	16																								28	\$10,520	-	-	-	\$0	\$10,520
1.2 Project Administration/Project Coordination	12	10																						40	40	102	\$23,292	-	-	-	\$0	\$23,292
1.3 Project Meetings	12	32	12	32			16			16			16													136	\$36,967	-	-	-	\$0	\$36,967
1.6 Quality Control	4	12	54	40	16																					126	\$33,015	-	-	-	\$0	\$33,015
OTHER DIRECT COSTS																											\$850	-	-	-	-	\$850
Subtotal Phase 1	40	70	66	72	16	0	0	16	0	16	0	0	16	0	0	0	0	0	0	0	0	0	0	40	40	392	\$104,644	\$0	\$0	\$0	\$0	\$104,644
2.0 SITE INVESTIGATIONS AND SURVEYS																																
2.1 Project Initiation and Data Gathering	2	4		20	16	16																				58	\$13,085	-	-	-	\$0	\$13,085
Supplemental Topographic Surveys and Base Map Preparation		2		5		16								4	4	16	4	16	40	50						157	\$42,973	-	-	-	\$0	\$42,973
2.4 Right of Way Exhibits		2		20		4		40																		66	\$13,568	-	-	-	\$0	\$13,568
2.5 Utility Coordination		2		40	60	80		80																		262	\$49,266	-	-	-	\$0	\$49,266
2.6 Potholing of Utilities		2		16	8		16							2	2	8			20	20						94	\$23,593	-	-	-	\$0	\$23,593
OTHER DIRECT COSTS																											\$104,080	-	-	-	-	\$104,080
Subtotal Phase 2	2	12	0	101	84	116	96	40	0	0	0	0	0	6	6	24	4	16	60	70	0	0	0	0	0	637	\$246,565	\$0	\$0	\$0	\$0	\$246,565
4.0 ENVIRONMENTAL CLEARANCE																																
4.1 Project Management																										0	\$0	6,057	-	-	\$303	\$6,360
4.2 CEQA Clearance		4		6		16																				26	\$5,723	14,078	-	-	\$704	\$20,505
OTHER DIRECT COSTS																										0	\$0	-	-	-	\$0	\$0
Subtotal Phase 4	0	4	0	6	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	\$5,723	\$20,135	\$0	\$0	\$1,007	\$26,865
5.0 FINAL DESIGN																																
5.1 65% PS&E	4	40		160	160	200	160	60																		784	\$157,848	-	-	-	\$0	\$157,848
5.2 95% PS&E	4	40		120	120	240	140	40																		704	\$141,038	-	-	-	\$0	\$141,038
5.3 100% PS&E	2	24		80	80	80	80	24																		370	\$75,438	-	-	-	\$0	\$75,438
5.4 Landscape Design									4	48	120	100	80													352	\$59,403	-	-	-	\$0	\$59,403
5.5 Signals, Lighting & Electrical Design																										0	\$0	-	79,920	-	\$3,996	\$83,916
5.6 Draft and Final Storm Water Management Plan		2		22	8	28	36																			96	\$18,118	-	-	-	\$0	\$18,118
5.7 Draft and Final SWPPP		2		4		4																				10	\$2,351	-	-	5,350	\$268	\$7,968
5.8 Constructability Reviews																					16	24	24		64	\$21,494	-	-	-	\$0	\$21,494	
OTHER DIRECT COSTS																											\$0	-	-	-	-	\$0
Subtotal Phase 5	10	108	0	386	368	552	416	124	4	48	120	100	80	0	0	0	0	0	0	0	16	24	24	0	0	2380	\$475,690	\$0	\$79,920	\$5,350	\$4,264	\$565,224
6.0 DESIGN SUPPORT DURING BIDDING																																
6.1 Bid Document Revisions	2	4		16	16	24	16			4	8	16	14													120	\$22,988	-	4,180	-	\$209	\$27,377
6.2 Bid Addenda		4		6		6				4	6															26	\$5,808	-	-	-	\$0	\$5,808
OTHER DIRECT COSTS																											\$0	-	-	-	-	\$0
Subtotal Phase 6	2	8	0	22	16	30	16	0	0	8	14	16	14	0	0	0	0	0	0	0	0	0	0	0	0	146	\$28,796	\$0	\$4,180	\$0	\$209	\$33,185
TOTAL HOURS	54	202	66	587	484	714	528	180	4	72	134	116	110	6	6	24	4	16	60	70	16	24	24	40	40	3581		0	0	0		
OTHER DIRECT COSTS																										\$104,930	\$19,082	\$4,390	\$0		\$128,402	
TOTAL COST	\$26,245.60	\$68,430.07	\$17,958.31	\$136,468.23	\$98,525.67	\$132,679.30	\$80,579.84	\$33,740.18	\$1,237.76	\$18,803.52	\$20,059.42	\$13,855.25	\$21,616.98	\$2,498.19	\$1,583.97	\$6,716.93	\$755.29	\$3,162.43	\$10,619.75	\$27,948.57	\$6,707.21	\$7,815.36	\$6,971.61	\$7,530.22	\$7,274.24		\$861,418.30	\$39,216.70	\$88,490.00	\$5,350.00	\$5,479.25	\$999,954.25
O. OPTIONAL TASKS																																
O.1 2.3 Boundary surveys and Mapping														2	8	40	16	8	16	20						110	\$29,559	-	-	-	\$0	\$29,559
OTHER DIRECT COSTS																										0	\$560	-	-	-	\$0	\$560
Subtotal Optional Tasks	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8	40	16	8	16	20	0	0	0	0	0	110	\$30,119	\$0	\$0	\$0	\$0	\$30,119
TOTAL HOURS - OPTIONAL	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8	40	16	8	16	20	0	0	0	0	0	110		0	0	0		
Anticipated Salary Increases																											\$0	\$0	\$0	\$0	\$0	\$0
OTHER DIRECT COSTS - OPTIONAL																											\$0	\$0	\$0	\$0	\$0	\$0
TOTAL COST - OPTIONAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$833	\$2,112	\$11,195	\$3,021	\$1,581	\$2,832	\$7,985	\$0	\$0	\$0	\$0	\$0		\$30,119	\$0	\$0	\$0	\$0	\$30,119

CITY COUNCIL AGENDA REPORT

November 4, 2025
Finance

TITLE: ACCEPT THE MONTHLY DISBURSEMENTS AND INVESTMENT REPORT FOR SEPTEMBER 2025

SUMMARY

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

RECOMMENDATION

Accept claim disbursements in the amount of \$23,416,863 and the investment report for the month of September 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 complies with the investment policy and will meet cash flow needs for the next six months. This report also includes check and electronic payment information for September 2025.

DISCUSSION

The book value of the City of Pleasanton primary investment portfolio decreased by \$29.9 million from \$259.3 million to \$229.4 million during the quarter ending September 30, 2025. This decrease was primarily due to large disbursements to various vendors related to the new fiscal year (liability insurance premium, prepayment for unfunded pension liability, etc.). The fiscal year-to-date effective rate of return on the portfolio was 1.43 percent. The average days to maturity (ADM) increased from 318 days on June 30, 2025, to 497 days on September 30, 2025.

Local Agency Investment Fund

The City's investment in the Local Agency Investment Fund (LAIF) decreased to \$36.5 million from \$66.5 million last quarter ending June 30, 2025. The quarterly LAIF apportionment interest rate was 4.34 percent with ADM of 254 days. The average monthly effective yield was 4.21 percent in September, 4.25 percent in August, and 4.26 percent in July.

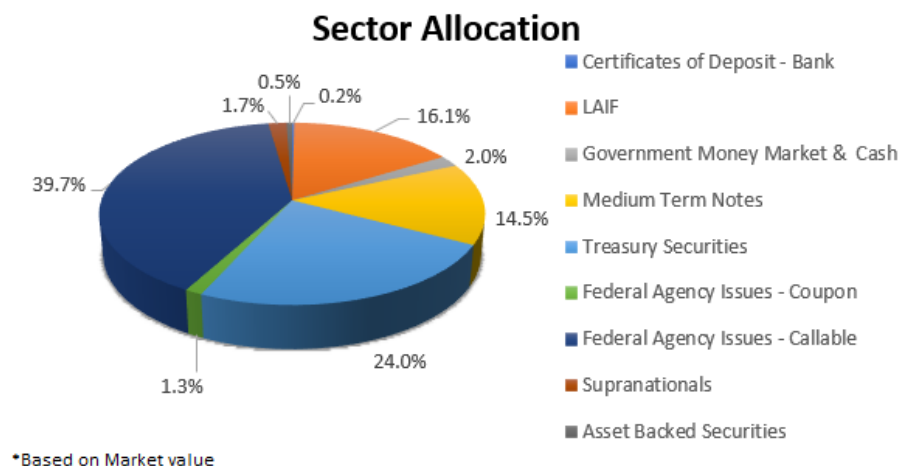
As of September 30, 2025, approximately 41.0 percent of the total portfolio consisted of Federal Agency Securities, while the LAIF Investment was 16.1 percent of the portfolio.

Corporate Notes accounted for 14.5 percent of the portfolio, Treasury Securities 24.0 percent, Government Money Market and Cash 2.0 percent, Supranationals 1.7 percent, Asset-Backed Securities 0.5 percent, and Certificates of Deposit 0.2 percent.

- Fair Market Value of total portfolio - \$227,924,170
- Fiscal year-to-date effective rate of return - 1.43 percent
- Weighted average days to maturity – 497 days
- Fiscal year-to-date net interest earnings - \$865,854

Investment	Percent of Portfolio
Certificates of Deposit - Bank	0.2%
LAIF	16.1%
Government Money Market & Cash	2.0%
Medium Term Notes	14.5%
Treasury Securities	24.0%
Federal Agency Issues - Coupon	1.3%
Federal Agency Issues - Callable	39.7%
Supranationals	1.7%
Asset Backed Securities	0.5%
	100.00%

Asset Composition



As of September 30, 2025, the effective rate of return is 1.43 percent.

Comparative Market Rates (September 30, 2025)

Three Month Treasury Bill	4.02%
Six Month Treasury Bill	3.83%
One Year Treasury Bill	3.68%
Two Year Treasury Note	3.60%

Historical Rates

City of Pleasanton Pool	
September 30, 2021	1.32%
September 30, 2022	1.24%
September 30, 2023	1.52%
September 30, 2024	1.87%

The effective fiscal year rate of return on the portfolio was 1.43 percent, a decrease of 0.29 percent from 1.72 percent from last quarter and a decrease of 0.44 percent from 1.87 percent

reported at the same time last year.

As reported previously, the Federal Reserve (the Fed) has been raising interest rates since March 2022 but halted rate increases in July 2023. With the recent rate cut of 0.25 percent in September 2025, the Federal Funds Rate target range was lowered to 4.0 percent to 4.25 percent. Some of the securities in the City's investment portfolio were purchased before the rate hikes, resulting in a lower investment return. The purchases and sales during the quarter were aimed to rebalance the portfolio, with the goal to achieving higher investment returns over time.

As of September 30, 2025, the entire portfolio, exclusive of CDs and LAIF was held in third-party safekeeping for the benefit of the City of Pleasanton at Bank of New York Mellon. Bank of New York Mellon is a contractual agent for the City.

As of September 30, 2025, all investments in the portfolio are authorized by State of California Government Section 53600 et. Seq. and the City's investment policy.

Securities rated below "AA-/AA3"

Issuer	Par Value	Rating	(S&P/Moody)
Abbvie Inc.	\$500,000		A
Air Products and Chemicals, Inc.	\$500,000		A
American Express Company	\$1,000,000		A
Bank of America Corporation	\$750,000		A
Bank of America Corporation	\$500,000		A
Bank of America Corporation	\$250,000		A
BNY Mellon Corp	\$500,000		A
Caterpillar Inc.	\$500,000		A
Caterpillar Inc.	\$1,000,000		A
Chubb Limited	\$500,000		A
Deere & Company	\$500,000		A
Deere & Company	\$1,000,000		A
Duke Energy Corporation	\$500,000		A
Duke Energy Corporation	\$750,000		A
Eli Lilly and Company	\$500,000		A
JPMorgan Chase & Co.	\$750,000		A
JPMorgan Chase & Co.	\$500,000		A
JPMorgan Chase & Co.	\$250,000		A
Marsh & McLennan Companies, Inc.	\$1,000,000		A
Marsh & McLennan Companies, Inc.	\$500,000		A
Morgan Stanley	\$750,000		A
Morgan Stanley	\$500,000		A
Morgan Stanley	\$250,000		A
PACCAR Inc	\$500,000		A
Prologis, Inc.	\$500,000		A
Prologis, Inc.	\$750,000		A
Public Service Enterprise Group Inco	\$1,000,000		A
Realty Income Corporation	\$1,000,000		A
Royal Bank of Canada	\$500,000		A
State Street Corporation	\$500,000		A
State Street Corporation	\$500,000		A
Toyota Motor Corporation	\$1,500,000		A
Toyota Motor Corporation	\$1,500,000		A
U.S. Bancorp	\$500,000		A
United States	\$495,000		A
UnitedHealth Group Incorporated	\$500,000		A
Total	\$23,495,000		

Purchases, Maturities, and Sells

During the quarter, the City's investment manager, Chandler Asset Management, purchased a number of securities on behalf of the City. Several securities were also sold/matured as presented in the tables below. Certain securities were sold at a loss with the intent of reinvesting the funds with higher yields, as these securities were purchased before COVID with much lower yields. Staff will continue to monitor cash inflows and outflows, taking into consideration anticipated construction costs for large capital projects and unexpected events. Below is a list of all the trades that occurred during the quarter ending September 30, 2025.

Purchases

Issuer	Par Value	Coupon (%)	Yield (%)
American Express Company	\$1,000,000	4.35	4.53
Bank of America Corporation	\$750,000	3.42	4.12
Bank of America Corporation	\$250,000	4.27	4.33
Caterpillar Inc.	\$1,000,000	4.40	4.12
Duke Energy Corporation	\$750,000	3.80	4.07
Fremont Bank	\$237,928	4.00	4.00
John Deere Capital	\$1,000,000	4.50	4.22
JPMorgan Chase & Co.	\$750,000	3.54	4.09
JPMorgan Chase & Co.	\$250,000	5.30	4.59
Marsh & McLennan Companies, Inc.	\$1,000,000	4.55	4.23
Met Tower Global Funding	\$1,000,000	5.25	4.39
Morgan Stanley	\$750,000	3.59	4.21
Morgan Stanley	\$250,000	5.45	4.80
Pacific Service Electric & Gas	\$1,000,000	3.20	4.27
Prologis, Inc.	\$750,000	4.00	4.24
Realty Income Corporation	\$1,000,000	4.75	4.31
Toyota Lease Owner Trust	\$805,000	3.96	3.87
Toyota Motor Corporation	\$1,500,000	4.95	4.19
US Treasury	\$1,925,000	4.23	4.32
US Treasury	\$540,000	4.23	4.35
US Treasury	\$3,000,000	4.63	4.04
US Treasury	\$3,000,000	4.00	3.95
US Treasury	\$2,000,000	4.00	3.83
US Treasury	\$1,500,000	4.50	3.85
US Treasury	\$3,000,000	4.00	3.83
US Treasury	\$3,000,000	3.75	3.82
US Treasury	\$3,000,000	4.25	3.98
US Treasury	\$2,250,000	4.38	3.79
US Treasury	\$1,750,000	4.13	3.81
US Treasury	\$3,000,000	4.13	3.85
US Treasury	\$750,000	4.63	3.62
US Treasury	\$1,500,000	4.25	3.69
US Treasury	\$3,000,000	3.88	3.78
US Treasury	\$495,000	3.83	3.93
US Treasury	\$3,000,000	3.50	4.22
US Treasury	\$3,000,000	3.38	3.64
\$53,752,928			

Maturities

Issuer	Par Value	Coupon (%)	Yield (%)
Federal National Mortgage Association	\$3,250,000.00	0.70	0.71
Federal Farm Credit Bank Funding Corp	\$3,340,000.00	0.53	0.55
Federal Home Loan Mortgage Corp	\$3,000,000.00	0.55	0.57
Fremont Bank	\$234,448.75	3.54	3.54
\$9,824,448.75			

Sells

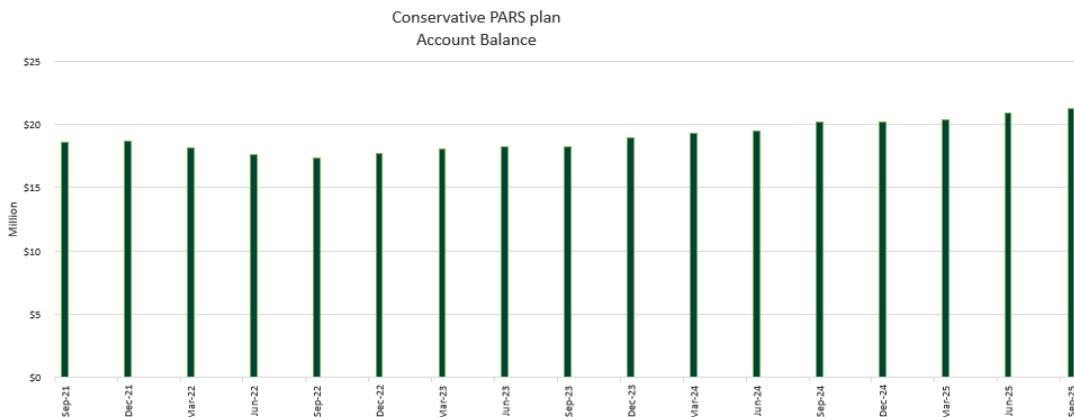
Issuer	Par Value	Coupon (%)	Yield (%)
FEDERAL HOME LOAN BANKS 0.625 01/22/2026	\$3,000,000	0.63	0.63
FEDERAL HOME LOAN BANKS 0.65 01/28/2026	\$3,000,000	0.65	0.65
FEDERAL HOME LOAN BANKS 0.65 02/24/2026	\$3,000,000	0.65	0.65
FEDERAL HOME LOAN BANKS 0.875 03/23/2026	\$3,000,000	0.88	0.88
FEDERAL HOME LOAN BANKS 0.875 03/23/2026	\$3,000,000	0.88	0.96
FEDERAL HOME LOAN BANKS 0.85 02/26/2026	\$3,000,000	0.85	0.92
FEDERAL HOME LOAN BANKS 0.85 02/26/2026	\$3,000,000	0.85	0.95
FEDERAL HOME LOAN BANKS 0.85 02/26/2026	\$3,000,000	0.85	0.97
FEDERAL HOME LOAN BANKS 0.85 02/26/2026	\$3,000,000	0.85	1.00
FEDERAL HOME LOAN BANKS 1.0 03/30/2026	\$3,000,000	1.00	1.00
FEDERAL HOME LOAN BANKS 1.0 03/30/2026	\$3,000,000	1.00	1.03
FEDERAL HOME LOAN BANKS 1.0 05/26/2026	\$3,000,000	1.00	1.01
FEDERAL HOME LOAN BANKS 1.0 05/26/2026	\$1,500,000	1.00	1.00
FEDERAL HOME LOAN BANKS 1.0 06/30/2026	\$1,500,000	1.00	1.00
TOYOTA MOTOR CREDIT CORP 0.8 01/09/2026	\$1,500,000	0.80	1.09
UNITED STATES TREASURY 11/18/2025	\$495,000	4.23	4.35
UNITED STATES TREASURY 11/18/2025	\$1,970,000	4.23	4.32
UNITED STATES TREASURY 4.25 01/31/2026	\$270,000	4.25	4.28
\$43,235,000			

Section 115 Trust Fund

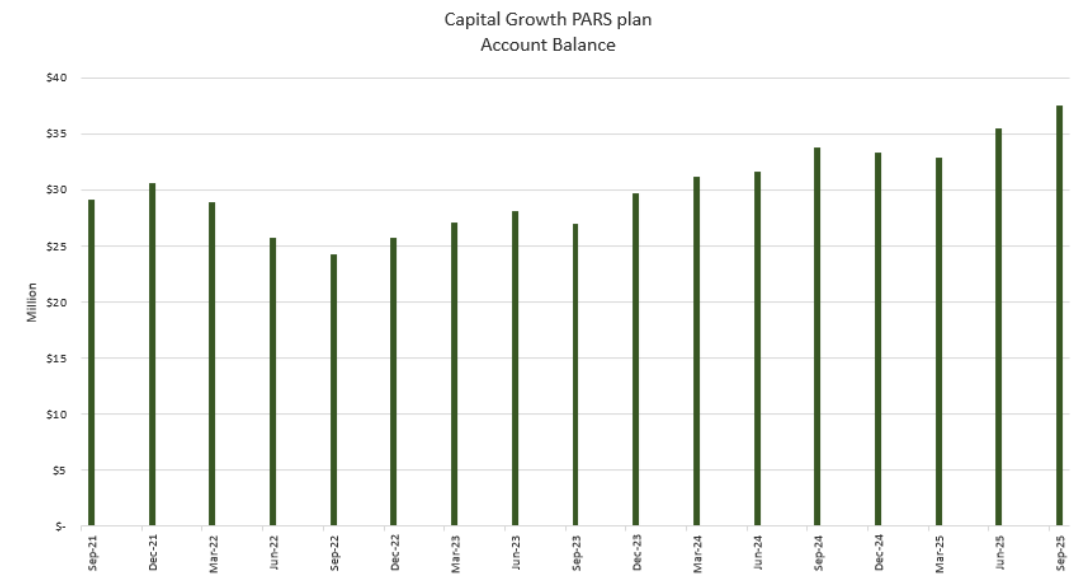
In December 2018, the City Council approved the investment of \$28.0 million of various reserves into a Section 115 Trust Fund to help smooth the pension liabilities, which are expected to grow in the long run. The investment is made in two separate portfolios: the first for \$6.7 million in a Conservative portfolio which is available to pay the annual unfunded liabilities if necessary, and the second for \$21.3 million in a long-term Capital Growth portfolio.

In February 2020, the City Council authorized Finance staff to deposit, and withdraw from, the Conservative portfolio an additional amount up to the total annual required CalPERS payment. In March and December 2020, two additional \$5.0 million contributions were deposited into the Conservative portfolio for a total of \$16.7 million deposited into the Conservative portfolio.

As presented in the chart below, the Conservative portfolio balance was \$21.3 million at the end of September 30, 2025, an increase of \$0.4 million from the prior quarter. The Conservative portfolio investment return for the quarter ended September 30, 2025 was 2.16 percent, and the five-year annualized return was 4.15 percent.



The second portfolio (Capital Growth) addresses the longer-term pension liabilities with an initial investment of \$21.3 million. The focus of this portfolio is to earn a higher rate of return over the next 10 years or so before the City needs to draw upon it.



The Capital Growth portfolio balance was \$37.5 million at the end of September 30, 2025, an increase of \$2.0 million from the prior quarter. The Capital Growth portfolio quarterly investment return was 5.93 percent, and the five-year annualized return was 9.72 percent.

The two portfolios total \$58.8 million, which are held by a third party for the benefit of the City of Pleasanton at US Bank. US Bank is the contractual agent for PARS trust investments that are managed by PFM Asset Management (formerly Highmark Capital Management).

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:

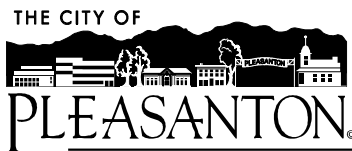
Susan Hsieh, Director of Finance

Approved by:

Gerry Beaudin, City
Manager

Attachments:

1. Disbursements & Investment Report



September 2025 DISBURSEMENTS

CHECK REGISTER*

<u>DATE</u>	<u>CHECK NUMBER</u>	<u>AMOUNT</u>
9/4/2025	82504-82510	\$ 4,887,368
9/5/2025	82522-82603	1,530,333
9/11/2025	82604-82623,82628-82736	2,160,010
9/18/2025	82752-82861	3,760,886
9/26/2025	82870-82966	1,149,467
		\$ 13,488,064

ACH PAYMENTS

<u>DATE</u>	<u>CHECK NUMBER</u>	<u>AMOUNT</u>
9/4/2025	82501-82503	\$ 1,101,091
9/5/2025	82511-82521	361,504
9/11/2025	82624-82627	2,060,349
9/18/2025	82737-82751	1,263,042
9/26/2025	82862-82869	179,663
	ACH debt payment - Fire Engine	138,916
	ACH debt payment - Water Revenue Bond	421,875
	Payroll & Tax related ACH Payments	886,888
		\$ 6,413,329

WIRE TRANSFERS

<u>DATE</u>	<u>AMOUNT</u>
9/19/2025 Escrow Fee for Low Income Housing Assistance Program	\$ 40,000

PAYROLL TRANSFERS

<u>DATE</u>	<u>AMOUNT</u>
9/4/2025	\$ 1,794,237
9/17/2025	1,681,233
	\$ 3,475,470

TOTAL DISBURSEMENTS	<u>\$ 23,416,863</u>
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* Detailed registers available upon request.



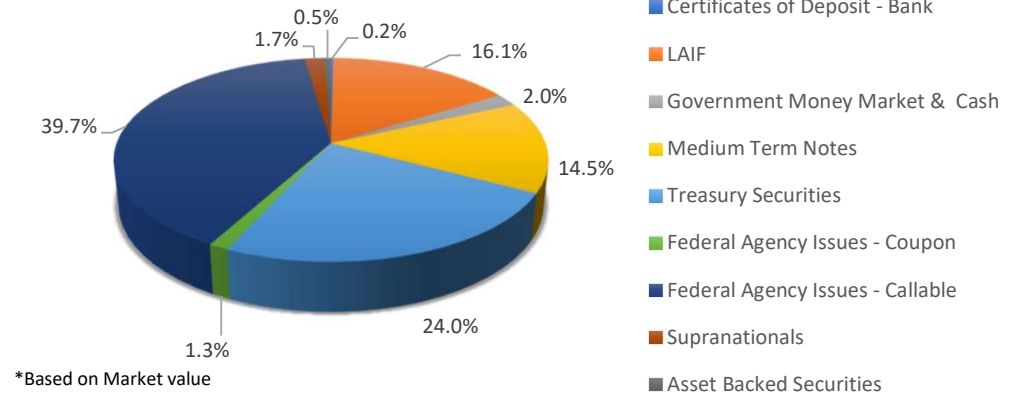
Portfolio Snapshot

September 30, 2025

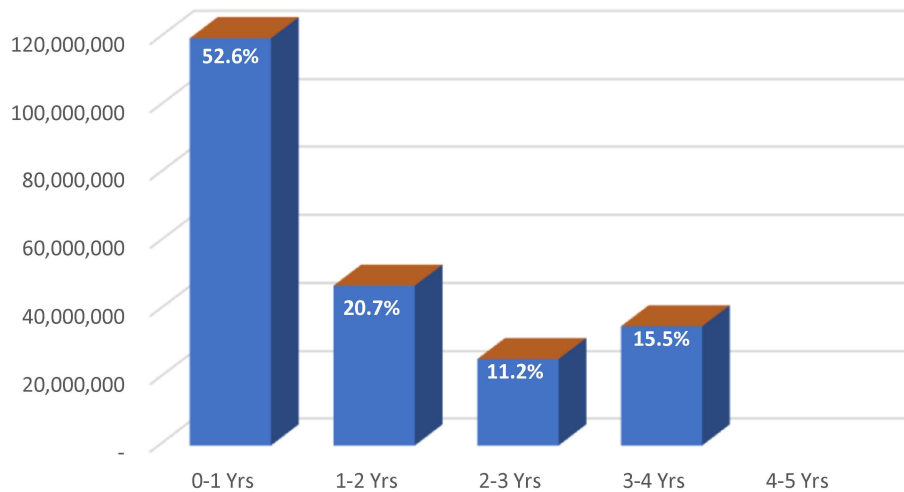
Portfolio Characteristics

Total Market Value	\$227,924,170
Effective Rate of Return	1.43%
Average Days to Maturity	497

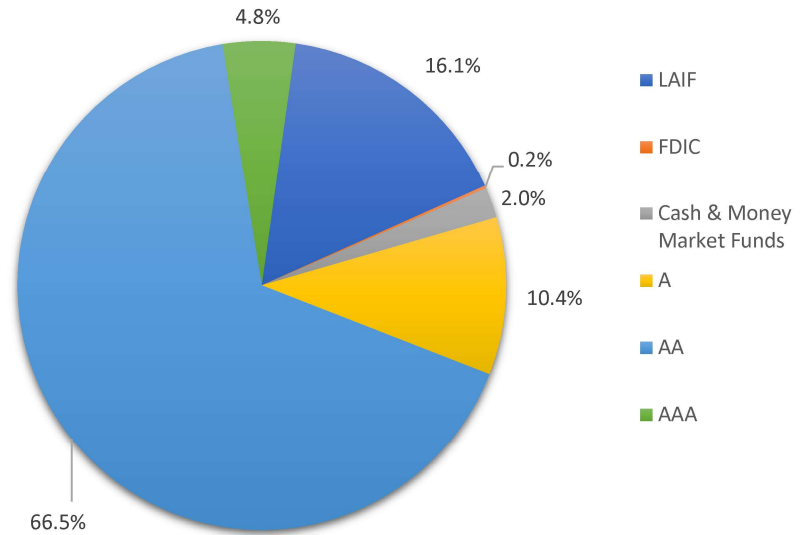
Sector Allocation



Maturity Distribution



Assigned Credit Ratings of Investments





CITY OF PLEASANTON
Portfolio Management
Portfolio Summary
September 30, 2025

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Certificates of Deposit - Bank	237,927.71	237,927.71	237,927.71	0.10	92	51	3.945	4.000
LAIF	36,500,000.00	36,486,202.45	36,500,000.00	15.91	1	1	4.419	4.480
Gov't Money Market	4,554,667.96	4,554,667.96	4,554,667.96	1.99	1	1	4.054	4.110
Medium Term Notes	33,000,000.00	33,114,047.50	33,300,405.00	14.52	1,465	892	3.367	3.414
Federal Agency Issues - Coupon	3,000,000.00	2,914,080.00	2,995,657.09	1.31	1,825	446	1.262	1.280
Treasury Securities - Coupon	53,680,000.00	54,209,121.80	53,937,644.58	23.51	1,082	988	3.871	3.925
Treasury Securities - Discount	495,000.00	488,792.70	488,737.74	0.21	119	118	3.930	3.985
Federal Agency Issues - Callable	92,040,000.00	90,432,368.95	91,921,335.36	40.07	1,789	275	1.097	1.112
Supranationals	4,000,000.00	3,982,800.00	3,960,210.00	1.73	1,123	662	3.156	3.200
Asset Backed Securities	1,245,000.00	1,249,768.27	1,244,828.13	0.54	1,258	1,209	4.014	4.070
Compounding CD's	254,392.57	254,392.57	254,392.57	0.11	365	192	4.093	4.150
	229,006,988.24	227,924,169.91	229,395,806.14	100.00%	1,235	497	2.732	2.770
Investments								

Total Earnings	September 30 Month Ending	Fiscal Year To Date
Current Year	523,953.73	865,854.33
Average Daily Balance	229,188,857.97	240,696,237.59
Effective Rate of Return	2.78%	1.43%

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.

10/23/2025

SUSAN HSIEH, DIRECTOR OF FINANCE

Reporting period 09/01/2025-09/30/2025

Run Date: 10/22/2025 - 11:04

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CITY OF PLEASANTON
Portfolio Management
Portfolio Details - Investments
September 30, 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	51	11/21/2025
		Subtotal and Average	237,927.71		237,927.71	237,927.71	237,927.71		3.945	4.000	51	
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	36,500,000.00		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			4,408,547.23	4,408,547.23	4,408,547.23	4.110	4.054	4.110	1	
X9USDCRGO	7-2	Dryfus Govt Cash Mgmt 672			146,120.73	146,120.73	146,120.73	4.110	4.054	4.110	1	
		Subtotal and Average	4,737,286.36		4,554,667.96	4,554,667.96	4,554,667.96		4.054	4.110	1	
Medium Term Notes												
00287YDS5	6079	ABBVIE INC.		02/20/2025	500,000.00	511,475.00	500,950.00	4.800	4.682	4.747	1,261	03/15/2029
025816EJ4	6125	American Express Corporation		07/25/2025	1,000,000.00	1,006,040.00	999,420.00	4.351	4.468	4.530	1,388	07/20/2029
009158BH8	6086	Air Products and Chemicals, In		04/21/2025	500,000.00	509,090.00	503,835.00	4.600	4.317	4.377	1,226	02/08/2029
037833EB2	6065	Apple Inc.		02/08/2021	2,000,000.00	1,977,020.00	1,996,860.00	0.700	0.722	0.732	130	02/08/2026
037833BY5	6066	Apple Inc.		02/23/2021	3,000,000.00	2,990,610.00	3,331,380.00	3.250	0.967	0.981	145	02/23/2026
06406RBN6	6074	BANK OF NEWYORK MELLON		01/15/2025	500,000.00	505,660.00	493,470.00	4.543	4.835	4.902	1,219	02/01/2029
06051GHM4	6076	Bank of America		01/15/2025	500,000.00	501,770.00	484,830.00	4.271	4.960	5.029	1,391	07/23/2029
06051GHD4	6118	Bank of America		07/23/2025	750,000.00	738,667.50	733,402.50	3.419	4.066	4.122	1,176	12/20/2028
06051GHM4	7010	Bank of America		07/22/2025	250,000.00	250,885.00	249,435.00	4.271	4.274	4.333	1,391	07/23/2029
14913UAR1	6095	CATERPILLAR FINANCIAL SERVICES		06/17/2025	500,000.00	505,540.00	501,455.00	4.400	4.207	4.265	744	10/15/2027
14913UAR1	6105	CATERPILLAR FINANCIAL SERVICES		07/22/2025	1,000,000.00	1,011,080.00	1,005,920.00	4.400	4.060	4.117	744	10/15/2027
171239AL0	6088	Chubb Limited		04/21/2025	500,000.00	509,925.00	503,710.00	4.650	4.397	4.458	1,414	08/15/2029
17275RBR2	6089	Cisco Systems, Inc.		04/21/2025	500,000.00	513,155.00	509,240.00	4.850	4.263	4.322	1,244	02/26/2029
61744YAK4	6116	Morgan Stanley Smith Barney		07/23/2025	750,000.00	742,282.50	736,972.50	3.591	4.156	4.214	1,025	07/22/2028
26444HAE1	6090	Duke Energy Corporation		04/22/2025	500,000.00	497,995.00	491,355.00	3.800	4.318	4.378	1,018	07/15/2028
26444HAE1	6114	Duke Energy Corporation		07/23/2025	750,000.00	746,992.50	744,285.00	3.800	4.018	4.074	1,018	07/15/2028
532457CU0	6082	ELI LILLY & CO		03/20/2025	500,000.00	507,510.00	502,955.00	4.550	4.270	4.329	864	02/12/2028
24422EXH7	6073	JOHN DEERE CAPITAL CORP		01/15/2025	500,000.00	507,555.00	491,705.00	4.500	4.894	4.962	1,203	01/16/2029
24422EXH7	6106	JOHN DEERE CAPITAL CORP		07/22/2025	1,000,000.00	1,015,110.00	1,009,040.00	4.500	4.160	4.218	1,203	01/16/2029
46632FSCO	6068	JPMorgan Chase Bank NA		06/22/2021	3,000,000.00	2,916,960.00	3,000,000.00	1.100	1.085	1.100	264	06/22/2026
46647PDU7	6070	JPMorgan Chase & CO		12/20/2024	500,000.00	515,235.00	504,480.00	5.299	5.007	5.077	1,392	07/24/2029
46647PDU7	6107	JPMorgan Chase & CO		07/22/2025	250,000.00	257,617.50	256,410.00	5.299	4.528	4.591	1,392	07/24/2029

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CITY OF PLEASANTON
Portfolio Management
Portfolio Details - Investments
September 30, 2025

Page 2

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Medium Term Notes												
46647PAF3	6115	JPMorgan Chase & CO		07/23/2025	750,000.00	743,535.00	739,305.00	3.540	4.032	4.088	943	05/01/2028
58989V2H6	6130	MET TOWER GLOBAL FUNDING		07/22/2025	1,000,000.00	1,034,330.00	1,029,130.00	5.250	4.331	4.391	1,289	04/12/2029
30303M8S4	6081	META PLATFORMS INC		03/20/2025	500,000.00	506,410.00	496,715.00	4.300	4.404	4.465	1,414	08/15/2029
571748BG6	6091	MARSH & MCLENNAN COMPANIES INC		05/23/2025	500,000.00	504,605.00	496,995.00	4.375	4.485	4.547	1,261	03/15/2029
571748BY7	6108	MARSH & MCLENNAN COMPANIES INC		07/22/2025	1,000,000.00	1,011,370.00	1,006,950.00	4.550	4.168	4.226	768	11/08/2027
61747YFF7	6069	MORGAN STANLEY		12/20/2024	500,000.00	516,615.00	505,770.00	5.449	5.091	5.162	1,388	07/20/2029
61747YFF7	6133	MORGAN STANLEY		07/22/2025	250,000.00	258,307.50	257,092.50	5.449	4.734	4.800	1,388	07/20/2029
69371RS80	6083	PACCAR FINANCIAL CORP		03/20/2025	500,000.00	509,375.00	501,095.00	4.600	4.470	4.532	1,218	01/31/2029
74340XBX8	6084	PROLOGIS LP		03/20/2025	500,000.00	500,080.00	490,595.00	4.000	4.527	4.590	1,080	09/15/2028
74340XBX8	6111	PROLOGIS LP		07/22/2025	750,000.00	750,120.00	744,652.50	4.000	4.185	4.243	1,080	09/15/2028
74456QBY1	6120	Pacific Service Electric & Gas		07/23/2025	1,000,000.00	969,610.00	962,760.00	3.200	4.210	4.268	1,322	05/15/2029
78017DAA6	6080	ROYAL BANK OF CANADA		02/20/2025	500,000.00	508,630.00	501,950.00	4.965	4.787	4.854	1,211	01/24/2029
756109CF9	6128	Realty Income Corporation		07/23/2025	1,000,000.00	1,019,200.00	1,014,460.00	4.750	4.248	4.307	1,233	02/15/2029
857477BD4	6092	State Street Corporation		05/23/2025	500,000.00	501,495.00	493,045.00	4.141	4.422	4.484	1,524	12/03/2029
857477CU5	6085	STATE STREET CORP		03/20/2025	500,000.00	506,455.00	500,095.00	4.536	4.466	4.528	880	02/28/2028
89236THW8	6067	Toyota Motor Credit Corp		03/09/2021	1,500,000.00	1,486,215.00	1,479,570.00	0.800	1.075	1.090	100	01/09/2026
89236TNA9	6134	Toyota Motor Credit Corp		08/28/2025	1,500,000.00	1,545,465.00	1,544,835.00	4.950	4.135	4.192	1,561	01/09/2030
91324PEH1	6078	UNITED HEALTH GROUP INC.		02/20/2025	500,000.00	498,500.00	485,910.00	4.000	4.676	4.741	1,322	05/15/2029
91159HJK7	6087	U.S. Bancorp		04/22/2025	500,000.00	505,555.00	498,370.00	4.653	4.681	4.746	1,219	02/01/2029
Subtotal and Average			33,300,405.00		33,000,000.00	33,114,047.50	33,300,405.00		3.367	3.414	892	
Federal Agency Issues - Coupon												
3130AQF65	3576	FEDERAL HOME LOAN BANK		12/22/2021	3,000,000.00	2,914,080.00	2,995,657.09	1.250	1.262	1.280	446	12/21/2026
Subtotal and Average			2,995,657.09		3,000,000.00	2,914,080.00	2,995,657.09		1.262	1.280	446	
Treasury Securities - Coupon												
91282CLX7	2356	U S TREASURY		12/20/2024	750,000.00	757,762.50	745,810.55	4.125	4.271	4.331	775	11/15/2027
91282CLS8	2357	U S TREASURY		12/20/2024	750,000.00	753,225.00	747,421.88	4.125	3.386	3.433	395	10/31/2026
91282CMF5	2364	U S TREASURY		01/15/2025	750,000.00	760,312.50	745,283.20	4.250	4.415	4.476	836	01/15/2028
91282CJA0	2365	U S TREASURY		01/15/2025	750,000.00	771,240.00	751,875.00	4.625	4.487	4.549	1,095	09/30/2028
91282CHE4	2366	U S TREASURY		02/20/2025	750,000.00	750,232.50	735,000.00	3.625	3.697	3.748	973	05/31/2028
91282CHX2	2367	U S TREASURY		02/20/2025	750,000.00	765,412.50	751,699.22	4.375	4.246	4.305	1,065	08/31/2028
91282CMP3	2369	U S TREASURY		03/20/2025	750,000.00	754,545.00	750,644.53	4.125	4.022	4.078	515	02/28/2027
91282CMS7	2370	U S TREASURY		03/20/2025	750,000.00	754,860.00	746,279.30	3.875	3.997	4.053	896	03/15/2028
91282CJN2	2371	U S TREASURY		04/21/2025	750,000.00	766,350.00	762,890.63	4.375	3.806	3.859	1,156	11/30/2028

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Treasury Securities - Coupon												
91282CMW8	2372	U S TREASURY		04/21/2025	1,000,000.00	1,003,240.00	998,515.63	3.750	3.751	3.803	927	04/15/2028
91282CMV0	2373	U S TREASURY		04/21/2025	750,000.00	752,287.50	750,966.80	3.875	3.752	3.805	546	03/31/2027
91282CJW2	2374	U S TREASURY		05/23/2025	1,000,000.00	1,011,060.00	997,890.63	4.000	4.005	4.061	1,218	01/31/2029
91282CMY4	2375	U S TREASURY		05/23/2025	1,000,000.00	1,001,560.00	995,273.44	3.750	3.950	4.005	576	04/30/2027
91282CLB5	2382	U S TREASURY		06/17/2025	1,000,000.00	1,004,810.00	1,002,695.31	4.375	4.066	4.123	303	07/31/2026
91282CKG5	2383	U S TREASURY		06/05/2025	1,250,000.00	1,269,237.50	1,261,132.81	4.125	3.818	3.871	1,277	03/31/2029
91282CKK6	2384	U S TREASURY		06/18/2025	1,000,000.00	1,005,870.00	1,005,625.00	4.875	4.144	4.202	211	04/30/2026
91282CNH0	2385	U S TREASURY		06/18/2025	1,500,000.00	1,510,080.00	1,499,003.91	3.875	3.845	3.899	988	06/15/2028
91282CJV4	2386	U S TREASURY		06/18/2025	730,000.00	730,554.80	729,857.42	4.250	4.217	4.276	122	01/31/2026
91282CKV2	2387	U S TREASURY		06/05/2025	1,000,000.00	1,016,020.00	1,014,765.63	4.625	3.807	3.860	622	06/15/2027
91282CKT7	2388	U S TREASURY		06/18/2025	1,500,000.00	1,542,420.00	1,529,707.03	4.500	3.899	3.953	1,338	05/31/2029
91282CHE4	2389	U S TREASURY		06/05/2025	450,000.00	450,139.50	447,328.13	3.625	3.269	3.314	973	05/31/2028
91282CHX2	2390	U S TREASURY		06/17/2025	500,000.00	510,275.00	506,269.53	4.375	4.334	4.395	1,065	08/31/2028
91282CJA0	2399	U S TREASURY		06/17/2025	500,000.00	514,160.00	510,214.84	4.625	3.900	3.954	1,095	09/30/2028
91282CHY0	2401	U S TREASURY		07/22/2025	3,000,000.00	3,025,230.00	3,019,453.13	4.625	3.982	4.038	349	09/15/2026
91282JT9	2402	U S TREASURY		07/22/2025	3,000,000.00	3,011,490.00	3,002,109.38	4.000	3.896	3.950	471	01/15/2027
91282CJW2	2403	U S TREASURY		07/22/2025	2,000,000.00	2,022,120.00	2,010,937.50	4.000	3.780	3.832	1,218	01/31/2029
91282CKT7	2405	U S TREASURY		07/22/2025	1,500,000.00	1,542,420.00	1,534,511.72	4.500	3.799	3.851	1,338	05/31/2029
91282CLY5	2406	U S TREASURY		07/22/2025	3,000,000.00	3,017,940.00	3,010,312.50	4.250	3.930	3.984	425	11/30/2026
91282CJN2	2407	U S TREASURY		07/23/2025	2,250,000.00	2,299,050.00	2,290,781.25	4.375	3.741	3.793	1,156	11/30/2028
91282CKG5	2408	U S TREASURY		07/23/2025	1,750,000.00	1,776,932.50	1,768,525.39	4.125	3.761	3.813	1,277	03/31/2029
91282CLC3	2409	U S TREASURY		07/23/2025	3,000,000.00	3,033,990.00	3,018,281.25	4.000	3.782	3.835	1,399	07/31/2029
91282CMA6	2410	U S TREASURY		07/23/2025	3,000,000.00	3,048,990.00	3,032,226.56	4.125	3.801	3.854	1,521	11/30/2029
91282CNM9	2411	U S TREASURY		07/23/2025	3,000,000.00	3,019,920.00	3,008,203.13	3.875	3.725	3.777	1,018	07/15/2028
91282CJA0	2412	U S TREASURY		08/29/2025	750,000.00	771,240.00	771,855.47	4.625	3.568	3.618	1,095	09/30/2028
91282CMG3	2413	U S TREASURY		08/29/2025	1,500,000.00	1,532,175.00	1,533,750.00	4.250	3.643	3.693	1,583	01/31/2030
91282CGZ8	2414	U S TREASURY		09/30/2025	3,000,000.00	2,971,890.00	2,971,875.00	3.500	4.163	4.221	1,672	04/30/2030
91282CNY3	2415	U S TREASURY		09/30/2025	3,000,000.00	2,980,080.00	2,978,671.88	3.375	3.590	3.640	1,080	09/15/2028
Subtotal and Average			48,275,431.69		53,680,000.00	54,209,121.80	53,937,644.58		3.871	3.925	988	
Treasury Securities - Discount												
912797SH1	2534	U S TREASURY		09/30/2025	495,000.00	488,792.70	488,737.74	3.827	3.930	3.985	118	01/27/2026
Subtotal and Average			179,042.89		495,000.00	488,792.70	488,737.74		3.930	3.985	118	

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Federal Agency Issues - Callable												
3133EMUK6	4575	FEDERAL FARM CREDIT BANK		03/25/2021	3,000,000.00	2,958,450.00	3,000,000.00	1.050	1.036	1.050	175	03/25/2026
3133EMH21	4595	FEDERAL FARM CREDIT BANK		06/24/2021	3,000,000.00	2,941,470.00	2,997,000.00	0.900	0.908	0.921	257	06/15/2026
3130AKGD2	4553	FEDERAL HOME LOAN BANK		11/25/2020	3,000,000.00	2,983,830.00	2,996,250.00	0.570	0.587	0.595	55	11/25/2025
3130AKXQ4	4558	FEDERAL HOME LOAN BANK		02/12/2021	3,000,000.00	2,962,980.00	3,000,000.00	0.600	0.109	0.110	134	02/12/2026
3130AKZ25	4559	FEDERAL HOME LOAN BANK		02/26/2021	3,000,000.00	2,959,920.00	3,000,000.00	0.650	0.641	0.650	148	02/26/2026
3130AL3S1	4560	FEDERAL HOME LOAN BANK		02/17/2021	3,000,000.00	2,962,890.00	3,000,000.00	0.625	0.616	0.625	139	02/17/2026
3130AKXJ0	4562	FEDERAL HOME LOAN BANK		02/24/2021	3,125,000.00	3,083,218.75	3,122,500.00	0.600	0.608	0.616	146	02/24/2026
3130ALCV4	4563	FEDERAL HOME LOAN BANK		02/24/2021	3,000,000.00	2,961,960.00	3,000,000.00	0.750	0.740	0.750	146	02/24/2026
3130ALDN1	4565	FEDERAL HOME LOAN BANK		03/16/2021	3,000,000.00	2,957,670.00	3,000,000.00	0.800	0.789	0.800	166	03/16/2026
3130ALNT7	4578	FEDERAL HOME LOAN BANK		03/30/2021	3,000,000.00	2,957,820.00	2,998,050.00	0.980	0.980	0.993	180	03/30/2026
3130ALUC6	4580	FEDERAL HOME LOAN BANK		04/15/2021	3,000,000.00	2,954,220.00	2,995,500.00	1.020	1.036	1.051	196	04/15/2026
3130AMCL4	4585	FEDERAL HOME LOAN BANK		05/20/2021	2,795,000.00	2,746,926.00	2,795,000.00	1.020	1.006	1.020	230	05/19/2026
3130AMGW6	4588	FEDERAL HOME LOAN BANK		05/26/2021	3,000,000.00	2,945,190.00	2,998,950.00	0.980	0.974	0.987	237	05/26/2026
3130AMHB1	4590	FEDERAL HOME LOAN BANK		06/02/2021	2,750,000.00	2,697,915.00	2,746,562.50	0.875	0.888	0.901	237	05/26/2026
3130AMSL7	4592	FEDERAL HOME LOAN BANK		06/30/2021	3,000,000.00	2,942,250.00	3,000,000.00	1.030	1.016	1.030	272	06/30/2026
3130AMYA4	4594	FEDERAL HOME LOAN BANK		06/30/2021	3,000,000.00	2,943,150.00	3,000,000.00	1.070	1.055	1.070	272	06/30/2026
3130AMWK4	4597	FEDERAL HOME LOAN BANK		07/14/2021	3,000,000.00	2,937,360.00	2,999,250.00	1.020	1.011	1.025	286	07/14/2026
3130AP2P9	4598	FEDERAL HOME LOAN BANK		09/30/2021	3,000,000.00	2,919,660.00	2,983,500.00	0.920	1.019	1.033	364	09/30/2026
3130APC94	4599	FEDERAL HOME LOAN BANK		10/14/2021	3,000,000.00	2,919,390.00	2,997,750.00	1.070	1.071	1.085	378	10/14/2026
3130APU78	4600	FEDERAL HOME LOAN BANK		12/09/2021	530,000.00	515,774.80	526,947.20	1.300	1.401	1.421	419	11/24/2026
3130APUR4	4601	FEDERAL HOME LOAN BANK		12/09/2021	1,840,000.00	1,790,614.40	1,829,401.60	1.300	1.401	1.421	419	11/24/2026
3130APVC6	4602	FEDERAL HOME LOAN BANK		12/09/2021	3,000,000.00	2,920,650.00	2,988,000.00	1.375	1.439	1.459	426	12/01/2026
3130AQEC3	4603	FEDERAL HOME LOAN BANK		12/30/2021	3,000,000.00	2,915,430.00	3,000,000.00	1.370	1.351	1.370	455	12/30/2026
3130AQEF6	4604	FEDERAL HOME LOAN BANK		12/30/2021	3,000,000.00	2,915,610.00	2,998,500.00	1.375	1.366	1.385	455	12/30/2026
3130AQG80	4605	FEDERAL HOME LOAN BANK		01/03/2022	3,000,000.00	2,914,620.00	2,999,250.00	1.420	1.406	1.425	454	12/29/2026
3130AQG80	4606	FEDERAL HOME LOAN BANK		01/10/2022	3,000,000.00	2,914,620.00	2,982,750.00	1.420	1.519	1.541	454	12/29/2026
3130AQLD3	4607	FEDERAL HOME LOAN BANK		02/08/2022	3,000,000.00	2,926,050.00	2,975,010.00	1.750	1.900	1.926	484	01/28/2027
3130AQW66	4608	FEDERAL HOME LOAN BANK		03/08/2022	3,000,000.00	2,933,820.00	2,995,500.00	2.080	2.083	2.112	512	02/25/2027
3134GW3F1	4550	FREDDIE MAC		10/28/2020	3,000,000.00	2,992,140.00	3,000,000.00	0.600	0.592	0.600	27	10/28/2025
3134GXDM3	4554	FREDDIE MAC		12/01/2020	3,000,000.00	2,982,870.00	3,000,000.00	0.620	0.612	0.620	61	12/01/2025
3135G06R9	4556	FEDERAL NATIONAL MORTGAGE ASSN		01/28/2021	3,000,000.00	2,967,210.00	3,000,000.00	0.550	0.542	0.550	119	01/28/2026
91282CLG4	4610	U S TREASURY		07/23/2025	3,000,000.00	3,006,690.00	2,995,664.06	3.750	3.770	3.823	683	08/15/2027
Subtotal and Average			97,933,231.36		92,040,000.00	90,432,368.95	91,921,335.36		1.097	1.112	275	

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Supranationals												
459058KT9	7005	INTERNATIONAL BANK FOR RECONST		06/18/2025	2,000,000.00	1,990,740.00	1,972,780.00	3.500	3.921	3.975	1,015	07/12/2028
45950VPS9	7000	International Finance Corp		06/28/2021	1,000,000.00	984,860.00	980,200.00	0.500	0.922	0.935	148	02/26/2026
45950KDF4	7011	International Finance Corp		06/30/2025	1,000,000.00	1,007,200.00	1,007,230.00	4.375	3.833	3.886	471	01/15/2027
Subtotal and Average			3,960,210.00		4,000,000.00	3,982,800.00	3,960,210.00		3.156	3.200	662	
Asset Backed Securities												
096912AD2	7007	BMW Vehicle Owner Trust		06/10/2025	175,000.00	176,366.17	174,996.15	4.430	4.411	4.473	999	06/26/2028
44935XAD7	7006	Hyundai Auto Receivables Trust		06/11/2025	265,000.00	267,569.89	264,976.07	4.360	4.344	4.404	1,538	12/17/2029
89240NAD4	7013	Toyota Lease Owner Trust		09/17/2025	805,000.00	805,832.21	804,855.91	3.960	3.819	3.872	1,146	11/20/2028
Subtotal and Average			815,571.64		1,245,000.00	1,249,768.27	1,244,828.13		4.014	4.070	1,209	
Compounding CD's												
SYS 1091-3	SYS 1091-3	United Business Bank		04/11/2025	254,392.57	254,392.57	254,392.57	4.150	4.093	4.150	192	04/11/2026
Subtotal and Average			254,094.23		254,392.57	254,392.57	254,392.57		4.093	4.150	192	
Total and Average			229,188,857.97		229,006,988.24	227,924,169.91	229,395,806.14		2.732	2.770	497	

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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			229,188,857.97		229,006,988.24	227,924,169.91	229,395,806.14		2.732	2.770	497

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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	FREMONT		08/21/2025	237,927.71	237,927.71	237,927.71	4.000	51	4.000	1,069.04	0.00	11/21/2025
Subtotal and Average			237,927.71		237,927.71	237,927.71	237,927.71	4.000	51	4.000	1,069.04	0.00	
LAIF													
SYS5	5	LAIF			36,500,000.00	36,486,202.45	36,500,000.00	4.480	1	4.480	473,431.93	-13,797.55	
Subtotal and Average			36,500,000.00		36,500,000.00	36,486,202.45	36,500,000.00	4.480	1	4.480	473,431.93	-13,797.55	
Gov't Money Market													
X9USDCRGO	7-1	DRYFUS			4,408,547.23	4,408,547.23	4,408,547.23	4.110	1	4.110	15,417.53	0.00	
X9USDCRGO	7-2	DRYFUS			146,120.73	146,120.73	146,120.73	4.110	1	4.110	12,693.45	0.00	
Subtotal and Average			4,737,286.36		4,554,667.96	4,554,667.96	4,554,667.96	4.110	1	4.110	28,110.98	0.00	
Medium Term Notes													
00287YDS5	6079	ABBVIE		02/20/2025	500,000.00	511,475.00	500,950.00	4.800	1261	4.747	1,066.67	10,525.00	03/15/2029
025816EJ4	6125	AMEX		07/25/2025	1,000,000.00	1,006,040.00	999,420.00	4.351	1388	4.530	7,976.83	6,620.00	07/20/2029
009158BH8	6086	APC		04/21/2025	500,000.00	509,090.00	503,835.00	4.600	1226	4.376	3,386.11	5,255.00	02/08/2029
037833EB2	6065	APPL		02/08/2021	2,000,000.00	1,977,020.00	1,996,860.00	0.700	130	0.732	2,061.11	-19,840.00	02/08/2026
037833BY5	6066	APPL		02/23/2021	3,000,000.00	2,990,610.00	3,331,380.00	3.250	145	0.980	10,291.67	-340,770.00	02/23/2026
06406RBN6	6074	BNYT		01/15/2025	500,000.00	505,660.00	493,470.00	4.543	1219	4.902	3,765.26	12,190.00	02/01/2029
06051GHM4	6076	BOFA		01/15/2025	500,000.00	501,770.00	484,830.00	4.271	1391	5.029	4,062.09	16,940.00	07/23/2029
06051GHD4	6118	BOFA		07/23/2025	750,000.00	738,667.50	733,402.50	3.419	1176	4.122	4,914.81	5,265.00	12/20/2028
06051GHM4	7010	BOFA		07/22/2025	250,000.00	250,885.00	249,435.00	4.271	1391	4.333	2,031.05	1,450.00	07/23/2029
14913UAR1	6095	CATERP		06/17/2025	500,000.00	505,540.00	501,455.00	4.400	744	4.264	10,144.44	4,085.00	10/15/2027
14913UAR1	6105	CATERP		07/22/2025	1,000,000.00	1,011,080.00	1,005,920.00	4.400	744	4.116	20,288.89	5,160.00	10/15/2027
171239AL0	6088	CHUBB		04/21/2025	500,000.00	509,925.00	503,710.00	4.650	1414	4.457	2,970.83	6,215.00	08/15/2029
17275RBR2	6089	CISCO		04/21/2025	500,000.00	513,155.00	509,240.00	4.850	1244	4.321	2,357.64	3,915.00	02/26/2029
61744YAK4	6116	CITI		07/23/2025	750,000.00	742,282.50	736,972.50	3.591	1025	4.213	5,162.06	5,310.00	07/22/2028
26444HAE1	6090	DUKE E		04/22/2025	500,000.00	497,995.00	491,355.00	3.800	1018	4.378	4,011.11	6,640.00	07/15/2028
26444HAE1	6114	DUKE E		07/23/2025	750,000.00	746,992.50	744,285.00	3.800	1018	4.074	6,016.67	2,707.50	07/15/2028
532457CU0	6082	ELI LI		03/20/2025	500,000.00	507,510.00	502,955.00	4.550	864	4.329	3,096.53	4,555.00	02/12/2028
24422EXH7	6073	JDCC		01/15/2025	500,000.00	507,555.00	491,705.00	4.500	1203	4.962	4,707.88	15,850.00	01/16/2029
24422EXH7	6106	JDCC		07/22/2025	1,000,000.00	1,015,110.00	1,009,040.00	4.500	1203	4.218	9,415.76	6,070.00	01/16/2029
46632FSCO	6068	JP		06/22/2021	3,000,000.00	2,916,960.00	3,000,000.00	1.100	264	1.100	9,075.00	-83,040.00	06/22/2026
46647PDU7	6070	JPMCC		12/20/2024	500,000.00	515,235.00	504,480.00	5.299	1392	5.076	4,931.01	10,755.00	07/24/2029
46647PDU7	6107	JPMCC		07/22/2025	250,000.00	257,617.50	256,410.00	5.299	1392	4.590	2,465.51	1,207.50	07/24/2029
46647PAF3	6115	JPMCC		07/23/2025	750,000.00	743,535.00	739,305.00	3.540	943	4.087	11,062.50	4,230.00	05/01/2028

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Medium Term Notes													
58989V2H6	6130	MET		07/22/2025	1,000,000.00	1,034,330.00	1,029,130.00	5.250	1289	4.391	24,645.83	5,200.00	04/12/2029
30303M8S4	6081	METAPF		03/20/2025	500,000.00	506,410.00	496,715.00	4.300	1414	4.465	2,747.22	9,695.00	08/15/2029
571748BG6	6091	MMC		05/23/2025	500,000.00	504,605.00	496,995.00	4.375	1261	4.546	972.22	7,610.00	03/15/2029
571748BY7	6108	MMC		07/22/2025	1,000,000.00	1,011,370.00	1,006,950.00	4.550	768	4.226	18,073.61	4,420.00	11/08/2027
61747YFF7	6069	MS		12/20/2024	500,000.00	516,615.00	505,770.00	5.449	1388	5.161	5,373.32	10,845.00	07/20/2029
61747YFF7	6133	MS		07/22/2025	250,000.00	258,307.50	257,092.50	5.449	1388	4.800	2,686.66	1,215.00	07/20/2029
69371RS80	6083	PCAR		03/20/2025	500,000.00	509,375.00	501,095.00	4.600	1218	4.532	3,897.22	8,280.00	01/31/2029
74340XBX8	6084	PROLOG		03/20/2025	500,000.00	500,080.00	490,595.00	4.000	1080	4.589	888.89	9,485.00	09/15/2028
74340XBX8	6111	PROLOG		07/22/2025	750,000.00	750,120.00	744,652.50	4.000	1080	4.242	1,333.33	5,467.50	09/15/2028
74456QBY1	6120	PSEG		07/23/2025	1,000,000.00	969,610.00	962,760.00	3.200	1322	4.267	12,088.89	6,850.00	05/15/2029
78017DAA6	6080	RBC		02/20/2025	500,000.00	508,630.00	501,950.00	4.965	1211	4.853	4,620.21	6,680.00	01/24/2029
756109CF9	6128	RIC		07/23/2025	1,000,000.00	1,019,200.00	1,014,460.00	4.750	1233	4.306	6,069.44	4,740.00	02/15/2029
857477BD4	6092	SSC		05/23/2025	500,000.00	501,495.00	493,045.00	4.141	1524	4.483	6,786.64	8,450.00	12/03/2029
857477CU5	6085	STESTR		03/20/2025	500,000.00	506,455.00	500,095.00	4.536	880	4.528	2,079.00	6,360.00	02/28/2028
89236THW8	6067	TOYOTA		03/09/2021	1,500,000.00	1,486,215.00	1,479,570.00	0.800	100	1.090	2,799.99	6,645.00	01/09/2026
89236TNA9	6134	TOYOTA		08/28/2025	1,500,000.00	1,545,465.00	1,544,835.00	4.950	1561	4.192	16,912.50	630.00	01/09/2030
91324PEH1	6078	UHGI		02/20/2025	500,000.00	498,500.00	485,910.00	4.000	1322	4.740	7,555.56	12,590.00	05/15/2029
91159HJK7	6087	USBANC		04/22/2025	500,000.00	505,555.00	498,370.00	4.653	1219	4.746	3,877.50	7,185.00	02/01/2029
Subtotal and Average			33,300,405.00		33,000,000.00	33,114,047.50	33,300,405.00	3.617	892	3.414	258,669.46	-186,357.50	
Federal Agency Issues - Coupon													
3130AQF65	3576	FHLB		12/22/2021	3,000,000.00	2,914,080.00	2,995,657.09	1.250	446	1.280	10,416.66	-81,577.09	12/21/2026
Subtotal and Average			2,995,657.09		3,000,000.00	2,914,080.00	2,995,657.09	1.250	446	1.280	10,416.66	-81,577.09	
Treasury Securities - Coupon													
91282CLX7	2356	UST		12/20/2024	750,000.00	757,762.50	745,810.55	4.125	775	4.330	11,685.63	11,951.95	11/15/2027
91282CLS8	2357	UST		12/20/2024	750,000.00	753,225.00	747,421.88	4.125	395	3.433	13,017.43	5,803.12	10/31/2026
91282CMF5	2364	UST		01/15/2025	750,000.00	760,312.50	745,283.20	4.250	836	4.476	6,756.11	15,029.30	01/15/2028
91282CJA0	2365	UST		01/15/2025	750,000.00	771,240.00	751,875.00	4.625	1095	4.549	95.82	19,365.00	09/30/2028
91282CHE4	2366	UST		02/20/2025	750,000.00	750,232.50	735,000.00	3.625	973	3.747	9,161.01	15,232.50	05/31/2028
91282CHX2	2367	UST		02/20/2025	750,000.00	765,412.50	751,699.22	4.375	1065	4.304	3,031.59	13,713.28	08/31/2028
91282CMP3	2369	UST		03/20/2025	750,000.00	754,545.00	750,644.53	4.125	515	4.077	2,649.34	3,900.47	02/28/2027
91282CMS7	2370	UST		03/20/2025	750,000.00	754,860.00	746,279.30	3.875	896	4.052	1,284.53	8,580.70	03/15/2028
91282CJN2	2371	UST		04/21/2025	750,000.00	766,350.00	762,890.63	4.375	1156	3.859	11,027.15	3,459.37	11/30/2028
91282CMW8	2372	UST		04/21/2025	1,000,000.00	1,003,240.00	998,515.63	3.750	927	3.802	17,315.57	4,724.37	04/15/2028
91282CMV0	2373	UST		04/21/2025	750,000.00	752,287.50	750,966.80	3.875	546	3.804	79.84	1,320.70	03/31/2027

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Treasury Securities - Coupon													
91282CJW2	2374	UST		05/23/2025	1,000,000.00	1,011,060.00	997,890.63	4.000	1218	4.060	6,739.13	13,169.37	01/31/2029
91282CMY4	2375	UST		05/23/2025	1,000,000.00	1,001,560.00	995,273.44	3.750	576	4.004	15,692.93	6,286.56	04/30/2027
91282CLB5	2382	UST		06/17/2025	1,000,000.00	1,004,810.00	1,002,695.31	4.375	303	4.122	7,370.92	2,114.69	07/31/2026
91282CKG5	2383	UST		06/05/2025	1,250,000.00	1,269,237.50	1,261,132.81	4.125	1277	3.870	141.66	8,104.69	03/31/2029
91282CKK6	2384	UST		06/18/2025	1,000,000.00	1,005,870.00	1,005,625.00	4.875	211	4.201	20,400.82	245.00	04/30/2026
91282CNH0	2385	UST		06/18/2025	1,500,000.00	1,510,080.00	1,499,003.91	3.875	988	3.898	17,151.64	11,076.09	06/15/2028
91282CJV4	2386	UST		06/18/2025	730,000.00	730,554.80	729,857.42	4.250	122	4.275	5,227.03	697.38	01/31/2026
91282CKV2	2387	UST		06/05/2025	1,000,000.00	1,016,020.00	1,014,765.63	4.625	622	3.860	36,772.54	1,254.37	06/15/2027
91282CKT7	2388	UST		06/18/2025	1,500,000.00	1,542,420.00	1,529,707.03	4.500	1338	3.953	22,684.43	12,712.97	05/31/2029
91282CHE4	2389	UST		06/05/2025	450,000.00	450,139.50	447,328.13	3.625	973	3.314	5,496.60	2,811.37	05/31/2028
91282CHX2	2390	UST		06/17/2025	500,000.00	510,275.00	506,269.53	4.375	1065	4.394	2,021.06	4,005.47	08/31/2028
91282CAJ0	2399	UST		06/17/2025	500,000.00	514,160.00	510,214.84	4.625	1095	3.953	63.88	3,945.16	09/30/2028
91282CHY0	2401	UST		07/22/2025	3,000,000.00	3,025,230.00	3,019,453.13	4.625	349	4.037	6,132.60	5,776.87	09/15/2026
91282CJT9	2402	UST		07/22/2025	3,000,000.00	3,011,490.00	3,002,109.38	4.000	471	3.950	25,434.78	9,380.62	01/15/2027
91282CJW2	2403	UST		07/22/2025	2,000,000.00	2,022,120.00	2,010,937.50	4.000	1218	3.832	13,478.26	11,182.50	01/31/2029
91282CKT7	2405	UST		07/22/2025	1,500,000.00	1,542,420.00	1,534,511.72	4.500	1338	3.851	22,684.43	7,908.28	05/31/2029
91282CLY5	2406	UST		07/22/2025	3,000,000.00	3,017,940.00	3,010,312.50	4.250	425	3.984	42,848.36	7,627.50	11/30/2026
91282CJN2	2407	UST		07/23/2025	2,250,000.00	2,299,050.00	2,290,781.25	4.375	1156	3.793	33,081.45	8,268.75	11/30/2028
91282CKG5	2408	UST		07/23/2025	1,750,000.00	1,776,932.50	1,768,525.39	4.125	1277	3.813	198.32	8,407.11	03/31/2029
91282CLC3	2409	UST		07/23/2025	3,000,000.00	3,033,990.00	3,018,281.25	4.000	1399	3.834	20,217.39	15,708.75	07/31/2029
91282CMA6	2410	UST		07/23/2025	3,000,000.00	3,048,990.00	3,032,226.56	4.125	1521	3.853	41,588.11	16,763.44	11/30/2029
91282CNM9	2411	UST		07/23/2025	3,000,000.00	3,019,920.00	3,008,203.13	3.875	1018	3.776	24,639.95	11,716.87	07/15/2028
91282CAJ0	2412	UST		08/29/2025	750,000.00	771,240.00	771,855.47	4.625	1095	3.617	95.82	-615.47	09/30/2028
91282CMG3	2413	UST		08/29/2025	1,500,000.00	1,532,175.00	1,533,750.00	4.250	1583	3.693	10,740.49	-1,575.00	01/31/2030
91282CGZ8	2414	UST		09/30/2025	3,000,000.00	2,971,890.00	2,971,875.00	3.500	1672	4.220	43,940.22	15.00	04/30/2030
91282CNY3	2415	UST		09/30/2025	3,000,000.00	2,980,080.00	2,978,671.88	3.375	1080	3.640	4,475.14	1,408.12	09/15/2028
Subtotal and Average			48,275,431.69		53,680,000.00	54,209,121.80	53,937,644.58	4.106	988	3.925	505,421.98	271,477.22	
Treasury Securities - Discount													
912797SH1	2534	UST		09/30/2025	495,000.00	488,792.70	488,737.74	3.827	118	3.930	52.62	54.96	01/27/2026
Subtotal and Average			179,042.89		495,000.00	488,792.70	488,737.74	3.827	118	3.930	52.62	54.96	
Federal Agency Issues - Callable													
3133EMUK6	4575	FFCB		03/25/2021	3,000,000.00	2,958,450.00	3,000,000.00	1.050	175	1.050	525.00	-41,550.00	03/25/2026
3133EMH21	4595	FFCB		06/24/2021	3,000,000.00	2,941,470.00	2,997,000.00	0.900	257	0.920	7,950.00	-55,530.00	06/15/2026
3130AKGD2	4553	FHLB		11/25/2020	3,000,000.00	2,983,830.00	2,996,250.00	0.570	55	0.595	5,985.00	-12,420.00	11/25/2025

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Federal Agency Issues - Callable													
3130AKXQ4	4558	FHLB		02/12/2021	3,000,000.00	2,962,980.00	3,000,000.00	0.600	134	0.110	2,450.00	-37,020.00	02/12/2026
3130AKZ25	4559	FHLB		02/26/2021	3,000,000.00	2,959,920.00	3,000,000.00	0.650	148	0.650	1,895.83	-40,080.00	02/26/2026
3130AL3S1	4560	FHLB		02/17/2021	3,000,000.00	2,962,890.00	3,000,000.00	0.625	139	0.625	2,291.67	-37,110.00	02/17/2026
3130AKXJ0	4562	FHLB		02/24/2021	3,125,000.00	3,083,218.75	3,122,500.00	0.600	146	0.616	1,927.08	-39,281.25	02/24/2026
3130ALCV4	4563	FHLB		02/24/2021	3,000,000.00	2,961,960.00	3,000,000.00	0.750	146	0.750	2,312.50	-38,040.00	02/24/2026
3130ALDN1	4565	FHLB		03/16/2021	3,000,000.00	2,957,670.00	3,000,000.00	0.800	166	0.800	1,000.00	-42,330.00	03/16/2026
3130ALNT7	4578	FHLB		03/30/2021	3,000,000.00	2,957,820.00	2,998,050.00	0.980	180	0.993	81.67	-40,230.00	03/30/2026
3130ALUC6	4580	FHLB		04/15/2021	3,000,000.00	2,954,220.00	2,995,500.00	1.020	196	1.050	14,110.00	-41,280.00	04/15/2026
3130AMCL4	4585	FHLB		05/20/2021	2,795,000.00	2,746,926.00	2,795,000.00	1.020	230	1.019	10,453.30	-48,074.00	05/19/2026
3130AMGW6	4588	FHLB		05/26/2021	3,000,000.00	2,945,190.00	2,998,950.00	0.980	237	0.987	10,208.33	-53,760.00	05/26/2026
3130AMHB1	4590	FHLB		06/02/2021	2,750,000.00	2,697,915.00	2,746,562.50	0.875	237	0.900	8,355.03	-48,647.50	05/26/2026
3130AMSL7	4592	FHLB		06/30/2021	3,000,000.00	2,942,250.00	3,000,000.00	1.030	272	1.030	7,810.83	-57,750.00	06/30/2026
3130AMYA4	4594	FHLB		06/30/2021	3,000,000.00	2,943,150.00	3,000,000.00	1.070	272	1.070	8,114.17	-56,850.00	06/30/2026
3130AMWK4	4597	FHLB		07/14/2021	3,000,000.00	2,937,360.00	2,999,250.00	1.020	286	1.025	6,545.00	-61,890.00	07/14/2026
3130AP2P9	4598	FHLB		09/30/2021	3,000,000.00	2,919,660.00	2,983,500.00	0.920	364	1.033	76.67	-63,840.00	09/30/2026
3130APC94	4599	FHLB		10/14/2021	3,000,000.00	2,919,390.00	2,997,750.00	1.070	378	1.085	14,890.83	-78,360.00	10/14/2026
3130APU78	4600	FHLB		12/09/2021	530,000.00	515,774.80	526,947.20	1.300	419	1.420	2,430.64	-11,172.40	11/24/2026
3130APUR4	4601	FHLB		12/09/2021	1,840,000.00	1,790,614.40	1,829,401.60	1.300	419	1.420	8,438.44	-38,787.20	11/24/2026
3130APVC6	4602	FHLB		12/09/2021	3,000,000.00	2,920,650.00	2,988,000.00	1.375	426	1.458	13,750.00	-67,350.00	12/01/2026
3130AQEC3	4603	FHLB		12/30/2021	3,000,000.00	2,915,430.00	3,000,000.00	1.370	455	1.370	30,939.17	-84,570.00	12/30/2026
3130AQEF6	4604	FHLB		12/30/2021	3,000,000.00	2,915,610.00	2,998,500.00	1.375	455	1.385	31,052.08	-82,890.00	12/30/2026
3130AQG80	4605	FHLB		01/03/2022	3,000,000.00	2,914,620.00	2,999,250.00	1.420	454	1.425	10,886.67	-84,630.00	12/29/2026
3130AQG80	4606	FHLB		01/10/2022	3,000,000.00	2,914,620.00	2,982,750.00	1.420	454	1.540	10,886.67	-68,130.00	12/29/2026
3130AQLD3	4607	FHLB		02/08/2022	3,000,000.00	2,926,050.00	2,975,010.00	1.750	484	1.926	9,187.50	-48,960.00	01/28/2027
3130AQW66	4608	FHLB		03/08/2022	3,000,000.00	2,933,820.00	2,995,500.00	2.080	512	2.111	6,240.00	-61,680.00	02/25/2027
3134GW3F1	4550	FHLMC		10/28/2020	3,000,000.00	2,992,140.00	3,000,000.00	0.600	27	0.600	7,650.00	-7,860.00	10/28/2025
3134GXDM3	4554	FHLMC		12/01/2020	3,000,000.00	2,982,870.00	3,000,000.00	0.620	61	0.620	6,200.00	-17,130.00	12/01/2025
3135G06R9	4556	FNMA		01/28/2021	3,000,000.00	2,967,210.00	3,000,000.00	0.550	119	0.550	2,887.50	-32,790.00	01/28/2026
91282CLG4	4610	UST		07/23/2025	3,000,000.00	3,006,690.00	2,995,664.06	3.750	683	3.822	14,368.21	11,025.94	08/15/2027
Subtotal and Average			97,933,231.36		92,040,000.00	90,432,368.95	91,921,335.36	1.100	275	1.112	261,899.79	-1,488,966.41	
Supranationals													
459058KT9	7005	IBFRAD		06/18/2025	2,000,000.00	1,990,740.00	1,972,780.00	3.500	1015	3.975	15,361.11	17,960.00	07/12/2028
45950VPS9	7000	IFC		06/28/2021	1,000,000.00	984,860.00	980,200.00	0.500	148	0.935	486.11	4,660.00	02/26/2026
45950KDF4	7011	IFC		06/30/2025	1,000,000.00	1,007,200.00	1,007,230.00	4.375	471	3.886	9,231.11	-30.00	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	3,982,800.00	3,960,210.00	2.980	662	3.200	25,078.33	22,590.00	
Asset Backed Securities													
096912AD2	7007	BMW		06/10/2025	175,000.00	176,366.17	174,996.15	4.430	999	4.472	108.78	1,370.02	06/26/2028
44935XAD7	7006	HYU		06/11/2025	265,000.00	267,569.89	264,976.07	4.360	1538	4.404	488.24	2,593.82	12/17/2029
89240NAD4	7013	TOYLOT		09/17/2025	805,000.00	805,832.21	804,855.91	3.960	1146	3.872	578.53	976.30	11/20/2028
Subtotal and Average			815,571.64		1,245,000.00	1,249,768.27	1,244,828.13	4.111	1209	4.070	1,175.55	4,940.14	
Compounding CD's													
SYS 1091-3	SYS 1091-3	VCB		04/11/2025	254,392.57	254,392.57	254,392.57	4.150	192	4.150	578.48	0.00	04/11/2026
Subtotal and Average			254,094.23		254,392.57	254,392.57	254,392.57	4.150	192	4.150	578.48	0.00	
Total and Average			229,188,857.97		229,006,988.24	227,924,169.91	229,395,806.14	2.833	497	2.770	1,565,904.82	-1,471,636.23	

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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			229,188,857.97		229,006,988.24	227,924,169.91	229,395,806.14	2.833	497	2.770	1,565,904.82	-1,471,636.23

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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
Certificates of Deposit - Bank Totals			237,927.71				4.000			0.00	237,927.71	237,927.71
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	4,408,547.23	4.110			4.110				4,408,547.23	4,408,547.23
X9USDCRGO	7-2	DRYFUS	146,120.73	4.110			4.110				146,120.73	146,120.73
Gov't Money Market Totals			4,554,667.96				4.110			0.00	4,554,667.96	4,554,667.96
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
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

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Medium Term Notes												
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
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

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Treasury Securities - Coupon												
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	730,000.00	4.250	01/31/2026	06/18/2025	4.276	AA	Aa	Received	729,857.42	729,857.42
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
91282CGZ8	2414	UST	3,000,000.00	3.500	04/30/2030	09/30/2025	4.221	AAA	Aaa	Received	2,971,875.00	2,971,875.00
91282CNV3	2415	UST	3,000,000.00	3.375	09/15/2028	09/30/2025	3.640	AAA	Aaa	Received	2,978,671.88	2,978,671.88
Treasury Securities - Coupon Totals			53,680,000.00				3.925			0.00	53,937,644.58	53,937,644.58
Treasury Securities - Discount												
912797SH1	2534	UST	495,000.00	3.827	01/27/2026	09/30/2025	3.930	A	P-1		488,737.74	488,737.74

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Treasury Securities - Discount Totals			495,000.00				3.930			0.00	488,737.74	488,737.74
Federal Agency Issues - Callable												
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
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
Federal Agency Issues - Callable Totals			92,040,000.00				1.112			0.00	91,921,335.36	91,921,335.36

Portfolio PLST
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PM (PRF_PMS) 7.3.11

Run Date: 10/22/2025 - 11:04

CITY OF PLEASANTON
Portfolio Management
Investment Status Report - Investments
September 30, 2025

Page 5

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM	S&P	Moody's	Accrued Interest At Purchase	Current Principal	Book Value
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
89240NAD4	7013	TOYLOT	805,000.00	3.960	11/20/2028	09/17/2025	3.872	AAA			804,855.91	804,855.91
Asset Backed Securities Totals			1,245,000.00				4.070			0.00	1,244,828.13	1,244,828.13
Compounding CD's												
SYS 1091-3	SYS 1091-3	VCB	254,392.57	4.150	04/11/2026	04/11/2025	4.150				254,392.57	254,392.57
Compounding CD's Totals			254,392.57				4.150			0.00	254,392.57	254,392.57
Investment Totals			229,006,988.24				2.770			0.00	229,395,806.14	229,395,806.14

CITY OF PLEASANTON
Portfolio Management
Investment Status Report - Cash
September 30, 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			229,006,988.24				2.770			0.00	229,395,806.14	229,395,806.14

CITY OF PLEASANTON
Portfolio Management
Activity By Type
September 1, 2025 through September 30, 2025

Page 1

CUSIP	Investment #	Issuer	Stated Rate	Transaction Date	Purchases or Deposits	Redemptions or Withdrawals	Balance
Certificates of Deposit - Bank							
Subtotal							237,927.71
LAIF (Monthly Summary)							
Subtotal							36,500,000.00
Gov't Money Market (Monthly Summary)							
X9USDCRGO	7-1	Dryfus Govt Cash Mgmt 672	4.110		56,100.28	0.00	
X9USDCRGO	7-2	Dryfus Govt Cash Mgmt 672	4.110		4,288,917.50	4,146,384.61	
Subtotal					4,345,017.78	4,146,384.61	4,554,667.96
Medium Term Notes							
Subtotal							33,300,405.00
Federal Agency Issues - Coupon							
Subtotal							2,995,657.09
Treasury Securities - Coupon							
91282CJV4	2386	U S TREASURY	4.250	09/11/2025	0.00	269,947.27	
91282CGZ8	2414	U S TREASURY	3.500	09/30/2025	2,971,875.00	0.00	
91282CNY3	2415	U S TREASURY	3.375	09/30/2025	2,978,671.88	0.00	
Subtotal					5,950,546.88	269,947.27	53,937,644.58
Treasury Securities - Discount							
912797RP4	2533	U S TREASURY	4.229	09/11/2025	0.00	488,254.90	
912797SH1	2534	U S TREASURY	3.827	09/30/2025	488,737.74	0.00	
Subtotal					488,737.74	488,254.90	488,737.74
Federal Agency Issues - Callable							
3133EMBJ0	4548	FEDERAL FARM CREDIT BANK	0.530	09/29/2025	0.00	3,336,660.00	
3134GWWT9	4549	FREDDIE MAC	0.550	09/30/2025	0.00	2,997,600.00	
Subtotal					0.00	6,334,260.00	91,921,335.36
Supranationals							
Subtotal							3,960,210.00

CITY OF PLEASANTON
Portfolio Management
Activity By Type
September 1, 2025 through September 30, 2025

Page 2

CUSIP	Investment #	Issuer	Stated Rate	Transaction Date	Purchases or Deposits	Redemptions or Withdrawals	Balance
Asset Backed Securities							
89240NAD4	7013	Toyota Lease Owner Trust	3.960	09/17/2025	804,855.91	0.00	
		Subtotal			804,855.91	0.00	1,244,828.13
Compounding CD's							
SYS 1091-3	SYS 1091-3	United Business Bank	4.150		895.02	0.00	
		Subtotal			895.02	0.00	254,392.57
		Total			11,590,053.33	11,238,846.78	229,395,806.14

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

Page 1

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					
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	256,550,729.23	2.781	2.820	4.480	29	15	1,128	442
August	2025	125	235,977,919.77	2.639	2.676	4.480	4	4	1,247	482
September	2025	127	229,188,857.97	2.732	2.770	4.480	4	4	1,235	497
Average		95	240,395,185.36	2.068%	2.096%	4.480	7	3	1,339	377

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

Page 1

Security Type	September 2024	October 2024	November 2024	December 2024	January 2025	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	August 2025	September 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	0.1	0.2%
Certificates of Deposit - S & L														
LAIF	17.3	13.8	13.7	22.0	22.0	22.0	22.0	27.6	27.6	25.7	23.3	15.9	15.9	20.7%
Fidelity - Government Fund														
Gov't Money Market	0.7	1.4	1.5	0.4	1.1	0.8	2.2	2.0	2.0	2.1	1.8	1.9	2.0	1.5%
Managed Pool Accounts -4														
Passbook/Checking Accounts														
Medium Term Notes	10.2	9.9	9.9	9.4	9.5	9.3	7.3	7.6	7.9	8.4	13.3	14.5	14.5	10.1%
Bankers Acceptances														
Commercial Paper - Discount														
Federal Agency Issues - Coupon	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	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	23.5	6.5%
Treasury Securities - Discount											1.0	0.2	0.2	0.1%
Federal Agency Issues - Callable	69.8	72.9	72.8	65.8	64.3	64.2	64.2	58.1	56.9	53.2	39.2	42.9	40.1	58.8%
Supranationals	0.4	0.5	0.5	0.4	0.4	0.4	0.4	0.4	0.4	1.1	1.6	1.7	1.7	0.8%
Miscellaneous Securities - Discount														
Asset Backed Securities										0.2	0.2	0.2	0.5	0.1%
Compounding CD's													0.1	

CITY OF PLEASANTON
Portfolio Management
Interest Earnings Summary
September 30, 2025

Page 1

	September 30Month Ending	Fiscal Year To Date
CD/Coupon/Discount Investments:		
Interest Collected	374,764.23	1,229,281.99
Plus Accrued Interest at End of Period	1,062,607.87	1,062,607.87
Less Accrued Interest at Beginning of Period	(1,025,320.95)	(828,729.03)
Less Accrued Interest at Purchase During Period	(47,850.33)	(452,622.51)
Interest Earned during Period	364,200.82	1,010,538.32
Adjusted by Capital Gains or Losses	6,328.87	-748,862.90
Earnings during Periods	370,529.69	261,675.42
Pass Through Securities:		
Interest Collected	1,608.87	5,278.01
Plus Accrued Interest at End of Period	1,175.55	1,175.55
Less Accrued Interest at Beginning of Period	(630.52)	(1,094.12)
Less Accrued Interest at Purchase During Period	(0.00)	(0.00)
Interest Earned during Period	2,153.90	5,359.44
Adjusted by Premiums and Discounts	0.00	0.00
Adjusted by Capital Gains or Losses	0.00	0.00
Earnings during Periods	2,153.90	5,359.44
Cash/Checking Accounts:		
Interest Collected	16,354.92	817,838.90
Plus Accrued Interest at End of Period	502,121.39	502,121.39
Less Accrued Interest at Beginning of Period	(367,206.17)	(721,140.82)
Interest Earned during Period	151,270.14	598,819.47
Total Interest Earned during Period	517,624.86	1,614,717.23
Total Capital Gains or Losses	6,328.87	-748,862.90
Total Earnings during Period	523,953.73	865,854.33

CITY OF PLEASANTON
PARS Post-Employment Benefits Trust

Account Report for the Period
9/1/2025 to 9/30/2025

Susan Hsieh
Director of Finance
City of Pleasanton
123 Main Street
Pleasanton, CA 94566

Account Summary

Source	Balance as of 9/1/2025	Contributions	Earnings	Expenses	Distributions	Transfers	Balance as of 9/30/2025
PENSION - Short Term	\$21,144,107.96	\$0.00	\$162,956.25	\$5,864.87	\$0.00	\$0.00	\$21,301,199.34
PENSION - Long Term	\$36,579,472.61	\$0.00	\$970,256.46	\$10,257.72	\$0.00	\$0.00	\$37,539,471.35
Totals	\$57,723,580.57	\$0.00	\$1,133,212.71	\$16,122.59	\$0.00	\$0.00	\$58,840,670.69

Investment Selection

Source

PENSION - Short Term City of Pleasanton
PENSION - Long Term City of Pleasanton - Capital Growth

Investment Objective

Source

PENSION - Short Term Individual Custom Account

PENSION - Long Term Individual Custom Account

Investment Return

Source	1-Month	3-Months	1-Year	Annualized Return			Plan's Inception Date
				3-Years	5-Years	10-Years	
PENSION - Short Term	0.77%	2.16%	5.97%	7.50%	4.15%	-	6/21/2018
PENSION - Long Term	2.65%	5.93%	11.63%	16.11%	9.72%	-	6/21/2018

Information as provided by US Bank, Trustee for PARS; Not FDIC Insured; No Bank Guarantee; May Lose Value

Past performance does not guarantee future results. Performance returns may not reflect the deduction of applicable fees, which could reduce returns. Information is deemed reliable but may be subject to change.
Investment Return: Annualized rate of return is the return on an investment over a period other than one year multiplied or divided to give a comparable one-year return.
Account balances are inclusive of Trust Administration, Trustee and Investment Management fees



MALIA M. COHEN
California State Controller

LOCAL AGENCY INVESTMENT FUND
REMITTANCE ADVICE

Agency Name	PLEASANTON
Account Number	98-01-687

As of 10/15/2025, your Local Agency Investment Fund account has been directly credited with the interest earned on your deposits for the quarter ending 9/30/2025.

Earnings Ratio		0.00011893333163814
Interest Rate		4.34%
Dollar Day Total	\$	4,430,273,789.67
Quarter End Principal Balance	\$	36,500,000.00
Quarterly Interest Earned	\$	526,907.22

CITY COUNCIL AGENDA REPORT

November 4, 2025
Community and Economic Development

TITLE: PUBLIC HEARING - HEAR AN APPEAL OF THE PLANNING COMMISSION'S DETERMINATION AND ADOPT A RESOLUTION UPHOLDING THE APPROVAL OF AN APPLICATION FOR ADMINISTRATIVE DESIGN REVIEW TO INSTALL SIX, APPROXIMATELY 15-FOOT-TALL, TENNIS COURT LIGHTS IN THE REAR YARD LOCATED AT 2207 MARTIN AVENUE, FILED UNDER CASE NO. P25-0236

SUMMARY

On July 18, 2025, the Zoning Administrator (ZA) held a public hearing and approved an Administrative Design Review (ADR) application to install six, approximately 15-foot-tall, tennis court lights in the rear yard of a property located at 2207 Martin Avenue, filed under Case No. P25-0236. On August 4, 2025, the adjacent neighbors/appellants located at 3520 Dennis Drive filed an appeal of the ZA's approval to the Planning Commission. On September 10, 2025, the Planning Commission upheld the ZA's approval, based on the required findings and subject to the draft Conditions of Approval listed in Attachment 2, Exhibit A.

On September 25, 2025, the adjacent neighbors/appellants filed an appeal of the Planning Commission's determination to the City Council (Attachment 3).

RECOMMENDATION

Adopt a resolution upholding the Planning Commission's determination upholding the Zoning Administrator's determination to approve an application for Administrative Design Review to install six, approximately 15-foot-tall, tennis court lights in the rear yard of a property located at 2207 Martin Avenue, filed under Case No. P25-0236, based on the required findings and subject to the draft Conditions of Approval listed in Attachment 1.

BACKGROUND

On February 6, 2024, the City Council approved Planned Unit Development (PUD)-148, which established R-1-40,000 District development standards for the subject property and allowed the installation of fencing around an existing tennis court. PUD-148 does not prohibit lighting of the tennis court; however, a condition of approval for the PUD requires Administrative Design Review (ADR) approval for any tennis court lighting exceeding eight feet in height.

As required by PUD-148, the applicant submitted an ADR application to install the proposed tennis court lights. The initial application was denied by the Planning Commission on May 22, 2025, due to insufficient information on potential lighting impacts. The Commission clarified in making its decision that the denial was based on insufficient technical analysis, not that lighting should be prohibited altogether.

A revised ADR application (P25-0236), including a detailed lighting and photometric study (see Attachment 2, Exhibit B), was submitted on June 2, 2025. Following a public hearing on July

18, 2025, the Zoning Administrator approved the request subject to conditions of approval provided in Attachment 2. That determination was appealed to the Planning Commission on August 4, 2025. (Attachment 2, Exhibit C).

On September 10, 2025, after considering all public comments and the criteria for design review approval per Pleasanton Municipal Code Section (PMC) 18.20.030, the Planning Commission upheld the Zoning Administrator's (ZA's) approval of the ADR application.

Attachment 2, which includes the Planning Commission Agenda Report for the September 10 appeal hearing, provides additional detail regarding the related approvals for the proposed project.

DISCUSSION

Basis for Appeal

The adjacent property owners/appellants filed an appeal of the Planning Commission's determination on September 25, 2025 (Attachment 3). The basis of the appeal includes:

- Classification of the proposed tennis court lights and fencing as a Class 1 accessory structure, as defined in the PMC, which requires a 20-foot setback
- The overall tennis court project history
- Appellants being unable to attend the September 10, 2025, Planning Commission appeal hearing date.

Staff Analysis

As described above, the proposed tennis court and associated tennis court fencing were approved as part of the development plan under PUD-148, which included the proposed tennis court setbacks of approximately six feet from the northern side property line (closest to the adjacent property owners/appellants). The PMC does not address sports courts or any associated fencing and lighting. There are numerous properties throughout the City that have sports courts, both with and without lighting. The PUD process allows for the incorporation of specific development regulations into the development plan, including tailored setback and other requirements. As such, the applicant pursued and obtained approval for a development plan that permitted the tennis court and fencing in its current location.

During the public hearing for approval of PUD-148, the Planning Commission considered requests to prohibit tennis court lighting under PUD-148, but instead recommended a project-specific condition requiring an ADR for any tennis court lighting installed above eight feet in height.

As outlined above, the applicant is pursuing approval to install six, approximately 15-foot-tall, tennis court lights. The project proposes tennis court lighting that is consistent with, or below, industry standards for provision of adequate lighting for recreational tennis courts. A photometric study (Attachment 2, Exhibit B) analyzed six, approximately 15-foot-tall, anti-glare light poles with 18-inch extension arms—three of which on the north side of the tennis court include shielding. The photometric study provided nighttime and footcandle renderings showing illumination focused downward with no spillover beyond the property boundaries. The study concludes that, with mitigation measures and existing mature vegetation ranging from six to nine feet in height, the lighting would not cause measurable spillover to adjacent properties

or Dennis Drive.

Conditions of approval for the tennis court lighting further specify that the lights are prohibited from being on between 10 p.m. and 7.a.m. daily, with an automatic timer required to ensure adherence to this requirement. And, as detailed on Page 4 of 6 of the Planning Commission Agenda Report (Attachment 2), the applicant was also required to install screening vegetation, which has matured to a height of 6-9 feet since it was planted.

Regarding the appellants' ability to attend the prior appeal hearing, the PMC prescribes timelines for scheduling hearings for appeals (PMC 18.144.030), requiring such hearings to be scheduled within 40 days of the appeal being filed (August 4, 2025). While staff made its best effort to schedule the hearing at a time both the appellant and applicant were available, the hearing was ultimately scheduled on September 10, 2025, to meet the PMC timelines and staff's reasonable ability to prepare the Agenda Report and provide the required public hearing notice during the 40-day period.

Design Review Considerations and Conclusion

PMC Section 18.20.030 sets forth the scope of review criteria to be addressed in reviewing projects subject to design review. These criteria are included in the draft Resolution (Exhibit A). As described, the Planning Commission denied the prior appeal and upheld the Zoning Administrator's approval, based on the consideration of the proposed tennis court lighting conformance to the PUD approval, and design measures, supported by appropriate technical analysis, all of which indicate that the project would minimize potential off-site impacts to neighboring residences.

As described in Exhibit A and based on the information and analysis provided in this Agenda Report, staff recommends the City Council make the required findings to affirm the Planning Commission's approval of ADR Case No. P25-0236

EQUITY AND SUSTAINABILITY

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

OUTREACH

Notice of this application was sent to surrounding property owners and tenants within a 1,000-foot radius of the site and published in the newspaper. The noticing map is included in Attachment 4. At the time this report was published, staff has not received any public comments. However, neighbors who received notice of the September 10, 2025, Planning Commission public hearing expressed concerns regarding the proximity of the tennis court lights to nearby residences, potential lighting and traffic impacts, the height of the light poles, aesthetic considerations, tennis court setbacks, and consistency with the Planning Commission's prior denial (Attachment 2, Exhibit D). Any additional public comments received after publication of this report will be forwarded to the City Council.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

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

Prepared by:



Diego Mora, Associate
Planner

Submitted by:



Ellen Clark, Director of Community and
Economic Development

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Resolution and Conditions of Approval
2. September 10, 2025, Planning Commission Agenda Report with Exhibits
3. Appeal Letter Received September 25, 2025
4. Project Location and Notification Map
5. Presentation

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON UPHOLDING THE PLANNING COMMISSION'S DECISION TO UPHOLD THE ZONING ADMINISTRATOR'S ADMINISTRATIVE DESIGN REVIEW (ADR) APPROVAL TO INSTALL SIX 15-FOOT-TALL TENNIS COURT LIGHTS IN THE REAR YARD OF A PROPERTY LOCATED AT 2207 MARTIN AVENUE, AS FILED UNDER CASE NO. P25-0236

WHEREAS, on February 6, 2024, the City Council approved Planned Unit Development (PUD)-148 for 2207 Martin Avenue, which established development standards for the property, inclusive of allowing for installation of fencing around an existing tennis court, with a Condition of Approval requiring Administrative Design Review approval for any tennis court lighting exceeding eight feet in height; and

WHEREAS, On June 2, 2025, Meenu Gochhwal and Ashish Choudhary ("Applicant") applied for ADR approval under case No. P25-0236 to install six, approximately 15-foot-tall, tennis court lights in the rear yard located at 2207 Martin Avenue (hereinafter "the Project"); and

WHEREAS, the subject property is designated Low Density Residential in the General Plan; and

WHEREAS, zoning for the subject property is PUD-LDR (Planned Unit Development – Low Density Residential) District; and

WHEREAS, on July 18, 2025, the Zoning Administrator approved the application for Administrative Design Review (Case No. P25-0236); and

WHEREAS, on August 4, 2025, Ray & Michele Peterson ("Appellants") filed an appeal of the Zoning Administrator's decision to the Pleasanton Planning Commission; and

WHEREAS, on September 10, 2025, with a 5-0 vote, the Planning Commission upheld the Zoning Administrator's approval for Administrative Design Review application (Case No. P25-0236); and

WHEREAS, on September 25, 2025, the Appellants filed an appeal of the Planning Commission's decision to the Pleasanton City Council; and

WHEREAS, on November 4, 2025, the Pleasanton City Council held a duly noticed public hearing on this application and considered all public testimony, agenda reports, and related materials, and the recommendation of City staff.

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

SECTION 1. The Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures. The addition of six, approximately 15-foot-tall, tennis court lights is considered construction of new small facilities or accessory structures and is consistent with the applicable site development standards. The Project does not involve the use of significant amounts of hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, no additional environmental review is required.

SECTION 2. Prior to taking action on the Project, and at a properly noticed public meeting, the City Council reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The City Council's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

SECTION 3. The Project is consistent with the adopted General Plan as it aligns with the applicable land use designations and supports the General Plan's Programs, Policies, and Goals related to retaining the character of existing neighborhoods and minimizing intrusions. The Project is also consistent with the R-1-40,000 District development standards, as modified by the specific development standards for the tennis court set forth in PUD-148.

SECTION 4 Criteria for Design Review Approval With respect to the Administrative Design Review application, the City Council finds the Project was reviewed and approved based on the nine criteria as required by Section 18.20.030 of the Pleasanton Municipal Code, which include the following:

1. Preservation of the natural beauty of the city and the project site's relationship to it;
2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and adjoining buildings;
3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;
4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;
5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;
6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;
7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings;
8. Integration of signs as part of the architectural concept; and
9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape.

With respect to the above criteria, the City Council finds the Project, as conditioned, would preserve and enhance the City's aesthetic values and ensure the preservation of the public health, safety and general welfare. The Project is consistent with the allowable height, setbacks and other pertinent development standards of the PUD-LDR and subject to the R-1-40,000 District development standards in which it is located. The lighting is designed to harmonize and integrate

with its surroundings by providing adequate illumination for the tennis court, while minimizing glare and spillover onto adjacent properties. The shielded, downward-directed tennis court lighting is appropriately sized and located in conformance with the existing property standards

SECTION 5. The City Council hereby upholds the Planning Commission's decision upholding the Zoning Administrator's decision approving Case No. P25-0236, an Administrative Design Review application to install six, approximately 15-foot-tall, tennis court lights in the rear yard at 2207 Martin Avenue, subject to the Conditions of Approval shown in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 5. 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 regular meeting held on November 4, 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 4th day of November, 2025, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A

DRAFT CONDITIONS OF APPROVAL

**P25-0236
2207 Martin Avenue
November 4, 2025**

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for an Administrative Design Review approval to install six, approximately 15-foot-tall, tennis court lights, in the rear yard on Assessor Parcel No. 946-1146-46, located at 2207 Martin Avenue. Development shall be substantially as shown on the project materials listed below:

- a. Project plans, Exhibit B, prepared by Meenu Gochhwal and Ashish Choudhary, owners, dated "Received" on June 2, 2025, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the "Approved Plans."

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** proposed development shall be in substantial conformance with the "Approved Plans", except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, building colors or materials, green building measures, landscape material, etc.
2. **EXPIRATION:** Administrative Design Review approval shall lapse and become void one year following the effective date of project approval, unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion or an extension has been approved by the City.
3. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.
4. **LIABILITY AND INDEMNIFICATION:** To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City,

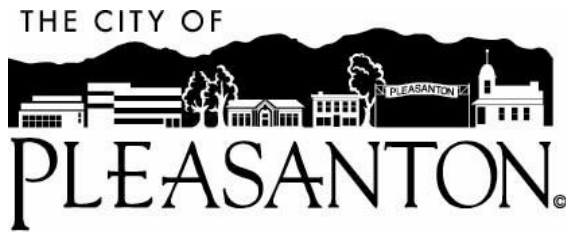
its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

Tennis Court Lighting

5. All appropriate City permits shall be obtained prior to construction of the tennis court lighting.
6. All six tennis court lights shall be down-directed so as to minimize any off-site light and glare, and be no taller than 15-feet measured vertically from the average elevation of the natural grade or finished grade, whichever is lower. **Project specific condition.**
7. The three tennis court lights on the north side of the tennis court shall be shielded to minimize any off-site lighting spillover. **Project specific condition.**
8. Light trespass across property lines onto adjacent residential property shall be limited to 0.1 foot-candle. **Project specific condition.**
9. Hours of Illumination. No person or persons shall turn on, or allow to be left on, tennis court lights between 10:00 p.m. and 7:00 a.m. daily. **Project specific condition.**
10. Tennis court lights shall be on a timer which allows for a maximum duration of lighting that does not exceed two hours before shutting off lights to help ensure that lights are not inadvertently left on beyond the times specified above. **Project specific condition.**
11. Final inspection by the Planning Division is required prior to use of tennis court lighting. **Project specific condition.**
12. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment, or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.

END



Planning Commission Agenda Report

September 10, 2025

Item 5

SUBJECT: P25-0236

**APPLICANT/
PROPERTY OWNERS:** Meenu Gochhwal & Ashish Choudhary

APPELLANT: Ray & Michele Peterson

PURPOSE: Appeal of the Zoning Administrator's approval of an Administrative Design Review application to install six approximately 15-foot-tall tennis court lights in the rear yard of an existing property located at 2207 Martin Avenue.

LOCATION: 2207 Martin Avenue

GENERAL PLAN: Low Density Residential

ZONING: PUD-LDR (Planned Unit Development – Low Density Residential)

EXHIBITS:

- A. Draft Resolution and Conditions of Approval
- B. Project Plans dated "Received June 2, 2025"
- C. Appeal Letter dated "Received August 4, 2025"
- D. Public Comments
- E. Location and Notification Map

STAFF RECOMMENDATION

Adopt a resolution upholding the Zoning Administrator's approval of an Administrative Design Review application, Case No. P25-0236, based on the required findings and subject to the draft Conditions of Approval listed in Attachment 1 to Exhibit A.

EXECUTIVE SUMMARY

On July 18, 2025, the Zoning Administrator (ZA) conducted a public hearing and approved an Administrative Design Review (ADR) application to install six approximately 15-foot-tall tennis court lights in the rear yard of an existing property located at 2207 Martin Avenue. On August 4, 2025, the neighbors/appellants located at 3520 Dennis Drive filed an appeal of the ZA's action to the Planning Commission.

Per PUD-148 (the development plan approved by the City Council on February 6, 2024), sports court lighting exceeding 8 feet in height requires ADR approval. As conditioned, staff recommends the Planning Commission find the proposal consistent with the design review standards as outlined in Pleasanton Municipal Code (PMC) Section 18.20.030, affirming the ZA's approval.

BACKGROUND

On August 23, 2023, the Planning Commission reviewed the proposed PUD-148 application for 2207 Martin Avenue and recommended approval to the City Council. The request was to apply R-1-40,000 District development standards to the property, with additional standards specific to a partially built tennis court located in the rear yard. During the public hearing, the applicant stated that while they had no immediate plans to install lighting, they did not want future lighting to be prohibited. Additional background related to the development history of the tennis court is provided in the [August 23, 2023, agenda report](#). On December 13, 2023, the Planning Commission reaffirmed and recommended approval of PUD-148 to the City Council.

The PUD-148 application was introduced to the City Council on January 16, 2024, and adopted on February 6, 2024. The approval established R-1-40,000 District development standards for the property, along with specific development standards for the tennis court. While tennis court lighting was not explicitly prohibited, the PUD requires ADR approval for any lighting installed above 8 feet in height.

On May 22, 2024, the ZA referred an ADR application to install six approximately 15-foot-tall tennis court lights to the Planning Commission for review and consideration. With respect to the lighting, neighbors expressed concerns regarding impacts on homes, the height of the light poles, and potential traffic hazards. The Planning Commission determined the lighting impact analysis lacked sufficient detail, making it difficult to assess potential lighting impacts on the neighboring properties. After reviewing all testimony and project materials, the Planning Commission denied the application. However, the Commission clarified the denial did not mean lighting could never be installed; rather, the specific proposal submitted was not supported by an adequate lighting study/analysis.

On June 2, 2025, staff received a second ADR application to install six approximately 15-foot-tall tennis court lights in the rear yard (“the Project”). In response to the Planning Commission’s comments from May 22, 2024, the applicant provided an updated and more detailed lighting/photometric study prepared by cBright Lighting, manufacturer lighting specifications, and an evaluation of the existing and proposed off-site lighting impacts (Exhibit B) .

On June 17, 2025, staff sent neighbor notices as part of the ADR process and received a request for a ZA hearing by the property owners at 3520 Dennis Drive. The ZA held a public hearing on July 18, 2025. During the notice period and at the hearing, neighbors expressed concerns regarding light pollution, visual blight, setting a precedent for future development, the proximity of lights to the adjacent residence to the north, disregard for zoning regulations, and the project’s history of unpermitted work relating to the tennis court. After considering all public comments, the ZA approved the ADR application, subject to the conditions outlined in Attachment 1 to Exhibit A.

The ZA’s action was appealed to the Planning Commission on August 4, 2025 (Exhibit C).

SITE AND AREA DESCRIPTION

The subject property is a flat, approximately 1.67-acre site located between Martin Avenue and Dennis Drive. It is developed with an approximately 4,173-square-foot two-story, single-family residence with an attached garage. The property includes several mature trees clustered near the center and is also thoroughly landscaped throughout. Surrounding the property to the north, south, and west are other single-family homes—consisting of one- and two-stories—

while to the east, across Martin Avenue, lies land owned by the Alameda County Flood Control and Water Conservation District (see Figure 1).

Figure 1: Aerial View of Vicinity



PROPOSED PROJECT

The applicant proposes to install six tennis court lights, each approximately 15 feet tall, around an existing rear yard tennis court (Exhibit B). The lights would be placed directly adjacent to the existing tennis court, with a side setback of approximately 6 feet from the northern property line (adjacent residence) and a rear setback of approximately 33 feet. Each light fixture would be downward-facing, equipped with anti-glare and an approximately 18-inch extension arm. The light fixture models are proposed: three light fixtures along the northern property line, each producing approximately 31,956 lumens, and three others producing approximately 37,424 lumens, for a combined total of approximately 208,138 lumens. The three light fixtures closest to the adjacent residence on the north side would also include shielding. Further, the project proposes automated light timers.

ANALYSIS

Consistency with General Plan and Zoning Land Uses:

General Plan

Although General Plan policies and programs do not explicitly address sports courts or lighting, at least three policies and programs address the need to retain the character of existing neighborhoods and minimize intrusions. As conditioned, staff finds the Project would meet the intent of the General Plan.

Zoning

The subject property is zoned PUD-LDR and is subject to the R-1-40,000 District development standards, as well as more site-specific development standards incorporated into the Conditions of Approval adopted as part of PUD-148.

Tennis Court Development Standards

The PMC does not address sports courts and associated lighting. However, the approval for PUD-148 includes specific tennis court development standards, which include the following:

- a. Allow fencing at a maximum height of 10 feet in height at the front and rear (narrow) ends of the tennis court.
- b. Allow fencing at a maximum height of 8 feet on the long sides of the tennis court, extending from the 10-foot-high corner poles to the service lines.
- c. Vining vegetation shall be planted to grow along the tennis court fencing, and tall, 5-gallon minimum vegetation shall be placed between the tennis court and northern property line fencing.
- d. The Applicant and neighbor (appellant) shall share repair costs of an approximately 7-foot-high solid wood fence along the northern property line between 2207 Martin Avenue and 3520 Dennis Drive. If the applicant and neighbor have not shared costs to pay for the repairs within six months of the effective date of this approval, the applicant shall be relieved of this condition.
- e. Tennis court lighting above 8 feet in height shall require Administrative Design Review.

Since the approval of PUD-148, the applicant has added vegetation on the northern property/fence line and increased the height of the existing wood fence at the rear (along Dennis Drive) from approximately 6 feet to 7 feet pursuant to an approved over-height-fence permit (Case No. P24-0196). The applicant has also completed construction of the step-down style tennis court fencing with vegetation as required by item c above (Exhibit B). Furthermore, the applicant is no longer subject to item d above due to the lapse of time.

The applicant proposes tennis court lighting consistent with, or below, industry standards for recreational tennis courts (see [May 22, 2024, agenda report](#) for industry standard analysis). Exhibit B includes a photometric study evaluating six anti-glare, approximately 15-foot-tall light poles with approximately 18-inch extension arms, three of which—on the north side—are equipped with shields. The lighting/photometric study also provides nighttime and footcandle color renderings illustrating the lighting impacts. Both renderings show the light focused downward toward the court with no spillover beyond the property boundaries.

According to the lighting/photometric study (Exhibit B), the proposed lighting, with the included mitigation measures, would result in zero light spillover to the adjacent north property or to Dennis Drive across the rear property line. In addition, existing vegetation provides further light mitigation. As part of the original tennis court and fencing approvals under PUD-148, a mix of plantings was installed and has since matured to a height of approximately 6 to 9 feet (Exhibit B).

The application also provides existing lighting conditions adjacent to/near the project site, including streetlights on Dennis Drive and garage lights from the adjacent property to the north at 3520 Dennis Drive. Staff believes the proposed tennis court lighting would not significantly increase the overall lighting in the surrounding area. As part of the ADR approval, the lights are

limited to operating between 7 a.m. and 10 p.m. daily. Additionally, a condition requires installation of an automatic timer to ensure the lights are not left on outside of these hours.

Appeal

The appellants filed an appeal of the ZA's determination on August 4, 2025 (Exhibit C). The bases of the appeal include:

- An alleged staff conflict of interest
- A claim that the ZA's reasoning for approval is not consistent with the Planning Commission's determination on May 22, 2024
- The overall tennis court project history.

In approving the application, the ZA considered all public comments, relevant development standards, and the Planning Commission's previous comments and determinations made at the public hearings held on August 23, 2023, and December 13, 2023. When recommending approval of PUD-148 and in their comments denying the first ADR application for tennis court lighting, the Planning Commission accounted for the potential of tennis court lighting, approved the tennis court location with an approximately 6-foot northern side setback, and established specific tennis court regulations, without prohibiting sports court lighting. Under PUD-148, tennis court lighting above 8 feet in height requires ADR approval. As such, the ZA focused on the design and lighting impacts of the proposal—not whether lighting would otherwise be allowed or subject to the R-1-40,000 District accessory structure setback of 20 feet. The ZA concluded that the project complies with PMC Section 18.20.030 design review criteria and the lot's applicable development standards set forth in PUD-148, subject to the Conditions of Approval.

DESIGN REVIEW CONSIDERATIONS

The PMC Section 18.20.030 sets forth the scope of review criteria to be addressed in reviewing projects subject to design review. These criteria are set forth in the draft Resolution included as Exhibit A. As described in Exhibit A and based on the information and analysis provided in this Agenda Report, staff recommends the Planning Commission make the required findings to affirm the Zoning Administrator's approval for ADR Case No. P25-0236.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within a 1,000-foot radius of the site (Exhibit E). At the time this report was published, staff received several comments expressing concern about the proposed tennis court lights. Noticed neighbors expressed concerns about the proximity of the tennis court lights to nearby residences, potential lighting and traffic impacts, the height of the light poles, aesthetic considerations, tennis court setbacks, and consistency with the Planning Commission's prior denial. Please see Exhibit D for full public comment details. Any additional public comments received after publication of this report will be forwarded to the Planning Commission.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures. Therefore, no environmental document accompanies this report.

SUMMARY/CONCLUSION

As proposed and conditioned, staff finds the proposed tennis court lighting would not adversely impact the surrounding uses. Conditions of Approval have been included as part of Project approval, which will ensure the safety and general welfare of the surrounding area and the City. Staff has reviewed the application and proposed plans and finds the tennis court lighting is consistent with general industry standards for residential tennis court lighting. Accordingly, staff recommends that the Planning Commission affirm the decision of the Zoning Administrator approving the ADR application, Case No. P25-0236, subject to the Conditions of Approval.

Primary Author: Diego Mora, AICP, Associate Planner, dmora@cityofpleasantonca.gov

Reviewed/Approved By:

Kimberly Cilley, Assistant City Attorney

Melinda Denis, Planning and Permit Center Manager/Deputy Director

**EXHIBIT A
ATTACHMENT 2**

RESOLUTION NO. PC-2025-19

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
PLEASANTON AFFIRMING THE ZONING ADMINISTRATOR'S DECISION TO
APPROVE AN APPLICATION FOR ADMINISTRATIVE DESIGN REVIEW (ADR) TO
INSTALL SIX, APPROXIMATELY 15-FOOT-TALL, TENNIS COURT LIGHTS IN THE
REAR YARD LOCATED AT 2207 MARTIN AVENUE, SUBJECT TO THE
CONDITIONS OF APPROVAL
CASE NO. P25-0236**

WHEREAS, on June 2, 2025, Meenu Gochhwal and Ashish Choudhary ("Applicant") applied for ADR approval under case No. P25-0236 to install six approximately 15-foot-tall, tennis court lights in the rear yard located at 2207 Martin Avenue (hereinafter "the Project"); and

WHEREAS, the subject property is designated Low Density Residential in the General Plan; and

WHEREAS, the zoning for the subject property is PUD-LDR (Planned Unit Development – Low Density Residential) District; and

WHEREAS, on September 10, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, all public comments and testimony, and findings.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the City of Pleasanton, does resolve, declare, determine, and order the following:

Section 1: Prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

Section 2: The Project is consistent with the adopted General Plan as it aligns with the applicable land use designations and supports the General Plan's Programs, Policies, and Goals related to retaining the character of existing neighborhoods and minimizing intrusions. The Project is also consistent with the R-1-40,000 District development standards, as modified by the specific development standards for the tennis court set forth in PUD-148.

Section 3: Findings for California Environmental Quality Act (CEQA)
Finds the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures. The addition of six approximately 15-foot-tall tennis court lights is considered construction of new small facilities or accessory structures and is consistent with the applicable site development standards. The Project does not involve the use of significant amounts of

hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, no additional environmental review is required.

Section 4: Criteria for Design Review Approval

With respect to the Administrative Design Review application, the Planning Commission finds the Project was reviewed and approved based on the nine criteria as required by Section 18.20.030 of the Pleasanton Municipal Code, which include the following:

1. Preservation of the natural beauty of the city and the project site's relationship to it;
2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and adjoining buildings;
3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;
4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;
5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;
6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;
7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings;
8. Integration of signs as part of the architectural concept; and
9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape.

With respect to the above criteria, the Planning Commission finds the Project, as conditioned, would preserve and enhance the City's aesthetic values and ensure the preservation of the public health, safety and general welfare. The Project is consistent with the allowable height, setbacks and other pertinent development standards of the PUD-LDR and subject to the R-1-40,000 District development standards in which it is located. The lighting is designed to harmonize and integrate with its surroundings by providing adequate illumination for the tennis court, while minimizing glare and spillover onto adjacent properties. The shielded, downward-directed tennis court lighting is appropriately sized and located in conformance with the existing property standards.

Section 5: The Planning Commission hereby affirms the Zoning Administrator's decision approving Case No. P25-0236, an Administrative Design Review application to install six approximately 15-foot-tall tennis court lights in the rear yard at 2207 Martin

Avenue, subject to the Conditions of Approval shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 6: The Planning Commission directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.

Section 7: This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time. A decision of the Planning Commission may be appealed to the City Council by any interested party within 15 days of the date of the decision.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on September 10, 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

Melinda Denis
Secretary, Planning Commission

Ken Morgan
Chair

APPROVED AS TO FORM:

Kimberly Cilley
Assistant City Attorney

EXHIBIT A
DRAFT CONDITIONS OF APPROVAL

P25-0236
2207 Martin Avenue
September 10, 2025

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community and Economic Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for an Administrative Design Review approval to install six, approximately 15-foot-tall, tennis court lights, in the rear yard on Assessor Parcel No. 946-1146-46, located at 2207 Martin Avenue. Development shall be substantially as shown on the project materials listed below:

- a. Project plans, Exhibit B, prepared by Meenu Gochhwal and Ashish Choudhary, owners, dated "Received" on June 2, 2025, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the "Approved Plans."

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** proposed development shall be in substantial conformance with the "Approved Plans", except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, building colors or materials, green building measures, landscape material, etc.
2. **EXPIRATION:** Administrative Design Review approval shall lapse and become void one year following the effective date of project approval, unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion or an extension has been approved by the City
3. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist

shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits

4. **LIABILITY AND INDEMNIFICATION:** To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

Tennis Court Lighting

5. All appropriate City permits shall be obtained prior to construction of the tennis court lighting
6. All six tennis court lights shall be down-directed so as to minimize any off-site light and glare, and be no taller than 15-feet measured vertically from the average elevation of the natural grade or finished grade, whichever is lower. **Project specific condition**
7. The three tennis court lights on the north side of the tennis court shall be shielded to minimize any off-site lighting spillover. **Project specific condition**
8. Light trespass across property lines onto adjacent residential property shall be limited to 0.1 foot-candle. **Project specific condition**
9. Hours of Illumination. No person or persons shall turn on, or allow to be left on, tennis court lights between 10:00 p.m. and 7:00 a.m. daily. **Project specific condition**
10. Tennis court lights shall be on a timer which allows for a maximum duration of lighting that does not exceed two hours before shutting off lights to help ensure that lights are not inadvertently left on beyond the times specified above. **Project specific condition**
11. Final inspection by the Planning Division is required prior to use of tennis court lighting. **Project specific condition**
12. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment, or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV)

noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.

END

RECEIVED

06.02.25

P25-0236

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

APPROVE

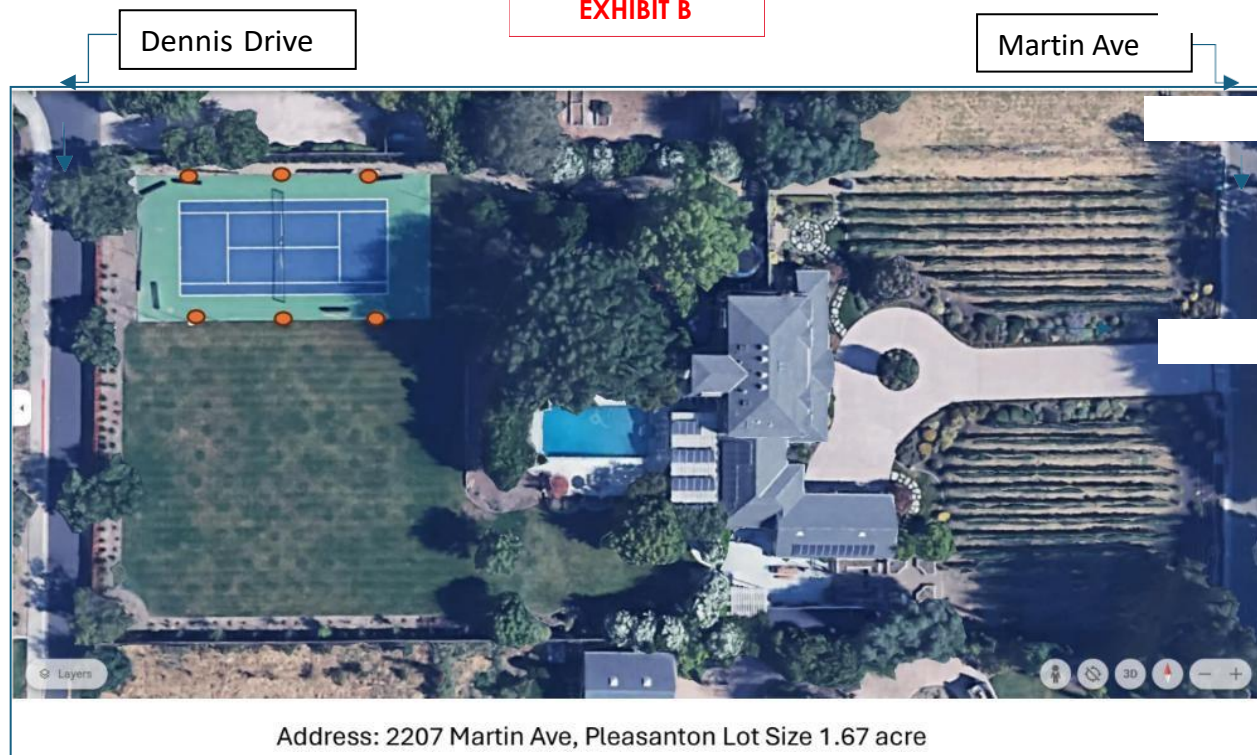
PERMIT NO.: P25-0236

DATE: 07.18.25

INITIALS: DM

CITY OF PLEASANTON
PLANNING DIVISION

**Exhibit B
Attachment 2**



Parcel number: 946114646 – Owner: Meenu Gochhwal/Ashish Choudhary

Project Overview and Scope:

- Installation of six 15-foot-tall light poles equipped with LED fixtures around the tennis court, as highlighted in orange.
- The poles will be positioned next to the court approximately 6 feet away from the adjacent neighbor's property fence and approximately 33 feet from the rear property line.
- Each light fixture includes an 18-inch extension arm, positioning the light fixtures further into the court and away from the adjacent property.
- Fixtures will be downward-facing and equipped with anti-glare features and shields (on three fixtures adjacent neighbors' side) to prevent any light spillover beyond the neighboring fence line.
- Tennis court Lights will have a light timer to ensure shut off of lights.

Features of the light fixtures

➤ Pole Heights:

- 15 ft Poles vs industry standard of min 20ft

➤ Fixture Orientation:

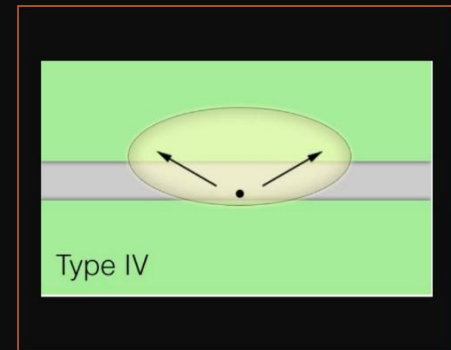
- Fixtures pointing downwards with no tilt

➤ Light Control:

- Shields for minimal light spillover

➤ Optics and Glare Reduction:

- Type 4 Optics use - Type 4 optics provide a forward throw distribution,
- Designed to illuminate large, rectangular areas such as tennis courts, with minimal light spillover.
- Anti Glare



Reducing Light Spillover with Shields

➤ Use of Shields:

- To further minimize light spillover, we have incorporated shields on our tennis court lights. These shields are specifically designed to direct light downward onto the court, preventing it from spilling over into neighboring properties.

➤ Benefits of Shields:

- **Focused Illumination:** Shields ensure that the light is concentrated where it's needed—on the tennis court.
- **Reduced Glare:** By controlling the direction of the light, shields reduce glare that can be distracting to both players and neighbors.
- **Enhanced Privacy:** Neighbors' properties remain dark, preserving their privacy and preventing light pollution.



Light distribution without Back Light Shield



Light distribution with Back Light Shield



Extension arm 18" long being used positioning the light fixtures further into the court and away from the adjacent property.



Single Arm Tennis (SAT)

Proactive Privacy and Screening Measures

To ensure privacy and mitigate any visual impact, the following landscaping and screening have been implemented:

- Mature 25-foot trees already line half the property boundary.
- For the remaining half, six new 24 G trees (8–9 feet tall) and privet hedges (now 6–7 feet tall) have been planted along both the rear and adjacent fences.
- Structural screening is further enhanced by a 6-foot fence on the adjacent side and a 7-foot fence at the rear.



Existing Illumination in Surroundings

Though the adjacent neighbor already has garage door lights and there is a streetlight at the rear of the property, the lighting design ensures that the neighbor's driveway and garage remain unaffected by the tennis court lighting.





Street light view from the rear road

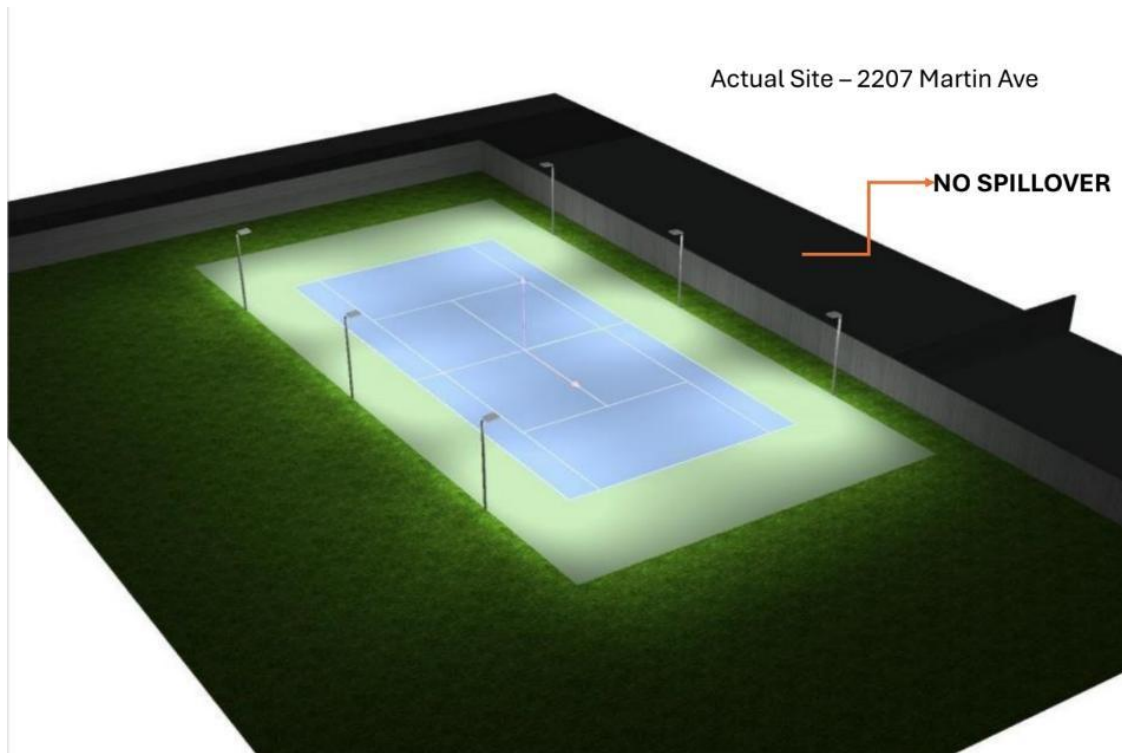


Street light view from our lawn side

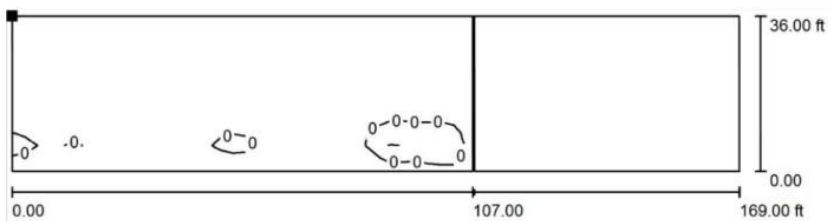
Lighting Impact and Neighbor Consideration

Photometric visuals confirm that:

- No light spillover occurs onto adjacent or rear properties.
- The lighting direction and shielding comply with best practices to preserve neighboring privacy and minimize visual intrusion.

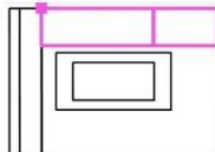


Exterior Scene 1 / Neighbor's property / Surface 1 / Isolines (E)



Position of surface in external scene:
Marked point:
(-69.000 ft, 69.999 ft, 0.000 ft)

Values in Footcandles, Scale 1 : 369



NO Spillover on neighbors' property

Grid: 12 x 56 Points

E_{av} [fc]
0.00

E_{min} [fc]
0.00

E_{max} [fc]
0.00

Request for Approval

We have taken all reasonable and proactive steps to be thoughtful neighbors, ensuring our lighting remains fully contained within our property boundaries.

We kindly request the City's approval based on this detailed scope, design approach, and the enclosed supporting photometric documentation.



2207 Martin Ave
Pleasanton, CA 94588

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RECEIVED

06.02.25

P25-0236

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

APPROVED

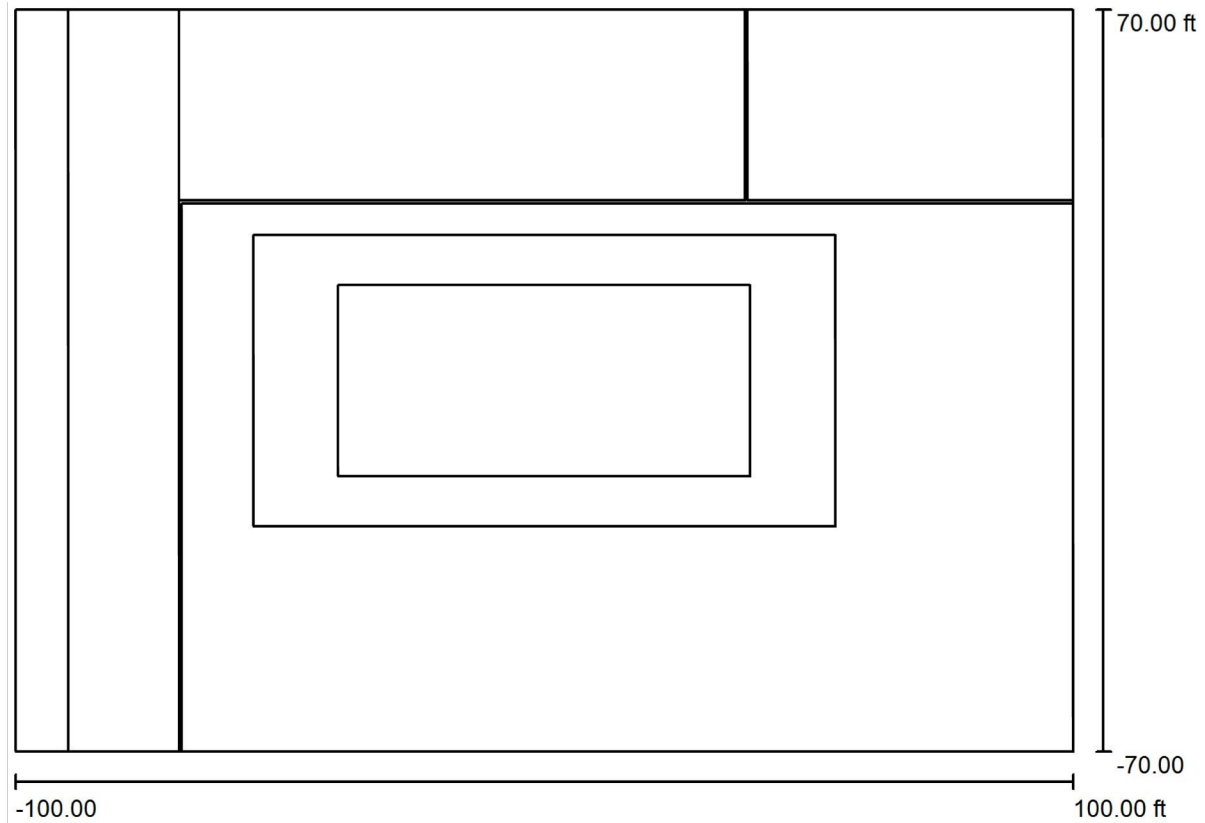
PERMIT NO.: P25-0236

DATE: 07.18.25

INITIALS: DM

CITY OF PLEASANTON
PLANNING DIVISION

Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Planning data**Luminaire Parts List**

Scale 1:436

No.	Pieces	Designation (Correction Factor)	Φ (Luminaire) [lm]	Φ (Lamps) [lm]	P [W]
1	3	EL-NED-240(TC) (1.000)	37424	37424	240.0
2	3	EL-NED-240(TC)-Z3A (1.000)	31956	37424	240.0
Total:			208138	224544	1440.0

Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Luminaire parts list

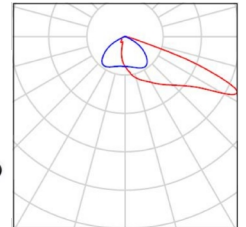
3 Pieces EL-NED-240(TC) 5000K

Luminous flux (Luminaire): 37424 lm

Luminous flux (Lamps): 37424 lm

Luminaire Wattage: 240.0 W

Luminaire classification according to CIE: 99 CIE flux code: 39
82 98 99 100



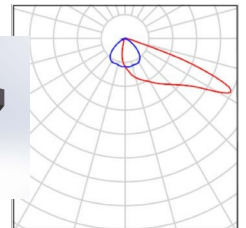
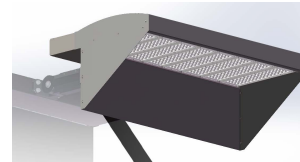
3 Pieces EL-NED-240(TC)-Z3A 5000K **This fixture is with Shield**

Luminous flux (Luminaire): 31956 lm

Luminous flux (Lamps): 37424 lm

Luminaire Wattage: 240.0 W

Luminaire classification according to CIE: 99 CIE flux code: 41
82 99 99 85



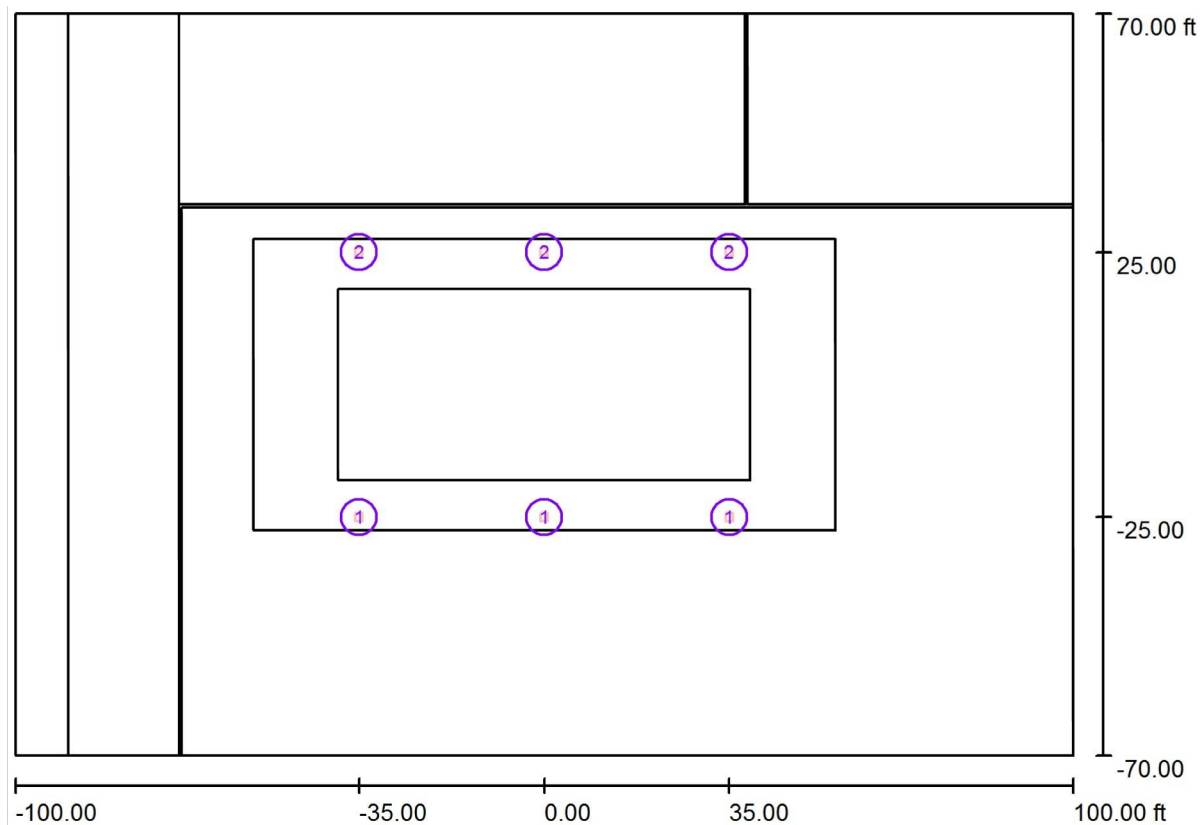
18" extension single arm to be used for poles



Single Arm Tennis
(SAT)



Operator
Telephone
Fax
e-Mail

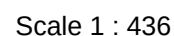
Exterior Scene 1 / Luminaires (layout plan)

Scale 1 : 436

Luminaire Parts List

No.	Pieces	Designation
1	3	EL-NED-240(TC)
2	3	EL-NED-240(TC)-Z3A

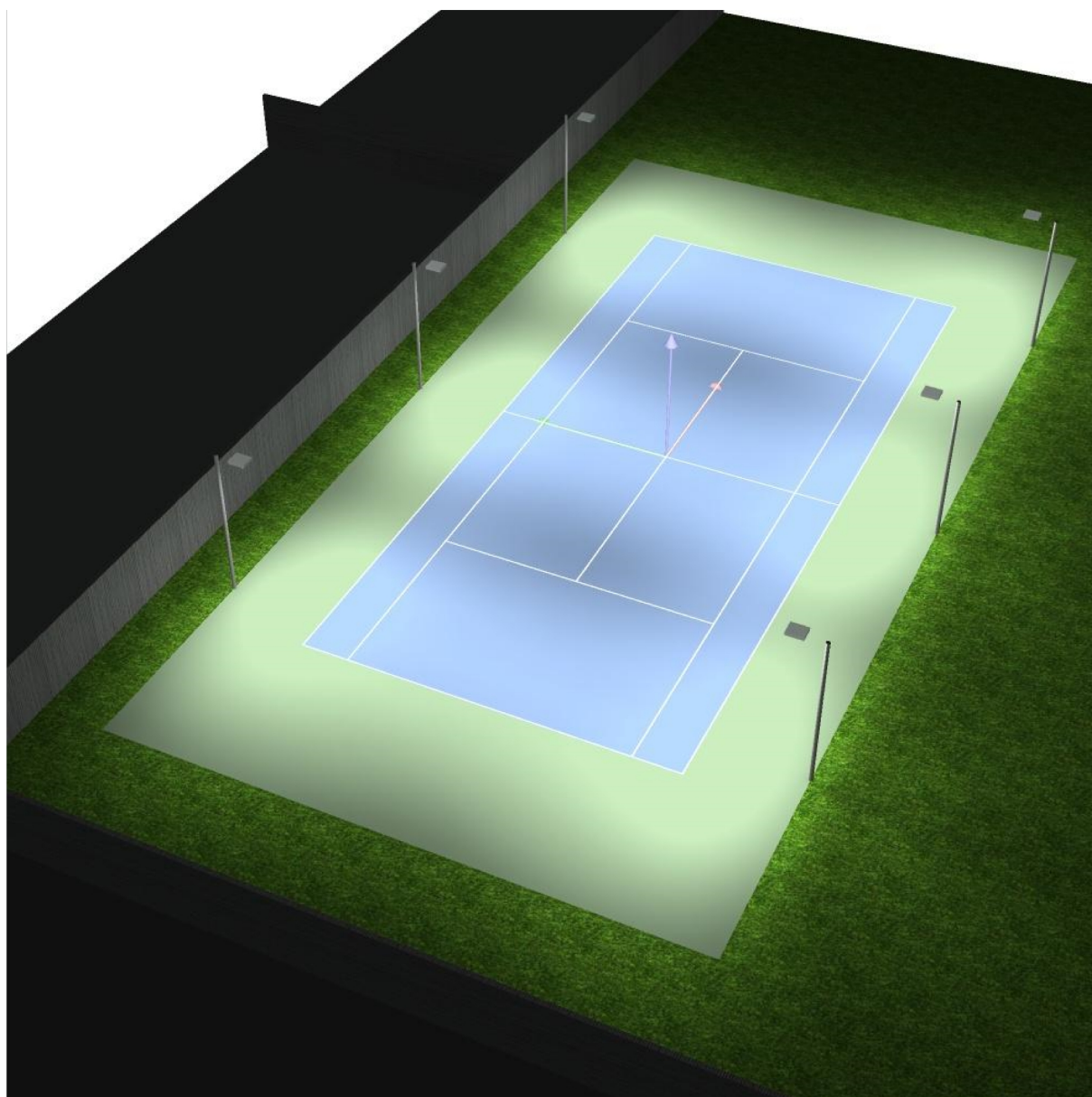
Exterior Scene 1 / Pole (layout plan)



No.	Pieces	Designation
1	6	pole-15ft

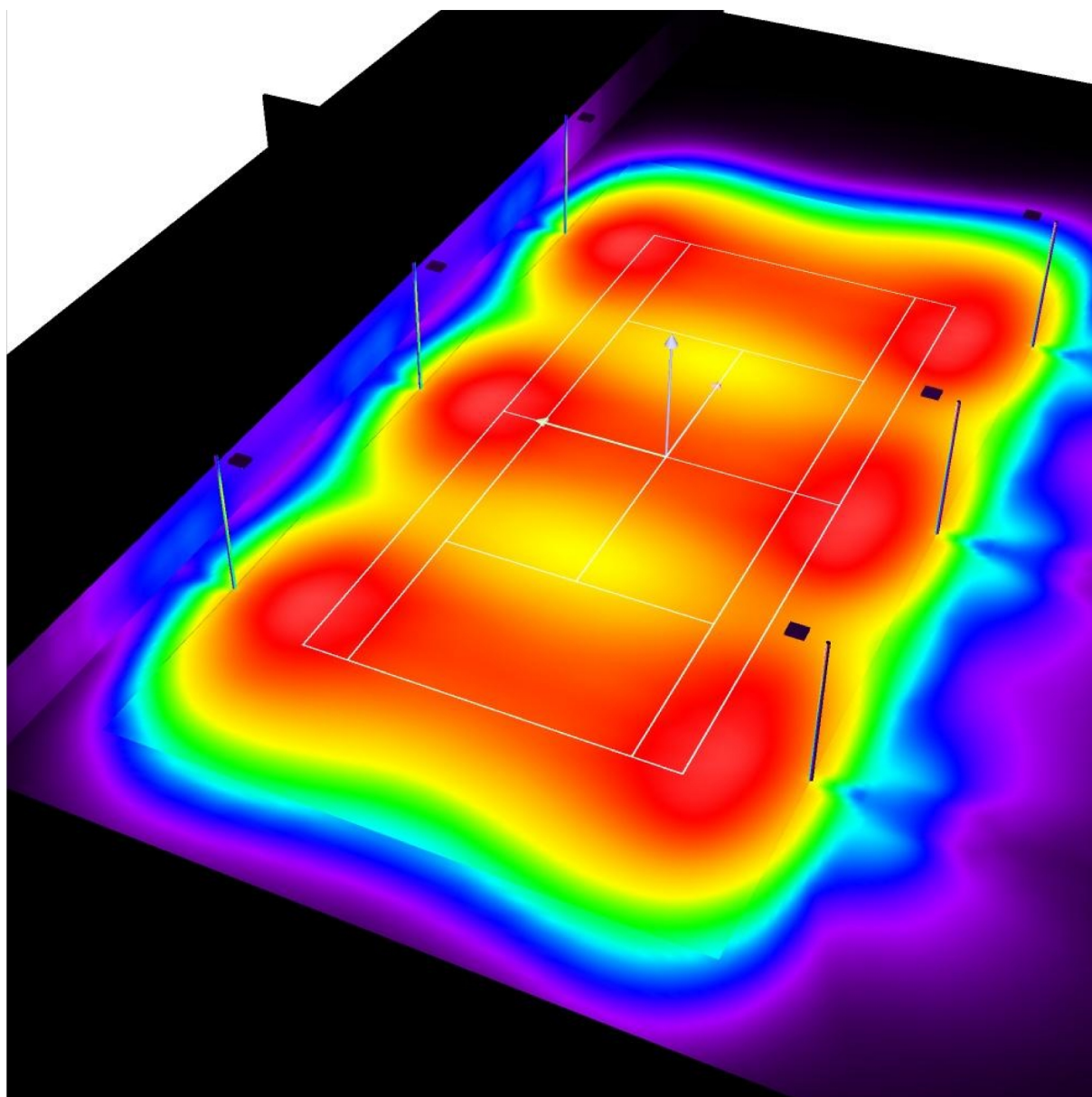
Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / 3D Rendering



Operator
Telephone
Fax
e-Mail

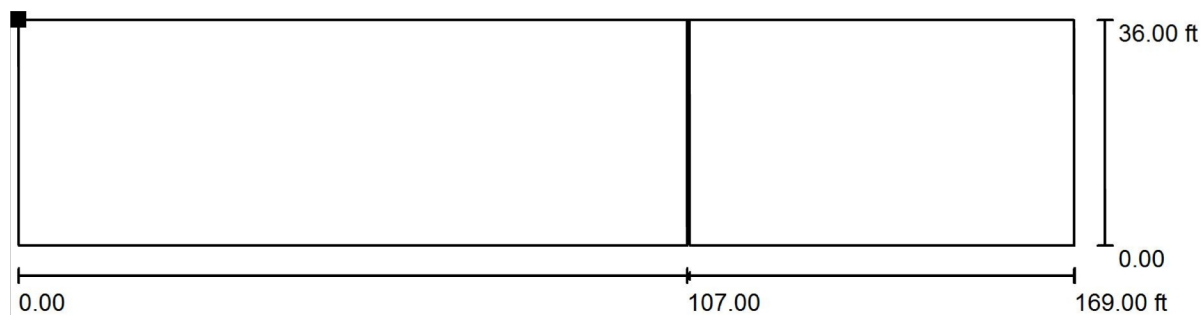
Exterior Scene 1 / False Color Rendering



0.09 1.50 2.50 4.50 7.50 13.00 21.50 36.00 60.00 fc

Operator
Telephone
Fax
e-Mail

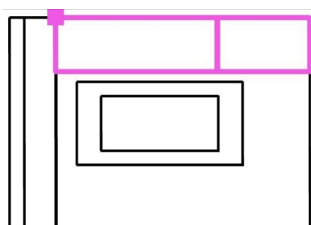
Exterior Scene 1 / Neighbor's property / Surface 1 / Isolines (E)



Position of surface in external scene:

Marked point:

(-69.000 ft, 69.999 ft, 0.000 ft)



Values in Footcandles, Scale 1 : 369

Grid: 12 x 56 Points

E_{av} [fc]
0.00

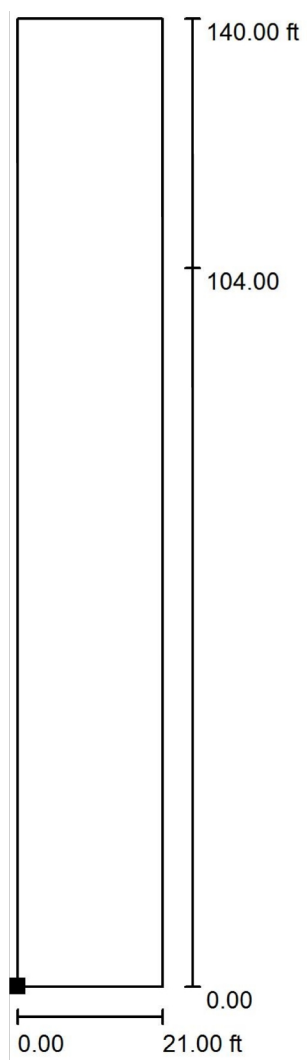
E_{min} [fc]
0.00

E_{max} [fc]
0.00

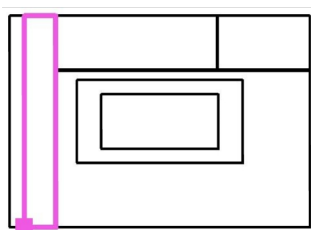
Zero Light Spillover Onto Adjacent-Side Property Along Dennis Drive

Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Dennis Dr / Surface 1 / Isolines (E)



Position of surface in external scene:
Marked point:
(-90.000 ft, -69.999 ft, 0.000 ft)



Values in Footcandles, Scale 1 : 334

Grid: 7 x 47 Points

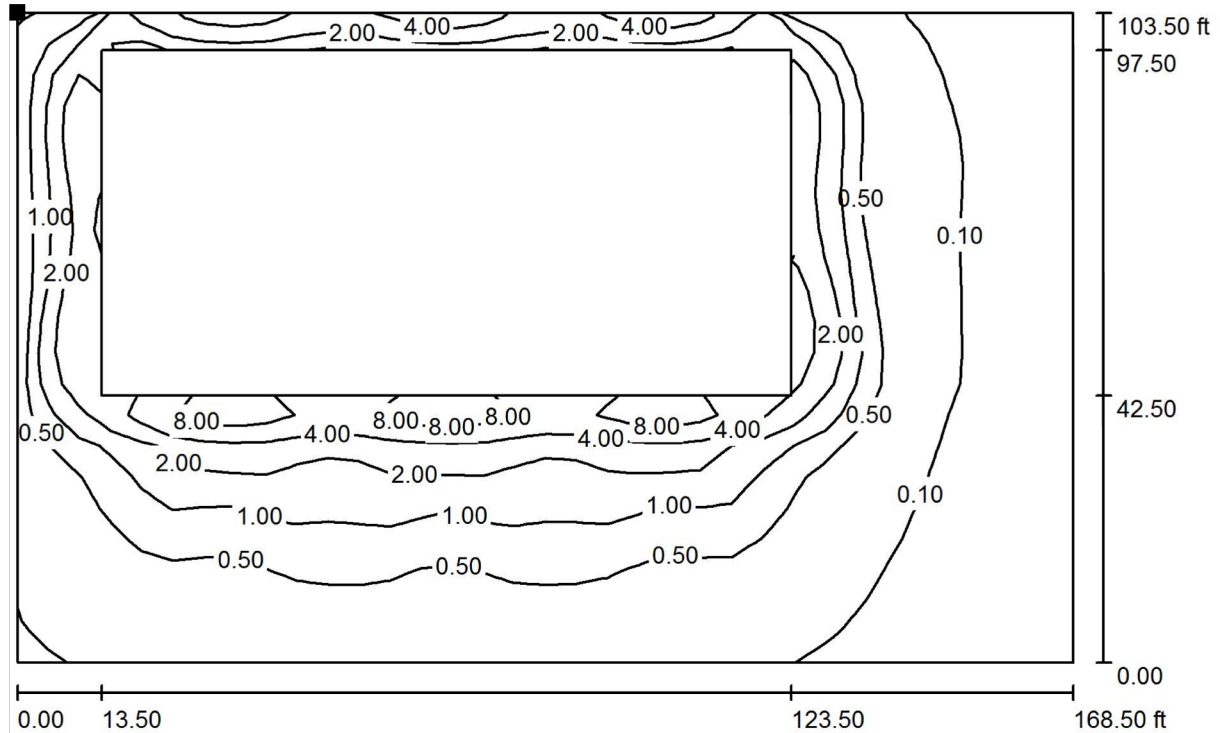
E_{av} [fc]
0.00

E_{min} [fc]
0.00

E_{max} [fc]
0.00

Zero Light Spillover Onto Rear-Side Properties Along Dennis Drive

Operator
Telephone
Fax
e-Mail

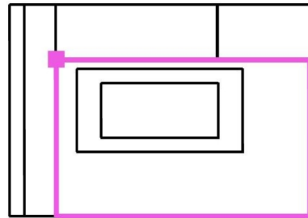
Exterior Scene 1 / Yard / Surface 1 / Isolines (E)

Values in Footcandles, Scale 1 : 368

Position of surface in external scene:

Marked point:

(-68.500 ft, 33.500 ft, 0.000 ft)

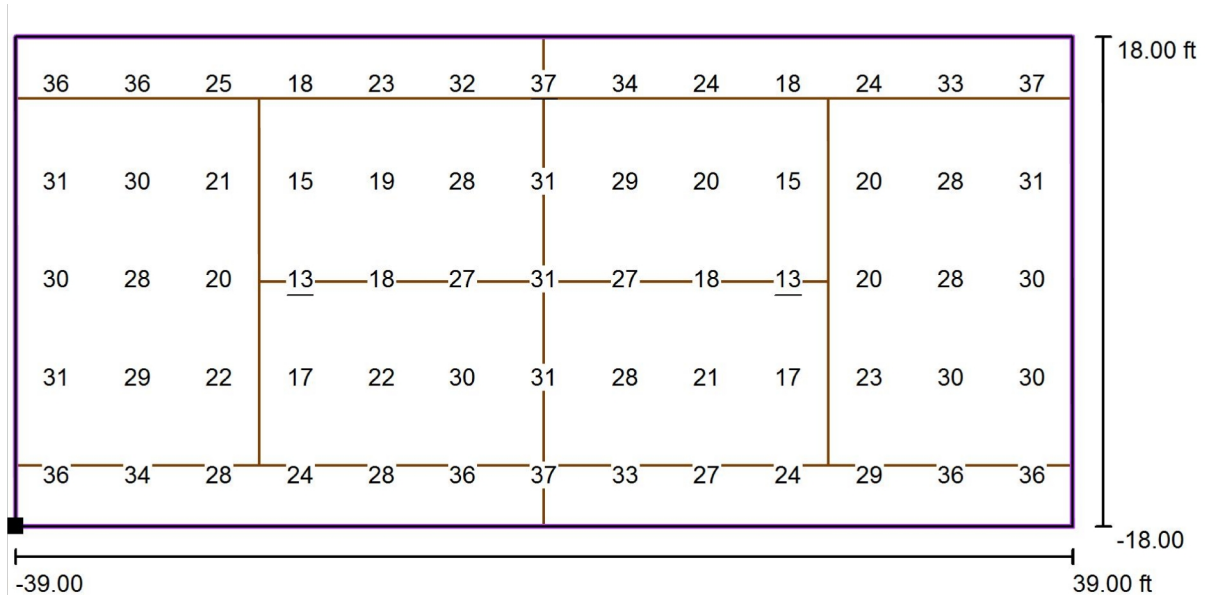


Grid: 21 x 34 Points

 E_{av} [fc]
1.48 E_{min} [fc]
0.02 E_{max} [fc]
17

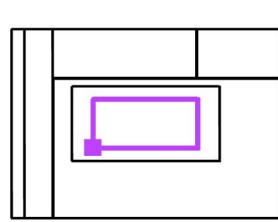
Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 1 Calculation Grid (PA) / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 170

Position of surface in external scene:
Marked point: (-39.000 ft, -18.000 ft,
0.000 ft)



Grid: 13 x 5 Points

E_{av} [fc]
27

E_{min} [fc]
13

E_{max} [fc]
37

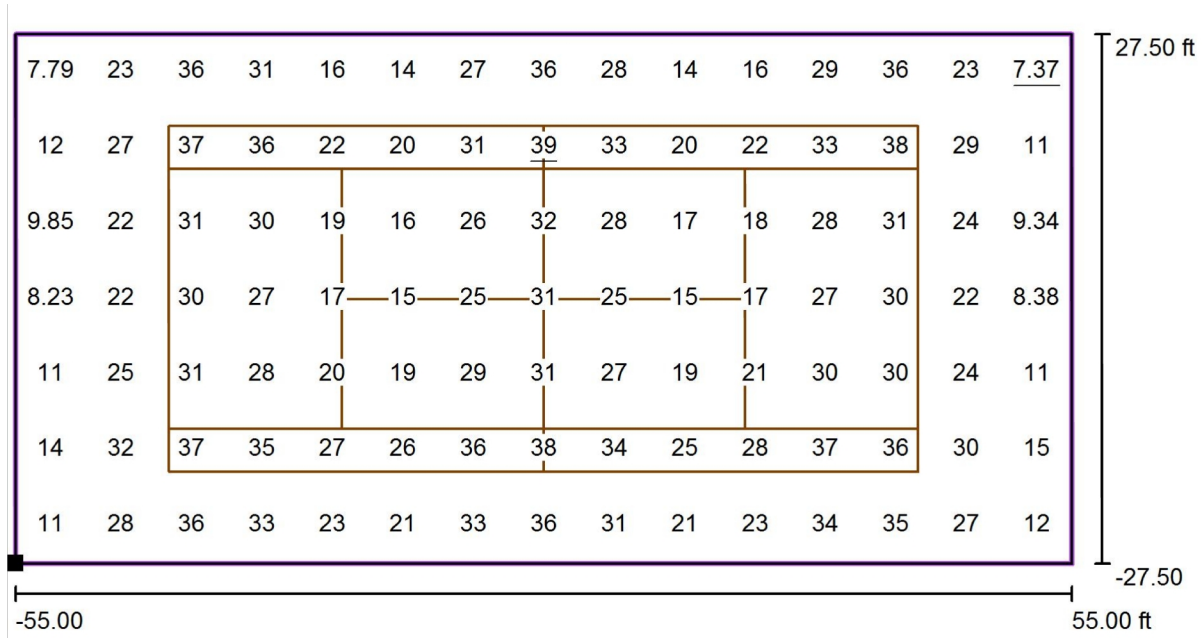
$u0(E_{min} / E_{av})$
0.50

E_{min} / E_{max}
0.36

E_{min} / E_{max} - This is measure of lighting uniformity in the court.

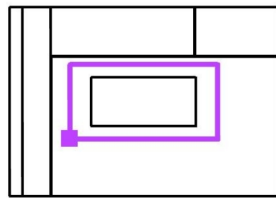
Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Tennis 1 Calculation Grid (TA) / Value Chart (E, Perpendicular)



Values in Footcandles, Scale 1 : 240

Position of surface in external scene:
Marked point: (-55.000 ft, -27.500 ft, 0.000 ft)



Grid: 15 x 7 Points

E_{av} [fc]
25

E_{min} [fc]
7.37

E_{max} [fc]
39

$u0(E_{min} / E_{av})$
0.30

E_{min} / E_{max}
0.19

E_{min} / E_{max} - This is measure of lighting uniformity in the court.

This letter is written by
Ray and Michele Peterson
3520 Dennis Drive
Pleasanton, CA

P25-0236

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

We are appealing the outcome of the Zoning Hearing dated July 18, 2025, regarding application P25-0236.

1. There is a conflict of interest with this application for 6 15-ft tennis court lights.

The Zoning Administrator responsible for making a decision on this application is the same planner who responded to the applicants' original inquiry about a tennis court with lights and fencing, disregarding any permits or setback requirements on an

R-1-40,000 lot.

The ZA also acknowledged that the applicants contacted him AFTER the court was already poured, 6 feet from the property line and light bases in place.

So essentially, the setbacks in place now were determined by the applicants themselves and the project was never just flat work.

See Attachment A.

2. When approving application P25-0236, the ZA's reasoning is not consistent with the Agenda Report for the Planning Commission meeting of May 22, 2024, written by the planning staff.

The report states:

"The addition of six (6) tennis court lights, not to exceed 15 feet, in height is considered construction of new small facilities or accessory structures."

The ZA stated the lights are now separate, not part of the "package", therefore not bound by the setback requirements of an accessory structure.

He gave no basis for this statement.

In this same meeting, the commissioners confirmed with planning staff that the setbacks for this project should have been 20 feet.

See Attachment B.

In summary, from day 1 this project has been about the setbacks, more specifically the lack of setbacks. The applicants have cited the email written by the ZA as approval for their project.

The entire email, written on August 22, 2022, (after the court was poured on August 20, 2022), was not made public until the second Planning Commission meeting on December 13, 2023, when the applicants included it in their agenda packet for said meeting.

In our opinion, withholding this email was a lack of transparency on the part of the planning department and all of their recommended approvals have come after the fact, including "site specific standards" as part of the PUD-148 approval to allow the court to remain in its location, without the required 20 foot setback.

Since the lights were not included in the PUD-148 approval, they should have the 20 foot setback requirement for accessory structures on a R-1-40,000 lot.

Thank you for your consideration,
Ray and Michele Peterson

EXHIBIT A



Aashish Choudhary

Re: Question on permit requirement for Tennis Court

7. *Staphylococcus aureus*

pod "podjetništvarina gov"

To: Ashish Choudhary
Cc: Meenu Goel

Mon, Sep 22, 2020 at 4:35 PM

State Action

Thanks for your inquiry. The town court would not require any Planning review or permits. The same for the 10-foot high fence from a Planning perspective, but again it cannot exceed 20 feet at any point. A Building permit would be require for the fence.

Regarding the lights, if they exceed 10 feet in height, they would be required to go through Administrative Design Review with the Planning Division first and then obtain Building Permits. I have attached the submittal requirements and application for the Administrative Design Review process.

Once you are ready to submit, please ~~go~~ **go** to ~~the~~ **the** Planner on Duty using ~~the~~ **the** link:

http://www.cityofpasadena.gov/dept/cdp/planning/electronic_planning_submission.asp

Please note the Administrative Design Review process requires the City to send notice to the neighbors. As the Zoning Administrator who sits on hearings regarding neighbor disputes, I would highly recommend you speak with the neighbors regarding your proposal. We do not get many applications for tennis courts, especially with lighting, and so speaking with the neighbors in advance may settle any concerns before they arise.

Additionally, please make sure you provide full specs on the lights including their height (15-foot-tall maximum) and proposed shielding, operational times, etc.

Please let us know if you have any questions.

Base.

Eric Luchini
Planner on Duty, Planning Division
Community Development Department
C: 925-437-4009
F: 925-931-5483
polo@cityofpasadenaca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



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<https://doi.org/10.1016/j.jmb.2019.04.001>

09/06/2017 2:58 PM

Correct - For Question no permit requirement for Salvage Court

From: Ashish Choudhary
Sent: Monday, August 22, 2022 5:01 PM
To: post@polytechnicmumbai.gov
Cc: Manish Gaurhwal

RESOLUTION NO. PC-2024-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING AN APPLICATION FOR ADMINISTRATIVE DESIGN REVIEW (ADR) TO INSTALL SIX (6) TENNIS COURT LIGHTS, NOT TO EXCEED 15 FEET IN HEIGHT, LOCATED AT 2207 MARTIN AVENUE, AS FILED UNDER CASE NO. P24-0278

WHEREAS, on April 12, 2024, Meenu Gochhwal and Ashish Choudhary ("Applicant") applied for ADR approval under case No. P24-0278 to install six approximately 15-foot-tall tennis court lights located at 2207 Martin Avenue ("Property"); and

WHEREAS, the Property is designated Low Density Residential in the General Plan; and

WHEREAS, the zoning for the Property is PUD-LDR (Planned Unit Development – Low Density Residential) District; and

WHEREAS, on May 22, 2024, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff concerning this application, and received testimony from the applicant and interested parties.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written staff reports and all public comment and testimony:

Section 1: Finds that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures. The addition of six (6) tennis court lights, not to exceed 15 feet, in height is considered construction of new small facilities or accessory structures.

Section 2: Criteria for Design Review Approval

With respect to the Administrative Design Review application, the Planning Commission finds that the project was reviewed and approved based on the nine criteria as required by Section 18.20.030 of the Pleasanton Municipal Code which include the following:

1. Preservation of the natural beauty of the city and the project site's relationship to it;
2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and adjoining buildings;



Re: Installation of tennis court light

From Xiaoqinggrace <[REDACTED]>

Date Tue 9/2/2025 8:54 PM

To Diego Mora <DMora@cityofpleasantonca.gov>

Dear Ms. Mora,

I have received a card from the City regarding the installation of six 15 foot tall tennis court lights at 2207 Martin Ave. (P25-0236) The tennis court backs to Dennis Drive and is next to my house. The 15 foot tall lights should not be allowed. I am asking your help to notify the City Planner and request that lights should not be any higher than 8 feet.

Thank you in advance for your help. Let me know if you have any questions.

Regards,

Xiaoqing He



Sent from my iPhone



P25-0236 - public comment

From Valerie Arkin <[REDACTED]>
Date Tue 9/2/2025 8:59 PM
To Diego Mora <DMora@cityofpleasantonca.gov>

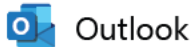
Hello Mr. Mora,

We received a yellow card in the mail regarding P25-0236 Tennis Court Lights, 2207 Martin Avenue. This residence is close to our residence. Erecting 15 foot lights on this property, where it will illuminate the Walnut Glen neighborhood adjacent to their back fence is unreasonable. If the code allows 8 feet, that should be sufficient for this lighting. 15 feet, however, creates a lot of impacts to neighbors.

Additionally, it is my understanding that this has been rejected by the Planning Commission multiple times.

Please deny this unreasonable height for lighting of this backyard tennis court. Furthermore, please ensure that this denial is clear and in writing in order to prevent this applicant from again coming back with the same request.

Brian and Valerie Arkin
[REDACTED]



Comment on P25-0236 - Tennis Court Lights - 2207 Martin Ave

From Nagar Family <[REDACTED]>

Date Tue 9/2/2025 11:36 PM

To Diego Mora <DMora@cityofpleasantonca.gov>

Dear Mr. Mora,

I am a resident of Pleasanton, living at [REDACTED] since 2005. I'm unable to attend the public hearing on Sep 10th, so I'm sending my comments in this email. I protest the installation of these lights. While it may be the backyard for the residents of 2207 Martin Ave, it is directly in front of our neighborhood (Walnut Glen). As a long term resident of this neighborhood, I request you to deny this proposal for the following reasons:

1. **Light Pollution and Disturbance:** Bright lighting on elevated poles will cause significant light spill and glare affecting the surrounding homes, interfering with Walnut Glen residents' enjoyment of their property and negatively impacting the tranquility of the neighborhood.
2. **Privacy Invasion:** Such powerful lighting will lead to inadvertent intrusion of light into neighboring properties during evenings and nighttime, compromising personal privacy.
3. **Potential Traffic and Noise:** The use of bright tennis court lights will encourage prolonged play into late hours, potentially increasing noise levels and neighborhood disturbance.
4. **Aesthetic Impact:** The high poles and bright fixtures may detract from the character and appearance of a residential environment.

I register my protest to allow this to be approved and request that you deny this appeal.

Regards,
Niranjan



P25-O236 Tennis Court Lights 2207 Martin Avenue

From Tamra Girvan <[REDACTED]>

Date Wed 9/3/2025 12:01 AM

To Diego Mora <DMora@cityofpleasantonca.gov>

Dear Mr. Mora,

We are writing to ask you to please not approve the tennis court lights that are not in compliance for the address at 2207 Martin Avenue. The lights are taller than what is allowed, and these lights will be intrusive to the surrounding neighbors. The lights will shine in people's home and yards. This person has already been denied this request and keeps applying. When will this come to an end?

Thank you for your consideration,

Dan and Tamra Girvan
[REDACTED]



Martin Avenue request for lighting

From Michelle Kloos <[REDACTED]>
Date Wed 9/3/2025 12:33 PM
To Diego Mora <DMora@cityofpleasantonca.gov>
Cc Mike Kloos <[REDACTED]>; Alan Shapiro <[REDACTED]>

Hello Diego,

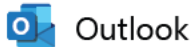
This is Michelle Kloos from [REDACTED], responding to the request for lighting for the address on Martin Ave.

I cannot support this request. The tennis court installation did not have approval until after the concrete was poured. The court is not the required distance from the adjacent neighboring fence. Dennis Drive should be widened. The gates at the back of the 2 adjacent parcels on Martin Ave. that back up to Dennis Drive should be removed.

Thank you,

Michelle Kloos
[REDACTED]

[Sent from AT&T Yahoo Mail for iPhone](#)



P25-0236, Tennis Court Lights, 2207 Martin Avenue

From [REDACTED] <[REDACTED]>
 Date Wed 9/3/2025 1:05 PM
 To Diego Mora <DMora@cityofpleasantonca.gov>

1 attachment (1 MB)
 Exhibit A.pdf;

Dear Mr. Mora,

This letter serves as an unequivocal objection to Application P25-0236 for approval to install approximately six 15-foot-tall tennis court lights at the property located at 2207 Martin Avenue. I was informed of this proposal via the "Planning Division – Notice of Public Hearing" dated August 28, 2025.

I find it deeply concerning that this application has even reached this stage, given the property owner's previous attempt to install similar structures was outright DENIED by the City of Pleasanton Planning Department. The fact that the same homeowner is now resubmitting a virtually identical proposal demonstrates a blatant disregard for established zoning regulations, the well-being of the surrounding neighbors and the Planning Department's prior well-reasoned decision.

Contradiction of Prior Assurances

During the Planning Commission meeting on August 23rd for application PUD-148, the homeowner/applicant publicly and unequivocally stated that they were **no longer proposing or intending to install tennis court lighting** (see Exhibit A). This crucial assurance was the basis for the Commission's motion and the neighbors' agreement to the proposed location of the tennis court fence heights and poles. The neighbors' approval of the 8-foot and 10-foot fence heights was granted in good faith. *Any installation of tennis court lights must adhere to the strict location and heights of the tennis court fencing and poles*

The Zoning Administrator's approval to install six 15-foot-tall light poles completely invalidates this prior agreement. It demonstrates a clear disregard for the neighbor's concerns and the integrity of the Planning Commission process.

The City erred by not including the lighting prohibition in the motion. This is an opportunity for the City to take responsibility for their mistake and deny the Zoning Administrator's decision.

Violation of Setback Regulations

The proposed location of the light poles—approximately 6 feet from the adjacent neighbor's property fence—is a direct violation of the required 20-foot side yard setback. This is a non-negotiable zoning requirement designed to ensure adequate space between structures and property lines, preserving privacy and preventing encroachment.

The proposal asks for a variance without any justification, seemingly relying on the assumption that the lights would be treated differently than other permanent structures. However, these 15-

foot-tall poles are clearly permanent fixtures and must adhere to all setback regulations. Granting an exception would create an unfair and unequal application of zoning laws.

Summary and Recommendation

In summary, the application for tennis court lighting should be denied because it:

- **Directly violates explicit and documented assurances** made to the Planning Commission and neighbors.
- **Betrays the good faith agreement** that led to the approval of the tennis court fence heights.
- **Clearly violates the 20-foot side yard setback** requirement, a fundamental zoning regulation.

Allowing this proposal would reward deceptive practices and undermine the purpose of public hearings and planning regulations. The project, as now proposed, is significantly different from the one for which community and Planning Commission support was granted. The only correct course of action is to deny the installation of tennis court lighting and require the project to adhere to the previously approved plan.

Summary and Recommendation

In summary, the approval by the Zoning Administrator for tennis court lighting must be denied because it directly violates the project's established Development Standards, contradicts prior assurances made to the public and the Planning Commission, and violates existing setback regulations. These are not minor issues; they represent a fundamental change to the project that was not part of the original approval process. The only correct course of action is to deny the installation of tennis court lighting.

Alan Shapiro



EXHIBIT A

On Aug 31, 2023, at 3:03 PM, Diego Mora <DMora@cityofpleasantonca.gov> wrote:

Good Afternoon Ms. Peterson,

Thank you for attending the Planning Commission meeting last week. It was a pleasure to meet you in person.

Per the Planning Commission's motion at the Planning Commission meeting on August 23rd for applicaiton PUD-148, attached are the Commission's recommended conditions of approval to the City Council.

Although the applicant's narrative (also referred as 'Development Plan') proposes tennis court lighting, the discussion at the Planning Commission meeting was clear that no lighting is proposed. Unfortunately, for how the Planning Commission meeting regarding this item occurred, the motion did not specifically mention or addressed lighting. This was in result of the public comment by the applicant/property owners that they are no longer proposing tennis court lighting - nor do they intend to. Additionally, staff will be clear in the staff report to the City Council that no lighting is proposed or intended for the tennis court as part of this applicaiton.

Please note that the applicaiton is tentatively scheduled for the September 19, 2023 City Council meeting.

Let me know if you have any questions.

Best,

Diego Mora

Assistant Planner, Community Development Department

925-931-5618

dmora@cityofpleasantonca.gov

From: Diego Mora <DMora@cityofpleasantonca.gov>

Date: September 8, 2023 at 12:54:55 PM PDT

To: Michele Peterson <[REDACTED]>

Subject: Re: Courtesy Notice of application PUD-148 (2207 Martin Ave) Conditions of Approval

Hello Ms. Peterson,

Thank you for your email and sharing your concerns. As a result of the Planning Commission discussion and Public Comments/agreement, Staff is recommending a condition of approval clarifying outdoor lighting to illuminate the tennis court is prohibited. You will see the Condition of Approval (along with the rest) in the published staff report for the City Council hearing (approx. Sept. 12th). I will notify you when the agenda packet is published. With respects to the Administrative Design Review (ADR), the tennis court and future modifications of the tennis will be subject to the ADR process. Please see our ADR handout that describes the process: <blobdload.aspx> (cityofpleasantonca.gov) - includes neighbor noticing .

I hope you find this clarification well. Please let me know if you have additional questions.

Best,

Diego Mora

Assistant Planner, Community Development Department

925-931-5618

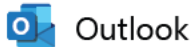
dmora@cityofpleasantonca.gov

Site Development and Building Design

3. DEVELOPMENT STANDARDS: Primary (existing single-family residence) and accessory structures and uses shall be those of the R-1-40,000 (One-Family Residential) District of the Pleasanton Municipal Code. **Project specific condition.**
4. TENNIS COURT: Subject to the City's Administrative Design Review process and the following development standards:
 - a. Allow fencing approximately 10 feet maximum in height at the front and rear (narrow) ends of the existing tennis court.
 - b. Allow fencing approximately 8 feet maximum in height, on the long sides of the existing tennis court, extending from the existing approximately 10-foot corner poles to the service lines.
 - c. Vining vegetation will be planted to grow along the tennis court fencing, and tall, 5-gallon minimum vegetation, such as evergreen trees, will be placed between the court and property line fencing.
 - d. Applicant and neighbor will share repair costs of an approximately 7-foot-high solid wood fence along the property line between 2207 Martin Ave and 3520 Dennis Ave.
 - e. Outdoor lighting to illuminate the tennis court is prohibited.

Project specific condition.

END



Opposed to P25-0236, Tennis Court Lights, 2207 Martin Avenue

From Heather <[REDACTED]>

Date Wed 9/3/2025 1:44 PM

To Diego Mora <DMora@cityofpleasantonca.gov>

Cc Heather <[REDACTED]>; Milton Torres <[REDACTED]>

To Whom it May Concern,

We are writing to express our opposition to our neighbors' proposal to install 15-foot tall tennis court lights in the back corner of their property. The installation of lights of this size and intensity would have a significant and negative impact on the surrounding neighborhood.

Our concerns include:

- **Light Pollution and Glare** Lights of this height will project well beyond their property line, intruding into neighboring streets, yards, homes and bedrooms. This would diminish our ability to enjoy our outdoor space and disrupt the natural evening environment.
- **Property Value and Neighborhood Character** The installation of large scale lighting is not consistent with the character of our residential neighborhood. These lights could detract from our property value. We purchased our home in 2014 and one of our biggest draws to Walnut Glen Estates was how quiet, dark and peaceful our neighborhood is at night.
- **Environmental impact** Artificial lighting of this scale can disrupt local wildlife and alter natural nighttime patterns.
- **Safety** The lights would back up to a street many adults and children walk on during the day, evening and nighttime and these lights would be distracting to drivers potentially leading to fatal accidents. It is our understanding that the city had planned a sidewalk to be installed on their side of the street. Their fence borders the street and there is not a sidewalk between their fence and the street. Adding 15 foot tennis court lights backing up to a quiet stretch of road would be distracting to drivers at night and is a preventable safety hazard.

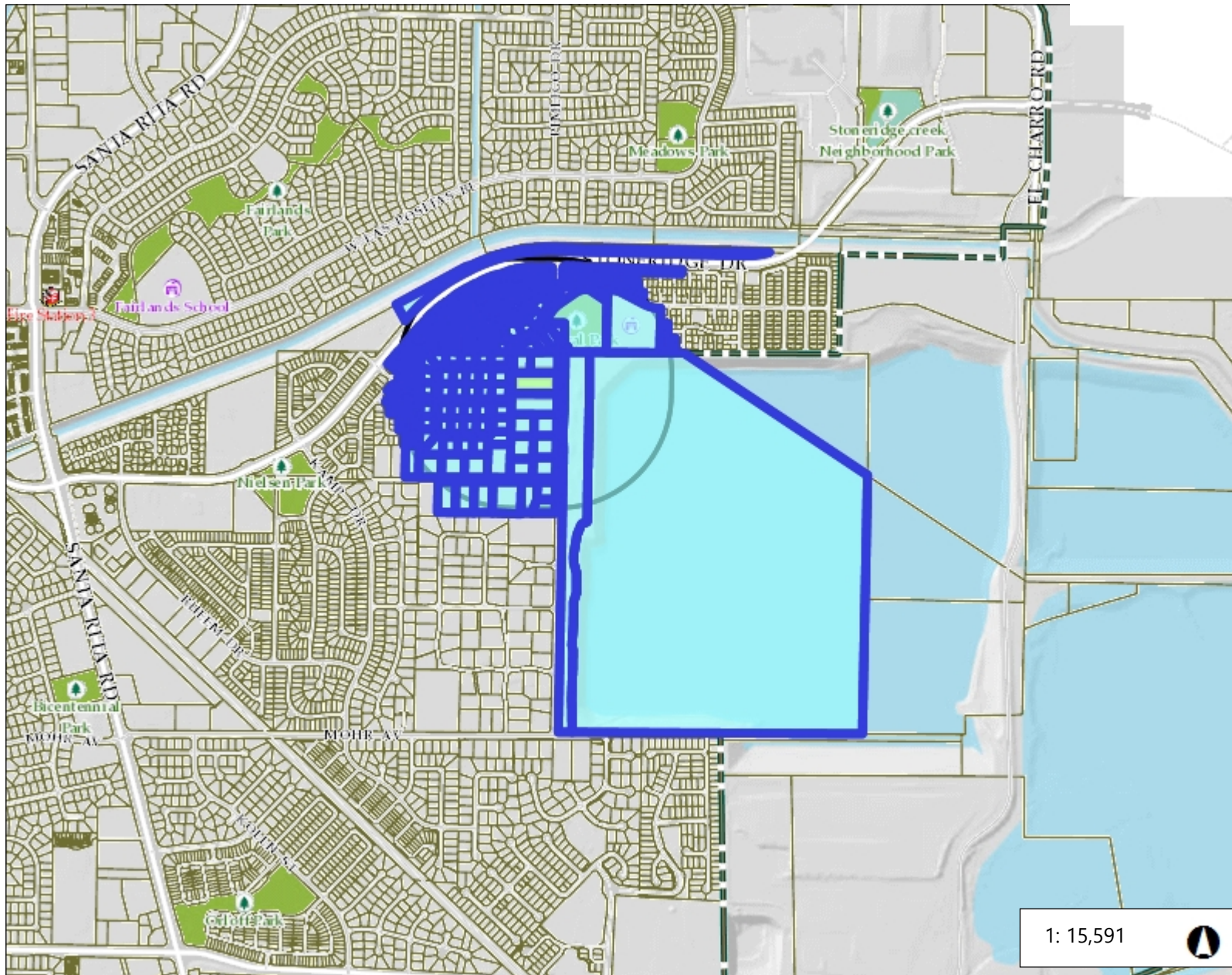
For these reasons, we strongly urge you to deny the installation of 15-foot tennis court lights.

Sincerely,

Heather & Milton Torres
[REDACTED]

2207 MARTIN AVENUE

Exhibit E Attachment 2



Legend

- Fire Station
- School
- Park
- Parcels

Notes

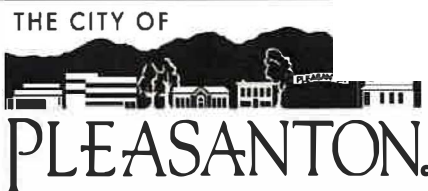
Notes

2,598.5 0 1,299.26 2,598.5 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



SEP 25 2025

Community Development Department | Planning Division 200 Old Bernal Ave. | P.O. Box 520, Pleasanton, CA 94566
 925-931-5600 | pod@cityofpleasantonca.gov **CITY CLERK OFFICE**

2025 APPLICATION FOR DEVELOPMENT REVIEW

CHECK TYPE OF APPLICATION(S)

- | | | |
|---|---|---|
| ☐ Administrative Design Review (\$345)
☒ Appeal (of Case <u>P25-0136</u>) (\$345)
☐ Beekeeping (\$207)
☐ Condominium Conversion (\$3,807)
<u>Design Review</u>
☐ Minor job value < \$25,000 (\$345)
☐ Major job value ≥ \$25,000 (\$2,276)
<u>Environmental (CEQA) Fees</u>
☐ Staff review of Consultant Work (25% of consultant costs)
☐ <u>2025 CEQA Filing Fees</u> (CEQA Doc.: _____)
☐ General Plan Amendment (\$20,509)
<u>Home Occupation/Cottage Foods</u>
☐ Non-exempt – no hearing (\$138)
☐ Non-exempt – with hearing (\$345)
<u>Housing Site Compliance Review</u>
☐ 50 units or less (\$9,465)
☐ 51 units or more (\$10,415)
☐ Lot-Line Adjustment (\$593)
☐ Outdoor Dining/Display (\$193)
☐ Over-height Fence Permit (\$34) | ☐ PC Determination (\$2,069)
<u>Preliminary Review</u>
☐ SB 330 (\$1,518)
☐ With Hearing (\$2,000)
<u>PUD (Planned Unit Development)</u>
<u>Residential -</u>
☐ 1 unit (\$4,138)
☐ 2-5 units (\$10,344)
☐ 6-15 units (\$20,688)
☐ 16+ units (\$27,584)
<u>Commercial</u>
☐ 0-20,000 sq ft (\$4,138)
☐ 20,001-60,000 sq ft (\$10,344)
☐ 60,001-100,000 sq ft (\$20,688)
☐ 100,001+ sq ft (\$27,584)
<u>PUD Modifications</u>
☐ Minor existing residential (\$138)
☐ Minor (\$690)
☐ Major (\$2,758)
<u>Rezoning</u>
☐ without PUD (\$16,950)
☐ with PUD (\$2,758) | ☐ Sign Design Review (\$483)
☐ Specific Plan/Specific Plan Amend. (min. 25% of consultant fee) (\$2,633)
<u>Small Wireless Facility</u>
☐ Public ROW (\$4,348)
☐ Private Property (\$4,088)
☐ Pole Lic. Agreement (\$303)
<u>Subdivision Map</u>
☐ Tentative Tract Map (\$6,400)
☐ Minor Subdivision (\$690)
<u>Use Permits</u>
☐ Conditional (\$1,034)
☐ Minor Conditional (\$690)
☐ Pets (\$276)
☐ Temporary Conditional (\$193)
☐ Administrative Temporary (\$34)
<u>Variance</u>
☐ General (\$3,117)
☐ Developed Residential Lot (\$690)
☐ Other _____ |
|---|---|---|

Refer to the appropriate [Informational Handouts](#) for required submittal information that must accompany this application.

REQUIRED INFORMATION

A. Project Address(es): _____

B. Assessor's Parcel Number(s): _____

C. Description of Proposal: _____

D. **PROPERTY OWNER:** In signing this application, I, as the property owner, have full legal capacity to, and hereby do, authorize the filing of this application. I understand that conditions of approval are binding and agree to be bound by those conditions, subject only to the right to object at the hearings or during the appeal period. I certify that the information and exhibits submitted are true and correct.

Name: RAY and MICHELE PETERSON

Telephone: 925-216-3668

Company: _____

E-mail: michelempeterson@comcast.net

Mailing Address: 3520 DENNIS DR

Signature: [Signature]

Date: 09-25-2025

- E. **OWNERS ASSOCIATION:** Is the property subject to the rules or guidelines of a homeowners or business owners association?
- Yes (include the associations response and contact information – name, phone number, email, & mailing address).
 - No
 - The HOA/business owner’s association does not review any proposed construction projects or use changes.

F. **APPLICANT OTHER THAN PROPERTY OWNER:** In signing this application, I, as the applicant, represent to have obtained authorization from the property owner to file this application. I agree to be bound by conditions of approval, subject only to the right to object at the hearings on the application or during the appeal period. If this application has not been signed by the property owner, I have attached separate documentation of full legal capacity to file the application. I certify that the information and exhibits submitted are true and correct.

Name: _____ Telephone: _____

Company: _____ E-mail: _____

Address: _____

Signature: _____ Date: _____

I, the copyright owner, consent to allow proposed plans and/or documents to be digitally shared with members of the public upon inquiry.

Signature: _____ **Date** _____

LEVINE ACT

SB 1439 California Levine Act Disclosure Statement [Cal. Govt. Code § 84308](#)

INSTRUCTIONS

California Government Code Section 84308, most recently amended by Senate Bill 1439, and commonly referred to as the “Levine Act”, prohibits a local elected official or appointed board or commission official from participating in any action related to a contributor’s contract, license, permit, or use entitlement if the official receives any campaign contributions totaling more than \$250 within the twelve (12) months prior to the City decision, and for twelve (12) months following the date a final decision has been made, from the party, participants, or agendas in the proceeding. The Levine Act /SB 1439 also requires a member of the Pleasanton City Council or quasi-judicial Pleasanton Boards or Commissions who has received such a contribution to disclose the contribution on the record of the proceeding and recuse themselves before the proceeding unless the violation has been properly cured.

Members of the Pleasanton City Council can be found here <https://www.cityofpleasantonca.gov/our-government/mayor-city-council/> and are as follows:

Mayor Jack Balch
Vice Mayor Jeff Nibert (District 1)
Councilmember Craig Eicher (District 2)
Councilmember Julie Testa (District 3)
Councilmember Matt Gaidos (District 4)

A complete list of boards and commissions can be found here: <https://www.cityofpleasantonca.gov/our-government/boards-commissions/>.

Parties, participants, or agents for a proceeding involving a license, permit, or other use entitlement pending before the City Council or a City Board or Commission are responsible for accessing the above link to review the names prior to completing this form in advance of the proceeding.

DEFINITIONS

“License, Permit, or other entitlement for use” means all business, professional, trade, and land use licenses and permits and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor, or personal employment contracts), and all franchises. Cal. Gov. Code §84308(a)(5). The FPPC interprets “competitively bid” contracts to apply only when bidders submit fixed amounts in their bids and the City is required to select the lowest qualified bidder with no discretion in awarding the contract.

We are Ray and Michele Peterson at 3520 Dennis Drive, Pleasanton.

We have lived on our property since 1998 and our property is adjacent to the applicants' property at 2207 Martin Avenue, Pleasanton.

We are appealing the decision by the Planning Commission to approve 6 15-ft tennis court lights.

1. Unfortunately, we were out of town the week our appeal was slated to be heard at the Planning Commission. We tried to reschedule but we were unsuccessful.
We would like a chance for our concerns to be heard.

2. We would also like to clarify the classification of the lights.

From day 1 the project has been referred to as a class 1 accessory structure, including fencing and lights.

On an R-1-40,000 lot that would require a 20 foot setback.

What has changed that Planning now states the lights are not part of the accessory structure?

This project has a 3 year history dating back to August 2022.

The tennis court was poured on August 20, 2022, including the light bases.

The emails written - asking for and receiving "approval" - are dated August 22, 2022.

There was no mention of property size or setbacks.

The applicants cited a part of the email in their proposal for PUD-148 but once we saw the date on the complete email we realized that the emails were written AFTER the court was poured.

In that same proposal, the sequence of events is inaccurate.

The construction of the tennis court was already poured when the city "gave us the go ahead".

See Attachment A

RECEIVED

SEP 25 2025

CITY CLERK OFFICE

The tennis court is 6 feet from our property line - not a small encroachment into the 20 foot setback.

There have been a lot of conflicting information and inaccurate statements made throughout the process and we had faith that the development standards and zoning setbacks would be upheld by the city.

The commissioners seemed to be pro lighting due to the new vegetation planted by the applicants and the fact that we have garage lights?

There was no acknowledgement of the concerns written by the neighbors and the setbacks were completely disregarded.

In conclusion, we strongly disagree with the approval of these tennis court lights and we ask you to please consider the impact these lights would have on us and the surrounding neighbors.

Thank you,
Ray and Michele Peterson

8/19/23, 2:34 PM

Gmail - Re: Question on permit requirement for Tennis Court

From: Ashish Choudhary [REDACTED]
Sent: Monday, August 22, 2022 3:01 PM
To: pod <pod@cityofpleasantonca.gov>
Cc: Meenu Gochhwal [REDACTED]
Subject: Question on permit requirement for Tennis Court

Hi,

My name is Ashish Choudhary and my property address is 2207 Martin Avenue, Pleasanton, CA 94588

I want to build a tennis court in our backyard and 10 foot high chain link fence around it. We will also install 6, 1000 W LED lights to light up the court.

Please let me know if there is any permit required for the same.

Thanks
Ashish

[Click here to report this email as spam.](#)

2 attachments



ADR Handout -September 2021.pdf
166K



Application Development Review_20220103.pdf
232K



Ashish Choudhary [REDACTED]

Re: Question on permit requirement for Tennis Court

1 message

pod <pod@cityofpleasantonca.gov>

Mon, Aug 22, 2022 at 4:35 PM

To: Ashish Choudhary [REDACTED]

Cc: Meenu Gochhwal [REDACTED]

Hello Ashish,

Thanks for your inquiry. The tennis court would not require any Planning review or permits. The same for the 10-foot-high fence from a Planning perspective, but again it cannot exceed 10 feet at any point. A Building permit would be required for the fence.

Regarding the lights, if they exceed 10 feet in height, they would be required to go through Administrative Design Review with the Planning Division first and then obtain Building Permits. I have attached the submittal requirements and application for the Administrative Design Review process.

Once you are ready to submit, please do so to the Planner on Duty using this link:

http://www.cityofpleasantonca.gov/gov/depts/cd/planning/electronic_planning_submittal.asp

Please note the Administrative Design Review process requires the City to send notice to the neighbors. As the Zoning Administrator who sits on hearings regarding neighbor disputes, I would highly recommend you speak with the neighbors regarding your proposal. We do not get many applications for tennis courts, especially with lighting, and so speaking with the neighbors in advance may settle any concerns before they arise.

Additionally, please make sure you provide full specs. on the lights including their height (15-foot-tall maximum) and proposed shielding, operational times, etc.

Please let us know if you have any questions.

Best,

Eric Luchini

*Planner on Duty, Planning Division
Community Development Department*

C: 925-437-4009

F: 925-931-5483

pod@cityofpleasantonca.gov

City of Pleasanton | P.O. Box 520, Pleasanton, CA 94566



06.17.23

PUD-148

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

Description of Proposal:

We propose to build a 10 ft high sports court fencing for the tennis court that has been built in our backyard.

Background: We, the current owners, purchased this property in April 2022 and have been using this property as our primary residence since then. In August 2022, we reached out to Pleasanton City to seek approval for building a tennis court along with a 10ft high sports court fencing and 12ft high LED lights in our back yard. The city gave us the go ahead for the Tennis Court with sport court fencing however we were asked to submit an application for administrative design review to secure planning permit for the lights.

Subsequently we undertook the construction of the proposed Tennis Court and the sports court fencing (without LED lights). We also applied for planning permit for LED lights. By early December 2022, the flat work for the tennis court was fully completed and we put in the poles for the sport court fencing (The chain link had not been put in yet).

On or around December 10th 2022, we received a call from City Enforcement that our neighbour had complained about the tennis court and we were directed to contact the city. On further discussions with the city, we have been directed to submit this application.

We had built the sports court based on following two email communications from Planner on Duty

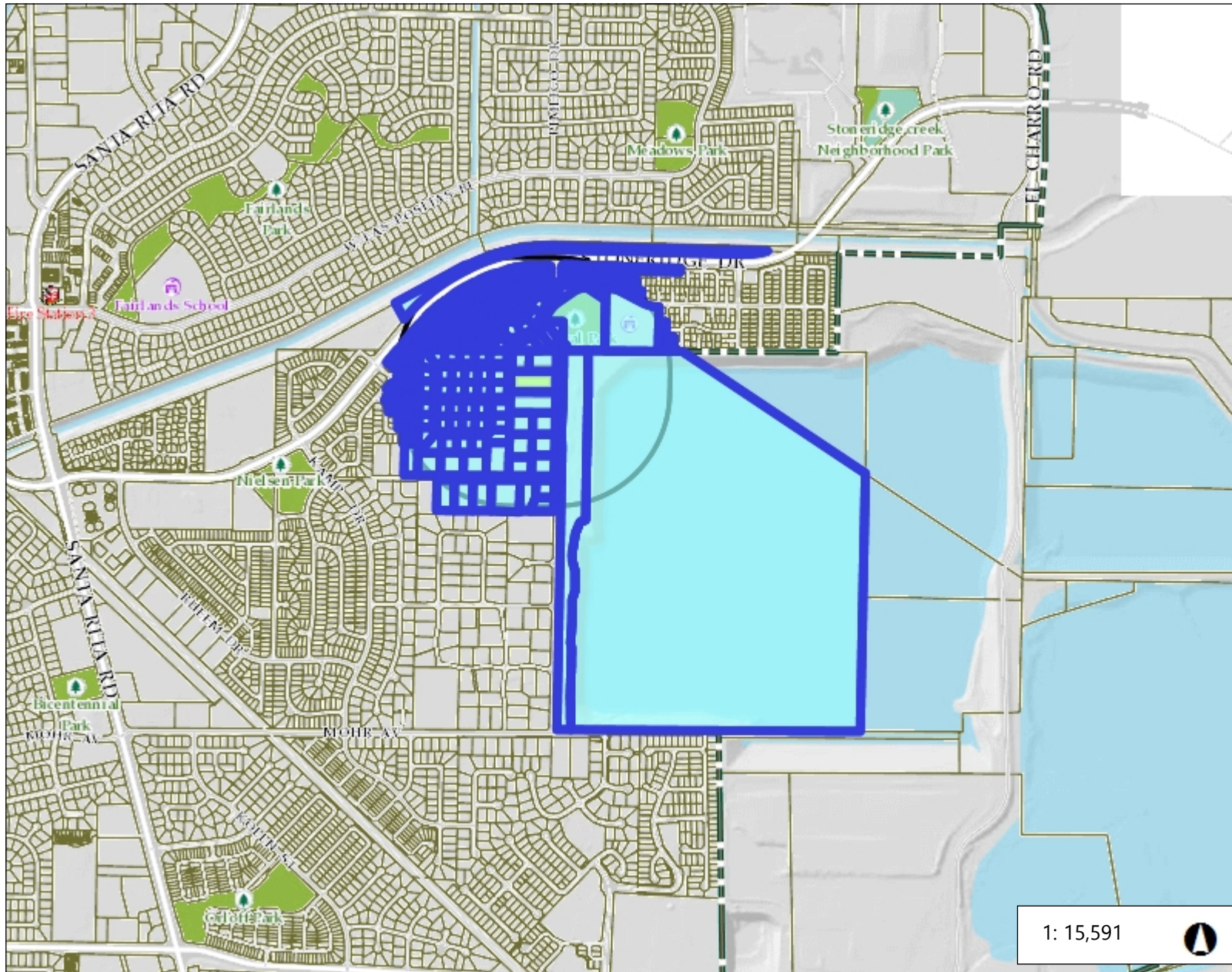
Email dated November 9th, 2022 by Planner on Duty: <Quote Begin> "The property is zoned PUD-LDR and subject to the R-1-20,000 development standards. Per the R-1-20,000 standards, accessory structures are required to be setback 5-feet from the rear setback line and 3-feet from the side property line (see Table 18.84.010)." <Quote End>

Email dated August 22nd, 2022 by Planner on Duty: <Quote Begin> "The tennis court would not require any Planning review or permits. The same for the 10-foot-high fence from a Planning perspective, but again it cannot exceed 10 feet at any point. A Building permit would be required for the fence." <Quote End>

Proposal: We are proposing to go with the development standards of an established zone (R-1-40,000) with specific sport courts fencing standards.

The sports court fencing will have maximum height of 10 ft with other standards as follows:

- Minimum Side Setback of 6 ft from side boundary of the property.
- Minimum Rear Setback of 10 ft from rear boundary of the property.
- Maximum sport court fence height of 10 ft
- Sports court will be in the backyard and will not be in the front yard of the house.
- The fencing screen will be chain link fence



Legend

- Fire Station
- School
- Park
- Parcels

Notes

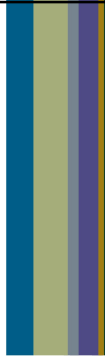
Notes

2,598.5 0 1,299.26 2,598.5 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
© Latitude Geographics Group Ltd.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



P25-0236, 2207 Martin Avenue

City Council
November 4, 2025



1



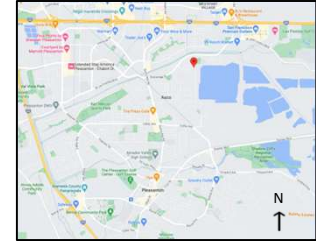
Application: P25-0236

Appeal of the Planning Commission's determination to uphold the Zoning Administrator's approval of an application for Administrative Design Review to install six, approximately 15-foot-tall, tennis court lights in the rear yard located at 2207 Martin Avenue, filed under Case No. P25-0236



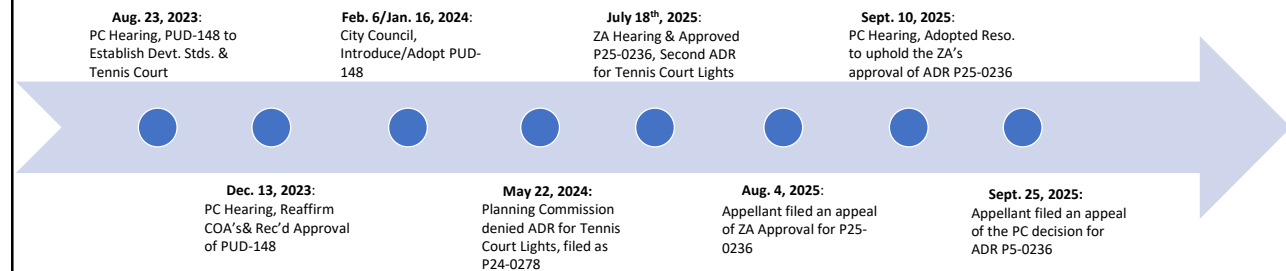
2

Project Location



3

Entitlement Background/Timeline



4

Appeal

The bases of the appeal include (Attachment 3):

- Not being able to attend the September 10, 2025, Planning Commission appeal hearing date.
- Classification of the proposed tennis court lights and fencing as a Class 1 accessory structure, which requires a 20-foot setback.
- The overall tennis court project history.



5

Development Standards

18 Attachment 1
Table 18.84.010

SITE DEVELOPMENT STANDARDS FOR ZONING DISTRICTS IN PLEASANTON

Zoning District	Minimum Lot Size			Minimum Yard			Site Area Per Dwelling Unit	Group Usable Open Space Per Dwelling Unit	Basic Floor Area Limit (% of Site Area)	Maximum Height of Main Structure	Class 1 Accessory Structures		
	Area	Width	Depth	Front	One Side/Back	Rear					Minimum Height	Minimum Distance to Side Lot Line	Minimum Distance to Rear Lot Line
A	5 acres	300 ft	—	30 ft	30 ft-100 ft	50 ft	—	—	—	30 ft	10 ft	10 ft	10 ft
R-1-40,000'	40,000 sq ft 18.84 acre	150 ft	150 ft	30 ft	5 ft-50 ft	30 ft	40,000 sq ft	—	25%	30 ft	15 ft	20 ft	20 ft
R-1-20,000'	20,000 sq ft	100 ft	125 ft	30 ft	5 ft-30 ft	30 ft	20,000 sq ft	—	20%	30 ft	15 ft	20 ft	20 ft

Ordinance No. 2273
Page 4 of 4

PLANNING DIVISION – 925-931-5600

Site Development and Building Design

3. DEVELOPMENT STANDARDS: Primary (existing single-family residence) and accessory structures uses shall be those of the R-1-40,000 (One-Family Residential) District of the Pleasanton Municipal Code. **Project Specific Condition**
4. TENNIS COURT: The tennis court, including tennis court fencing, shall be subject to the following development standards.
 - a. Allow fencing approximately 10-feet maximum in height at the front and rear (narrow) ends of the tennis court.
 - b. Allow fencing approximately 8-feet maximum in height on the long sides of the tennis court, extending from the 10-foot-high corner poles to the service lines.
 - c. Vining vegetation will be planted to grow along the tennis court fencing, and tall, 5-gallon minimum vegetation, will be placed between the court and property line fencing.
 - d. Applicant and neighbor will share repair costs of an approximately 7-foot-high solid wood fence along the property line between 2207 Martin Avenue and 3520 Dennis Drive. If the neighbors have not shared costs to pay for the repairs within six months of the effective date of this approval, the applicant shall be relieved of this condition.
 - e. Tennis court lighting above eight feet in height shall require Administrative Design Review. **Project Specific Condition**



6

Proposed Tennis Court Lights

- Light Pole Height: 15'
- Setbacks:
 - 6' from the north side property line (adjacent to Appellant's property)
 - 33' from the west rear property line (adjacent to Dennis Dr.)



7

Proposed Tennis Court Lights

3 Pieces EL-NED-240(TC) 5000K

Luminous flux (Luminaire): 37424 lm
Luminous flux (Lamps): 37424 lm
Luminaire Wattage: 240.0 W
Luminaire classification according to CIE: 99 CIE flux code: 39
82 99 99 100

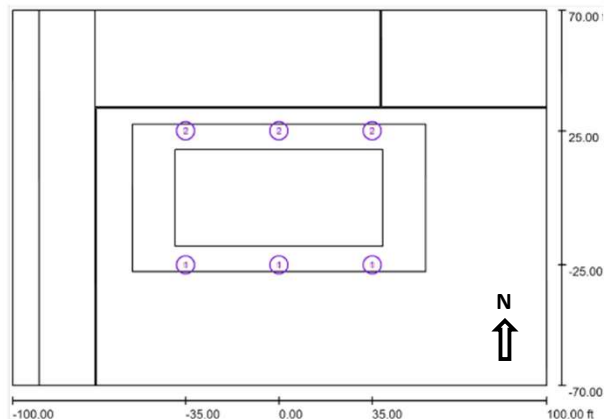


3 Pieces EL-NED-240(TC)-Z3A 5000K This fixture is with Shield

Luminous flux (Luminaire): 31956 lm
Luminous flux (Lamps): 37424 lm
Luminaire Wattage: 240.0 W
Luminaire classification according to CIE: 99 CIE flux code: 41
82 99 99 85



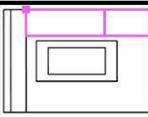
18" extension single arm to be used for poles



8

Lighting Impacts

Position of surface in external scene:
Marked point:
(-69.000 ft, 69.999 ft, 0.000 ft)



Grid: 12 x 56 Points

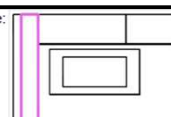
E_{av} [fc]
0.00

E_{min} [fc]
0.00

E_{max} [fc]
0.00

Zero Light Spillover Onto Adjacent-Side Property Along Dennis Drive

Position of surface in external scene:
Marked point:
(-90.000 ft, -69.999 ft, 0.000 ft)



Grid: 7 x 47 Points

E_{av} [fc]
0.00

E_{min} [fc]
0.00

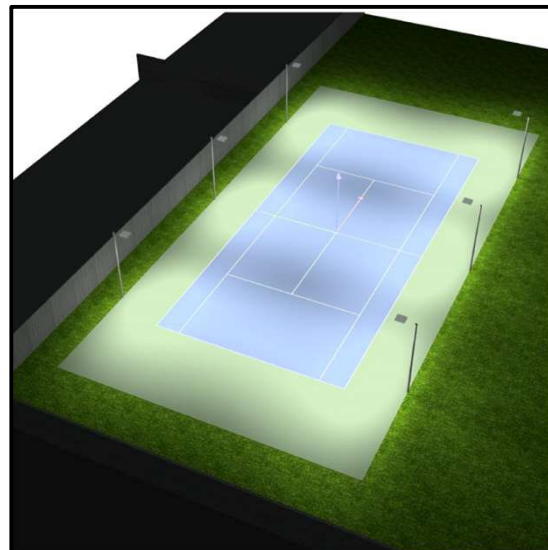
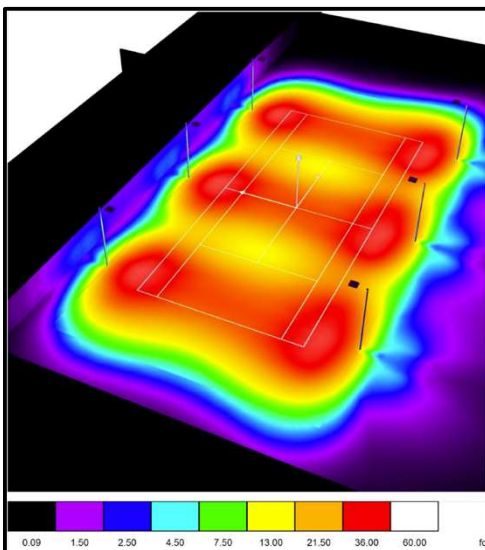
E_{max} [fc]
0.00

Zero Light Spillover Onto Rear-Side Properties Along Dennis Drive



9

Lighting Impacts



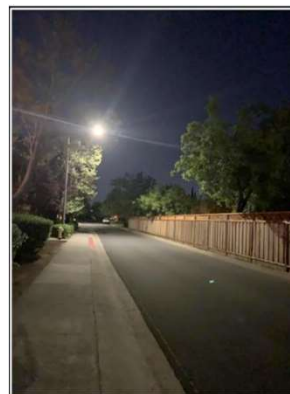
10

Existing Conditions



11

Existing Conditions



Street light view from the rear road



Street light view from our lawn side



12

Existing Conditions/Screening Measure



13

Public Comments

Noticed neighbors expressed concerns about:

- Proximity of the tennis court lights to nearby residences
- Potential lighting and traffic impacts, including light pollution
- Height of the light poles
- Aesthetic considerations
- Tennis court setbacks
- Consistency with the Planning Commission's prior denial.



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Recommendation

Adopt a resolution upholding the Planning Commission's determination upholding the Zoning Administrator's determination to approve an application for Administrative Design Review to install six, approximately 15-foot-tall, tennis court lights in the rear yard of a property located at 2207 Martin Avenue, filed under Case No. P25-0236, based on the required findings and subject to the draft Conditions of Approval listed in Attachment 1.



15

End



16

November 4, 2025
City Manager

TITLE: CONTINUED FROM OCTOBER 21, 2025 - AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH CITYGATE ASSOCIATES, LLC FOR A COMPREHENSIVE CITYWIDE ORGANIZATIONAL ASSESSMENT IN A NOT-TO-EXCEED AMOUNT OF \$249,982

SUMMARY

Following a competitive Request for Qualifications (RFQ) process, including two rounds of interviews with finalist firms, staff recommends awarding a professional services agreement to Citygate Associates, LLC for a comprehensive citywide organizational assessment. The 12-month assessment will evaluate operational efficiencies, organizational structure, staffing resources, customer service delivery, and revenue opportunities.

RECOMMENDATION

Authorize the City Manager to execute a professional services agreement with Citygate Associates, LLC for a comprehensive citywide organizational assessment in a not-to-exceed amount of \$249,982.

BACKGROUND

The City of Pleasanton recently engaged in extensive community engagement regarding the budget and strategies to address the City's fiscal deficit, including the need to evaluate citywide operations for operational efficiencies. To achieve this, staff identified an organizational assessment as a Priority 1 "Must-Do" project in the recently City Council-approved project prioritization framework for Fiscal Years 2025/26 and 2026/27. The goal of the project is to evaluate operational effectiveness, resource allocation, and strategic alignment of critical municipal departments. The City issued a Request for Qualifications (RFQ) on July 11, 2025, generating ten qualified responses.

An evaluation panel from the City Manager's Office, Finance Department, and Human Resources Department reviewed all proposals. Vendors were evaluated based on their understanding of the City's needs, relevant municipal experience, available resources, including adequate staffing and expertise to handle all assessment tasks, references from similar California cities, and cost. Proposal costs ranged from \$84,000 to \$413,815. Based on the evaluation criteria, the top three firms (Citygate Associates, BakerTilly, Raftelis) were selected for two rounds of interviews.

Vendors provided additional information on communication support and an optional assessment of the Livermore Pleasanton Fire Department (LPFD). The optional LPFD assessment was not included in the base scope as it would require coordination with the Livermore-Pleasanton Fire Department Joint Powers Authority and cost-sharing discussions with the City of Livermore. Staff will return to the City Council with a separate recommendation after a determination is made.

Table 1. RFQ Response Summary

Qualified Vendors	Project Duration	Communication Support	Optional: LPFD Assessment	Baseline Cost
BakerTilly	7 Months	\$21,500	\$16,500	\$184,000
Citygate Associates	12 Months	\$20,000	\$40,000	\$229,982
Raftelis	8 Months	\$12,000	\$24,250	\$179,925

Ultimately, staff recommends Citygate Associates. Although Citygate provides a higher cost proposal compared to the other two top vendors, it offers a more detailed and robust project scope and stood out among all other proposals with its depth of team expertise, proven experience, and strong understanding of the City's needs.

DISCUSSION

RFQ Process

The RFQ initially focused on three departments (Development Services, Public Works, and Police). However, during the interview process, consultant consensus indicated that a baseline approach covering all City departments (excluding LPFD) would provide greater value and more actionable recommendations. Consultants noted that operational challenges span multiple departments, talent retention has organization-wide root causes, and recommendations are more effectively implemented when viewed holistically.

Citygate Associates, LLC was selected based on:

- Extensive California municipal experience (including El Cerrito, West Hollywood, Sonoma, and Monterey County)
- Proven track record with comprehensive assessments
- Customized methodology to meet Pleasanton's needs
- Strong implementation action plans

Project Scope/Timeline

The assessment will be conducted over 12 months, following five core tasks:

Task 1: Initiate the Project (Months 1-2)

- Project kickoff meetings with City leadership
- Develop stakeholder communication and engagement plan
- Obtain and review documentation from all departments

Task 2: Communicate with and Involve Stakeholders (Months 2-3)

- On-site interviews with City Council members
- Individual and group interviews with department personnel and City Manager

Task 3: Conduct Organizational Assessment (Months 4-8)

- Conduct comparable agency survey (4-6 agencies)
- High-level assessment of departmental structure, reporting, and staffing for all departments
- Process and efficiency evaluation
- Assessment of reporting and accountability systems
- Address high-priority areas for Development Services, Public Works, and Police

Task 4: Present Draft Findings and Recommendations (Months 8-10)

- Mid-Project Review with City leadership to discuss preliminary findings
- Additional focused analysis based on City input
- Prepare comprehensive Draft Report with recommendations and implementation strategy

Task 5: Prepare and Present Final Report (Months 11-12)

- Deliver Final Report and Implementation Action Plan
- Present findings to City Council and management team

Citygate Associates will conduct a comprehensive assessment using document review, interviews with the City Council, directors and key personnel, staff focus groups, peer benchmarking, workload analysis, and financial analysis. The assessment will evaluate:

- Departmental structure, reporting relationships, and alignment with Council goals
- Staffing levels, vacancies, and workload distribution
- Process efficiencies and bottlenecks
- Technology effectiveness and enhancement opportunities
- Performance metrics and accountability systems
- Cross-departmental workflows and coordination

Key Deliverables

The consultant will provide a comprehensive written report containing detailed analysis of each department, organizational structure recommendations, staffing proposals and resource allocation strategies, process improvement recommendations, technology enhancement opportunities, and cost-benefit analysis of major recommendations. An Implementation Action Plan will accompany the report, featuring prioritized recommendations with clear timelines, a phased implementation approach, resource requirements and budget implications, performance metrics and success indicators, and assignment of responsible parties for each recommendation. Citygate Associates will deliver formal presentations to City Council, provide briefings for the management team, and conduct department leadership sessions. Upon completion, the organizational assessment will provide City Council and staff with a strategic framework for evaluating and improving service delivery to meet current and future community needs.

EQUITY AND SUSTAINABILITY

An organizational assessment advances operational excellence and fiscal sustainability by examining service delivery, accessibility, and employee development opportunities. The comprehensive citywide approach ensures equity considerations are evaluated systematically across all departments.

OUTREACH

The RFQ was posted through the City's website, receiving ten responses.

STRATEGIC PLAN ALIGNMENT

This action advances the ONE Pleasanton strategic plan Goal B. *Optimizing Our Organization: Organizational Effectiveness* and is listed as a "Must-Do" project in the project prioritization framework for Fiscal Years 2025/26 and 2026/27.

FISCAL IMPACT

The not-to-exceed amount of \$249,982 includes communication support (\$20,000). Funding is budgeted in the City Manager's contingency fund, non-departmental budget [Fund 00199100/Professional Services 430101].

An investment in a comprehensive organizational assessment is anticipated to generate cost savings and operational efficiencies through the implementation of Citygate Associates' recommendations. Based on Citygate Associates' experience with comparable municipalities, organizational assessments typically identify opportunities for cost savings, revenue enhancement, and efficiency improvements that will exceed the cost of the study when implemented.

Prepared by:



Sharon Petrehn, Principal Analyst

Submitted by:



Alexa Jeffress, Assistant City Manager

Approved by:



Gerry Beaudin, City Manager

Attachments:

1. Professional Services Agreement with Citygate Associates, LLC
2. Citygate Associates, LLC Proposal
3. Presentation

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is entered into this 21st day of October 2025, between the CITY OF PLEASANTON, a municipal corporation (“City”), and Citygate Associates, a Limited Liability Corporation (LLC), whose address is 600 Coolidge Drive, Suite 150, Folsom, CA 95630, and telephone number is 916-827-3616, (“Consultant”).

RECITALS

A. Consultant is qualified to and experienced in providing a citywide organizational assessment 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 December 21, 2026.

4. **Compensation**. 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 \$249,982.

a. 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.

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.** 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: Chad Jackson, President
Citygate Associates, LLC
600 Coolidge Drive, Suite 150
Folsom, CA 95630

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

[If Consultant is a corporation, signatures must comply with California Corporations Code §313]

EXHIBIT A

Scope of Consultant's Services

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SECTION B—CITYGATE APPROACH, SCOPE, AND TIMELINES

This section presents Citygate’s *updated* project approach to conduct the Citywide Organizational Assessment *of all departments* followed by a single integrated Work Plan and a discussion of project add-ons including a communications plan and an assessment of the Livermore-Pleasanton Fire Department. The section concludes with an updated timeline for the expanded scope of services and an updated Project Team organization chart showing assigned consultants for each department.

B.1 UNDERSTANDING OF PROJECT SCOPE OF WORK

B.1.1 Project Context

Citygate understands the City seeks valuable information and insights on how to best provide services to the community you serve. We understand that the City has limited financial resources and is projecting a severe and increasing structural deficit of \$13 million over the next eight years. Balancing the City’s desire to maintain high service levels and to adhere to the City’s 2023–2028 Strategic Plan with the financial realities you face requires a thorough analysis of all City functions and thoughtful, creative recommendations. This analysis will seek to find long-term sustainable cost-saving measures and eliminate redundancies, waste, and inefficient or unnecessary operations. We commend the City of Pleasanton for undertaking this important project!

B.1.2 Project Scope, Overview, and Objectives

Citygate proposes to perform an Organizational Assessment of all City departments for the City of Pleasanton. The objective of the study is to provide valuable information for City decisionmakers on how to best provide services to the community given the City’s limited financial resources. Citygate will evaluate current conditions, analyze opportunities for organizational changes and process improvements that can further enhance service to customers and stakeholders, evaluate future service demands, and develop an Implementation Action Plan with a prioritized implementation schedule of recommendations and options for how to

HIGHLIGHTS OF OUR APPROACH...

- ◆ We know that **no single measure** (listening, documents, or data) tells the entire story
- ◆ 360-degree listening is **essential**, and is tailored to each audience
- ◆ We listen carefully, compare what is heard to data, and **work closely with City team** to close gaps
- ◆ We provide ongoing communication, including **monthly status reports**
- ◆ Recommendations must be **regulatory compliant and feasible** given **your** culture and fiscal constraints
- ◆ We will look **beyond data** to learn of other operational demands that consume staff time
- ◆ **“Quick win” recommendations** are identified early in study
- ◆ When listening and data align but the results are surprising, we spend the time with you to reach **understanding**

adjust services and operations to ensure long-term fiscal sustainability and maintain the high quality of life in your community.

Included in this objective is an emphasis on identifying opportunities for cross-functional collaboration and more efficient sharing of resources among City departments; and developing service delivery performance measures and benchmarks to measure progress.

Please note that this scope of services has been modified slightly from the scope originally defined in the City's Request for Qualifications to reflect our understanding of how best to address the City's priorities cost-effectively at a higher level, with sensitivity to the impact on City staff of simultaneously reviewing each department.

For each department, Citygate will perform the following.

- ◆ Perform high-level assessment of departmental structure:
 - Evaluate core departmental functions and processes for alignment with City Council goals and City priorities.
 - Review reporting structures, roles, and responsibilities to identify redundancies, gaps, or inefficiencies.
 - Analyze staffing levels, vacancies, and workload distribution to assess resource allocation and balance.
- ◆ Perform high-level assessment of process and efficiency:
 - Assess the effectiveness of current human, financial, and technological resources in meeting departmental objectives.
 - Identify inefficiencies or bottlenecks in key processes and recommend opportunities for improvement or cost savings.
- ◆ Perform high-level assessment of reporting and accountability:
 - Recommend systems and tools to enhance accountability and maintain service quality across departments.
- ◆ Engage with internal stakeholders including staff in all departments and elected officials, to gather feedback regarding potential opportunities for improvements to efficiency, customer service, and organizational culture.
- ◆ Frame recommendations that present the most cost-effective and strategic way to meet current and future needs, while promoting a culture of high performance, accountability, transparency, and community engagement, and ensuring consistency in the application of laws, codes, and other regulations.

- ◆ Recommend practical and achievable solutions that:
 - Clarify roles, responsibilities, and authority of staff
 - Eliminate duplication and overlap of responsibilities within each department and between other City departments
 - Improve the delivery time and quality of services provided by each department
 - Improve communications within and between departments
 - Improve communications with customers and stakeholders
 - Identify opportunities for new technology that would reduce resource demands
 - Evaluate future service demands and evaluate staffing levels, funding, and revenue sources to meet that demand
 - Outline a variety of cost reduction strategies within both present and future scenarios to align service delivery goals with available resources.

Specific departmental priorities will be addressed for Development Services, Public Works, and Police as follows, with specific areas of emphasis for other departments determined in conjunction with the City throughout the course of the study.

- ◆ Development Services (Community & Economic Development, Business License, Engineering):
 - Timeliness and efficiency of permit processing
 - Technology system evaluation (permit tracking, online portals)
 - Customer service standards and performance metrics
 - Business license renewal and compliance efficiency (contract vs. in-house)
- ◆ Public Works
 - Vacant position recruitment strategy
 - Water/sewer operations analysis
 - Contract vs. in-house service delivery
- ◆ Police
 - Staffing deployment and patrol coverage analysis

- Response time evaluation
- Technology utilization (records management, mobile reporting)
- Performance metrics and accountability systems
- Training program effectiveness review/leadership training

B.2 HIGHLIGHTS OF PROJECT APPROACH

Citygate’s proposed methodology is built around the following core elements:

Technical Analysis

Citygate will work with staff to gather all available documentation regarding organizational structure, staffing, policies, procedures, performance data, budgets, and technology. Our subject matter experts will review and analyze the documentation to create a broad understanding of each department’s operational strengths and weaknesses. Our technical analysis will also include the following core elements:

Project highlights by the numbers:

- *Over 20 seasoned consultants with redundancy across every project discipline*
- *Hundreds of years of practitioner expertise*
- *5 core tasks across 12 months*
- *2 Project Briefings (1 Mid-Project Briefing and 1 Final Report Briefing)*

Internal Procedures

We will evaluate each department’s service levels and standards, performance measures, performance reporting, and the employee performance management system for alignment with stakeholder expectations. We will review, at a high level, the current operating policies and procedures, workflows, organizational structure and management systems, spans of control, organizational relationships, interdivisional and interdepartmental coordination, communications, information systems, administration and supervision, job duties, opportunities for outsourcing or insourcing, risk management coordination and practices, overtime management practices, labor agreements, and related aspects to make findings and determine recommendations.

Employee Learning and Development

We will focus on assessing existing and future service demand, allocation of staff to meet these demands, staff retention and recruitment, training needs and resources, professional development approaches to support succession, planning tools and technology available to staff, and the overall staffing strategy.

Finance

We will evaluate the current budget and funding levels, including an assessment of the ability to maintain and/or enhance service levels, attract and retain staff, and implement new technology. We will provide recommendations on alternative approaches to funding if appropriate given current funding, projected demand, technology needs, and/or changes in service scope or levels.

Stakeholder Engagement

Stakeholder engagement is perhaps the most important step in an efficiency study. Nobody knows better where opportunities lie than the people who execute the processes every day or who are dependent on those services for their livelihood. The best solutions often come from brainstorming with stakeholders. While there may be different perspectives from a variety of participants, it is always rewarding to find how people on different sides of the table seek the same solutions. Our team will encourage honest feedback, asking for stakeholder input before offering ours for their critique. We can then synthesize the feedback with benchmarking standards, performance data, and available resources to frame recommendations. Our Work Plan includes jointly developing a communication and engagement plan with the City.

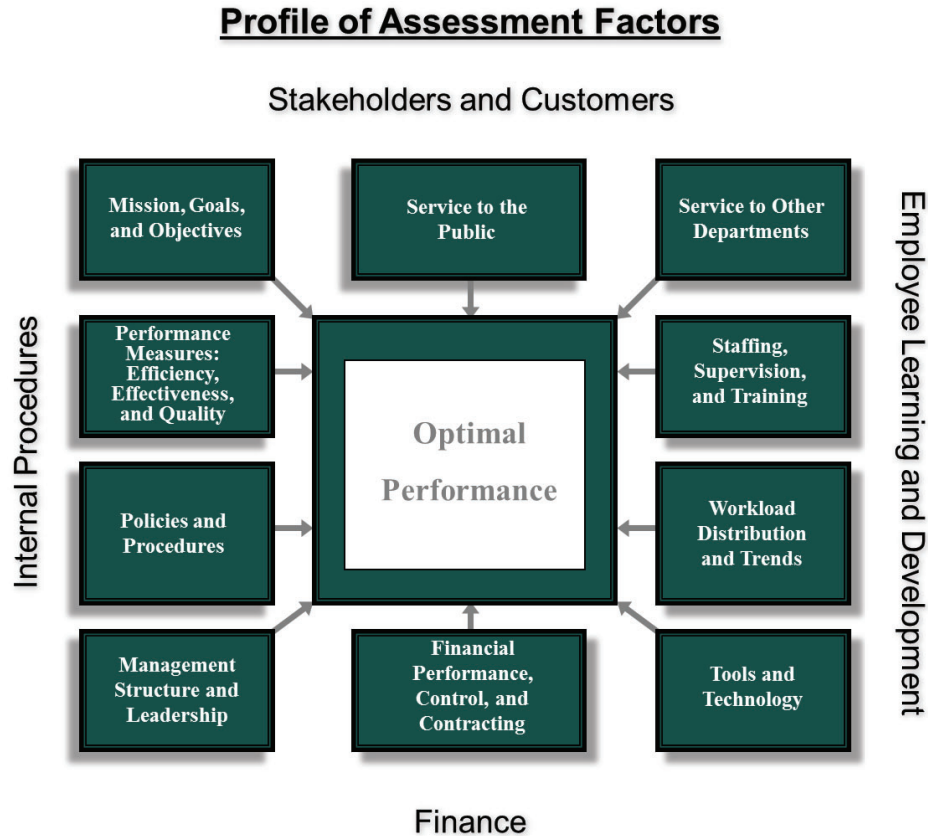
Project Customization

Boilerplate recommendations are not our goal at Citygate. After completing technical analysis and stakeholder engagement, our team will meet with staff to filter potential solutions *for context and culture specific to the City of Pleasanton*. Our goal is to provide recommendations that are achievable not only financially, but politically and culturally as well. We find the best way to do that is to work in tandem with staff to understand the broader framework within which our recommendations must work. Following a Mid-Project Review with staff, we will move forward to finalize recommendations.

Citygate offers additional beneficial elements such as an orientation meeting with City leadership, distribution of a Project Orientation Brochure at the initial kick-off meeting and during our on-site visit in Task 2, and a Mid-Project Review to discuss initial findings and recommendations with the City Manager, Assistant City Manager, Department Heads, and the assigned Project Manager. These elements will ensure that all internal and external stakeholders have the chance to participate in Citygate's review in a constructive manner which is essential to ensure the project's success.

B.3 PROFILE OF ASSESSMENT FACTORS

For simplicity we have organized our assessment factors into the following broad themes:



B.4 POLICE SERVICES APPROACH

Efficient and effective police services support continued efforts to reduce crime, reduce the fear of crime, respond to all types of public safety calls for service, and maintain the highest levels of community partnerships and engagement. As such, Citygate’s assessment and prioritized recommendations for the Police Department will classify both immediate needs and future milestones, identifying priorities, potential alternatives, and the consequences of inaction.

Our commitment to active listening and collaboration with your community allows us to provide practical and implementable recommendations for the Department to thrive in the evolving environment of policing. You can trust us to personally meet with your staff, develop genuine relationships, and listen with the specific goal of learning not only what they do, but how they do it. Then—after developing a sufficiently informed foundation of knowledge of the Department and completing an analysis of data and all relevant reports, procedures, and practices—Citygate will offer recommendations that are implementable and tailored to the Department’s unique situation.

COPS™ Adaptive Methodology

At Citygate, we strongly value our independence, as we believe it provides a significant benefit to both our analyses and our clients. *Because we are not bound to any particular standards-setting organization—nor beholden to an exclusive methodological framework*—we are free to choose from a variety of potential options based on what will be most effective for your agency.

There is no “one-size-fits-all” formula to address police agency staffing, utilization, deployment performance metrics, etc. Thus, to accurately assess your specific agency and provide coordinated best practice standards and recommendations that are attuned to your unique needs, we utilize the Citygate Operational Policing Strategy (COPS) analysis model. **COPS is an *adaptive* methodology by which Citygate chooses best practices and benchmarks from a matrix of options based on the local context, culture, values, and scale of your agency.**

Having assessed your community’s unique local context and fact pattern, Citygate will connect the Department’s performance to metrics and standards found in the published work of the International City/County Management Association (ICMA), the International Association of Chiefs of Police (IACP), the Police Executive Research Forum (PERF), the National Policing Institute (NPI), the National Emergency Number Association (NENA), the Association of Public-Safety Communications Officials-International (APCO), the International Academies of Emergency Dispatching (IAED), and other standards-setting organizations and cutting-edge scholars to ensure our recommendations best fit your specific policing model and needs.

Data-Driven and Fact-Based Analysis

Our comprehensive work will provide a guide to the Department for the City’s current and future service delivery demands. In addition to conducting a data-driven assessment of field services deployment, Citygate’s review will incorporate relevant, measurable Department and City data, and will delineate our analysis of the Department’s capacity to provide the highest level of law enforcement services possible within the context of the City’s resources and infrastructure.

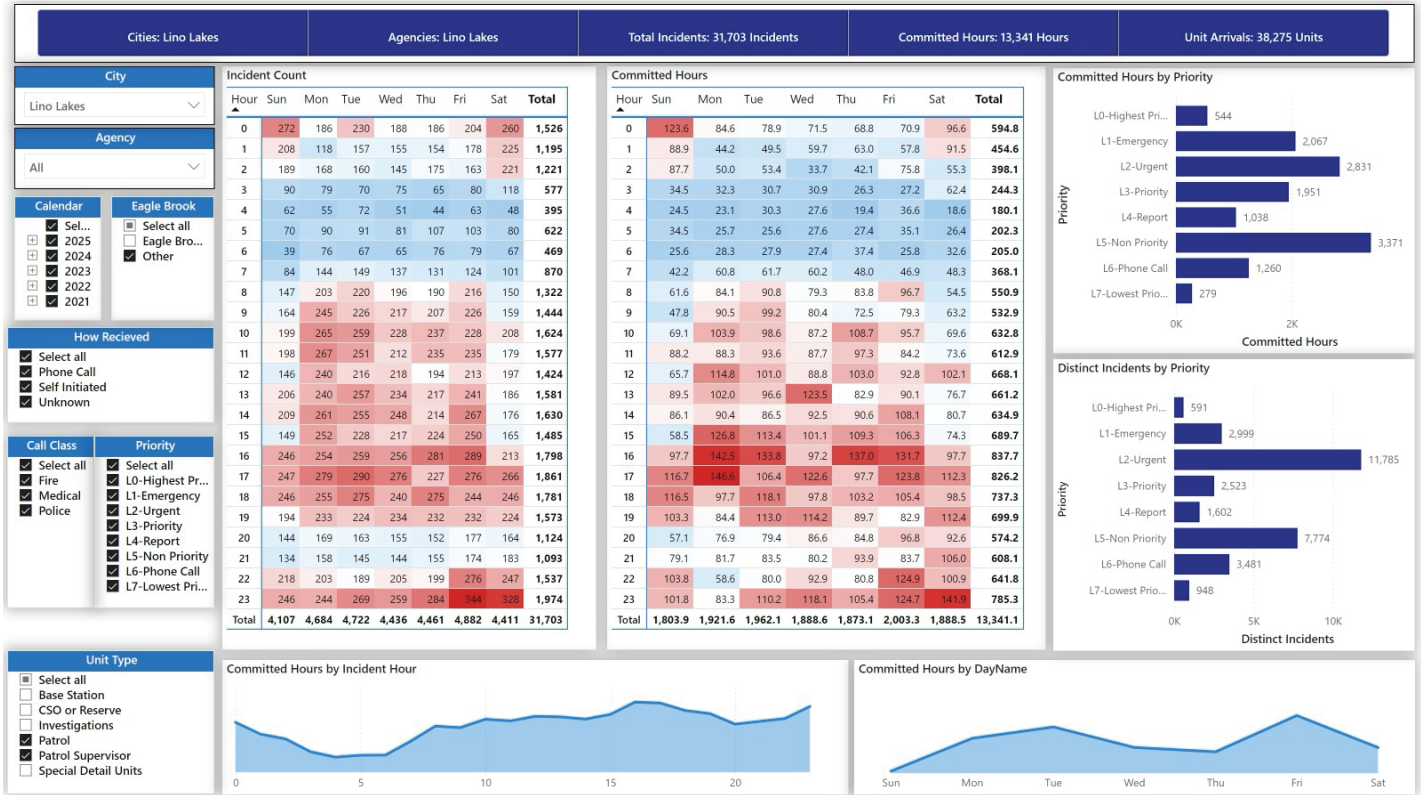
Citygate utilizes Microsoft Power BI as an analysis tool, and our trained statisticians provide local government agencies with historical and up-to-date analytics related to Computer-Aided Dispatch data to better understand the response, time management, deployment, and geographical information related to an agency.

For this review, one example of Citygate’s data analysis will include the use of Power BI to analyze the “average committed time per hour” and “average Patrol units committed” to determine a per-hour **utilization rate** for predictive purposes. *For an evaluation of staffing*, this means of analysis enables Citygate to simulate the impact to changes in personnel to demonstrate potential changes in workload utilization and where the most positive results can be expected. Citygate applies this

data-informed, predictive analysis to make the most specific staffing and scheduling recommendations, by time of day and day of week. This ensures that even agencies that are experiencing difficulty in the recruitment and retention of authorized, sworn personnel can still benefit greatly from targeted realignments in scheduling and coverage where applicable.

A small example of our workload and utilization analysis is shown in the following figure.

Figure—Example – Workload and Utilization Analysis



Quantitative Results

Our capacity to simulate the considerable positive impact to patrol utilization that can be expected from implementing our recommendations makes all the difference to the agencies we serve. Examples such as these are why, if selected for this important project, the City can be confident that Citygate's findings and recommendations will be thoughtful and leading-edge, positioning the City and Department to **see through the overwhelming amount of data and achieve quantitative results**. Our approach and analysis will be based on the City's specific context to ensure a relevant and actionable outcome.

Through the COPS methodology, Citygate's Project Team will work with you to develop **specialized strategies** that position the Department and City for success in achieving a better future for the agency and community.

B.5 WORK PLAN (CORE PROJECT SCOPE)

Citygate’s Work Plan to address the scope of work identified is comprised of five core tasks, each with clear task objectives, detailed sub-tasks, and key milestones/deliverables. *This Work Plan reflects our understanding of how best to address the City’s priorities cost-effectively at a higher level, with sensitivity to the impact on City staff of simultaneously reviewing each department.*

Our recommendations, which will be developed through our highly iterative, transparent, and collaborative approach to analysis, will lay the groundwork for interdepartmental efficiency, effectiveness, and *esprit de corps*.

Following this Work Plan, we discuss our approach to the requested assessment of the Livermore-Pleasanton Fire Department.

Task 1: Initiate and Manage the Project

1.1 Meet with the City to Initiate Study:

A key to a successful review is a mutual understanding of the project’s scope and objectives. Citygate will begin with a virtual pre-kick-off call between Citygate’s Project Manager and the City Manager to discuss project goals and objectives and the approach to the project kick-off meeting. Next, Citygate’s Project Team will meet virtually with the City Manager, Assistant City Manager, Department Heads, and the designated Project Manager for the project kick-off meeting to correlate our understanding of the study’s scope and ensure that our Work Plan and project schedule are mutually agreeable. We will prepare a Project Orientation Brochure that can be used to inform staff and stakeholders of the project objectives and approach. This early effort to clearly define expectations, roles, and lines of communication should result in better focus on substantive issues as the engagement progresses.

For us to be most effective, we will continuously communicate throughout the duration of the study, beginning with our first contact with City staff. Our key message must be that our role is not an adversarial one. Our role is to provide an independent review of the City Departments. We believe our ability to initiate and maintain positive, two-way communication as the study proceeds will result in not only well-supported findings but also a consensus and buy-in among City personnel concerning the acceptance of our work and the benefit of implementing our recommendations. It is crucial that the project be viewed by the City staff and officials as a valuable and worthwhile endeavor.

1.2 Develop Stakeholder Communication and Engagement Plan:

We will collaborate with the City on effective strategies for communicating project objectives and status to the community and key stakeholders, as well as determining interview and engagement strategies to solicit the input of key stakeholders and customers.

1.3 Obtain and Review Documentation:

To fully understand operations, we need to obtain and review a number of documents, including the following: the mission statement; overall work plan; departmental goals related to staff and applicants; organization charts; process flowcharts; Comprehensive Plan; City Ordinances; budgeted vs. filled vs. assigned positions by work unit; performance targets and measures; position descriptions; plan check procedures; staff training data; inspection scheduling; occupancy permits; staff reports and minutes; applications and forms; operating and workload statistics; fees and charges; expansion design plans; contracts; specialized reports such as environmental and engineering reports; other policies and procedures; and pertinent City, state, and federal regulations and guidelines.

For each Department, we will review City studies being conducted concurrently with the Organizational Assessment Study to avoid duplication or to identify any gaps that could affect the assessment and to align findings.

The initial interviews and document review will help us understand the core workflow processes and procedures of the Departments. We will also conduct unit walk-throughs, document where processes are functioning well, and where opportunities for improvement exist.

1.4 Monitor Engagement Progress and Completion of Tasks:

We have combined the initial task of starting the project with the ongoing task of monitoring, directing, and administering the project. In addition to ongoing oral progress reports with assigned City executives, we will provide monthly written status reports.

Key Milestones/Deliverables:

- ◆ Orientation Brochure.
- ◆ Document Request List.
- ◆ Ongoing oral progress reports and monthly written status reports.

Task 2: Communicate with and Involve Stakeholders

2.1 Conduct Interviews with City Leadership and Key City Personnel:

To enhance our understanding of the issues at stake in this review, we will meet on-site with and interview the City's project leadership team as necessary. A goal of the interviews is to orient the consultant team to the history and current context in which the study is taking place. These meetings will also enable us to identify key staff and stakeholders to gain their insights in subsequent tasks.

We will conduct on-site meetings with City personnel identified from each of the following departments. Interviews will be conducted during one on-site day using a mix of individual and group formats to connect with a broad array of staff from each department. Citygate may also supplement our interviews with an electronic questionnaire provided to key staff with oversight of program and division areas to obtain specific feedback about staffing, service delivery, and cost of service.

- ◆ Development Services
- ◆ Public Works
- ◆ Police
- ◆ Internal Services (City Manager's Office, Finance, Information Technology, City Clerk, Human Resources)
- ◆ Library & Recreation

2.2 Conduct Interviews with the City Council:

Citygate's Project Manager will be on-site to meet with City Council members. These interviews will permit us to gain their insights at the start of the review process and provide direction regarding specific issues needing focus.

As necessary, pre-meeting information will be provided to interviewees by email or hard copy to allow for sufficient preparation. Assistance from City staff will be required in scheduling these meetings and providing interview/meeting rooms.

2.3 Post-Interviews Debrief with City Manager:

At the conclusion of Citygate's interviews, we propose a meeting between Citygate Project Manager and the City Manager, Assistant City Manager, and assigned Project Manager to discuss initial themes and findings emerging from our document review and interviews and allow initial feedback on areas that may warrant deeper focus. This allows Citygate's

consultants to spend their time most effectively on areas of greatest priority and need for the City.

2.4 Additional Stakeholder Engagement:

As determined in conjunction with the City as part of a stakeholder engagement and communication plan, Citygate will employ additional stakeholder engagement strategies that may include on-site interviews, focus groups, and/or online surveys with a mix of internal and/or external stakeholders. Citygate will partner with City staff to effectively message information about the project to internal and external stakeholders.

Key Milestones/Deliverables:

- ◆ On-site interviews and stakeholder engagement

Task 3: Conduct Organizational Assessment

3.1 Conduct Comparable Agency Survey:

We will conduct a comparable agency analysis that compares major policies, practices, and staffing by Department. We recommend surveying four to six agencies with a list of agencies that is jointly determined with the City. Citygate will require the assistance of City staff to forward questionnaires and/or online survey forms to other agencies for completion.

3.2 High-Level Assessment of Departmental Structure:

- ◆ Evaluate core departmental functions and processes for alignment with City Council goals and City priorities.
- ◆ Review reporting structures, roles, and responsibilities to identify redundancies, gaps, or inefficiencies.
- ◆ Analyze staffing levels, vacancies, and workload distribution to assess resource allocation and balance.

3.3 High-Level Assessment of Process and Efficiency:

- ◆ Assess the effectiveness of current human, financial, and technological resources in meeting departmental objectives.
- ◆ Identify inefficiencies or bottlenecks in key processes and recommend opportunities for improvement or cost savings.

3.4 High-Level Assessment of Reporting and Accountability:

- ◆ Recommend systems and tools to enhance accountability and maintain service quality across departments.

3.5 Assess High Priority Areas per Department

- ◆ As outlined in our scope of services, we will address the areas of specific emphasis and high priority for Development Services, Public Works, and Police, and areas of emphasis for other departments as determined throughout the project.

Key Milestones/Deliverables:

- ◆ Comparable agency information for inclusion in Draft Report.
- ◆ Organizational findings and conclusions.

Task 4: Present Draft Findings and Recommendations and Prepare Draft Report

4.1 Review Preliminary Findings with the City:

We will share a summary of preliminary findings and recommendations during a Mid-Project Review with the City Manager, Assistant City Manager, Department leadership, and appointed Project Manager and discuss key service delivery and efficiency strategies before preparing the Draft Report. Since our recommendations may include changes to support and maintain new processes and procedures, it is important to create mutual understanding by involving City Executives and Department leaders before writing the Draft Report.

4.2 Determine Areas Needing Deeper Review:

After the Mid-Project Review, Citygate will solicit City input on areas that warrant a deeper analysis or more focused implementation planning. Citygate will reserve approximately 40 consultant hours to conduct additional interviews and analysis before preparation of the Draft Report.

4.3 Prepare Draft Report and Review with City:

We will then prepare a Draft Report that includes recommendations and the proposed implementation strategy for each Department. The report will be provided to appropriate City personnel, as determined by the City, to allow sufficient time for review and discussion of any areas that require further clarification or amplification. The written report will detail organizational capabilities; challenges; goals and objectives for maintaining and

improving services; opportunities to decrease costs or increase revenues; and development of performance measures to quantify progress.

The report will outline an Action Plan for implementation that addresses each of the areas discussed in our Work Plan, including:

- Recommended organizational chart modifications and potential structural realignments.
- Recommended optimal organizational models and staffing levels aligned with budgetary constraints.
- Recommended process improvement strategies and streamlining recommendations.
- Recommended training and cross-training strategies to enhance operations and support succession planning.
- Recommended staffing and supervisory structure, including span of control and service line staffing ratios.
- Explanation of mandated services the City currently must perform or plan to perform due to rollout of a future mandate.
- A management effectiveness enhancement plan.
- A cost-benefit analysis of all major recommendations (include areas for consolidation and/or specialist vendor contracting options).

Our report will emphasize and focus on implementation. Our specific recommendations will be presented as a summarized Strategic Action Plan in tabular form beginning with a description of each proposed recommendation, followed by a priority ranking of their importance, a specific timeline for implementation, the benefits that are anticipated from implementing the recommendations, and then the identification of the individual or the entity that is to be held responsible and accountable for implementing the recommendation.

Citygate Associates does not work off a long list of preconceived recommendations that are recycled from project to project. Each project is unique and approached with a clean slate. Citygate emphasizes the quality and implementability of its recommendations and the ability of our clients to use the recommendations in the report to improve their efficiency and effectiveness and satisfy their customers, residents, stakeholders, and interest groups.

Key Milestones/Deliverables:

- ◆ Preliminary Findings and Recommendations.

- ◆ Draft Report.

Task 5: Prepare and Present Final Report

5.1 Revise Draft, As Necessary.

Once we receive feedback on the Draft Report from the City, we will make the necessary changes to finalize the report.

“We work with consultants, obviously, all the time, but the work that Citygate did on this report is some of the best I’ve seen in my tenure here.”

5.2 Produce and Present Final Report:

Citygate will present the Final Report and Implementation Action Plan to the City to an audience of the City’s choosing. It will identify proposed process improvements, appropriate organizational structures, and recommended steps to implement change.

-Mr. Walt Ekard
Former San Diego County CAO

Key Milestones/Deliverables:

- ◆ Final Report.
- ◆ Implementation Action Plan.

B.6 LIVERMORE-PLEASANTON FIRE DEPARTMENT (LPFD) ASSESSMENT

While the specific scope of services, timeline, and budget can be further customized in conjunction with the City, we propose to conduct an effectiveness and efficiency review of the Livermore-Pleasanton Fire Department assessing staffing, headquarters programs, and overall organizational structure and costs to meet existing needs and published best practices. Not proposed or budgeted are any feasible major changes to the current provision of services within the JPA, nor a Standards of Coverage study. The Citygate Fire Department Project team is illustrated in our Project Team chart at the end of this section and will consist of three fire services specialists and analysis from our finance director and city management consultants supporting each department review.

Our Fire Department assessments are typically performed in accordance with guidelines and best practices from the National Fire Protection Association (NFPA), the Insurance Services Office (ISO), relevant federal and state laws and regulations, and other recognized industry best practices.

Citygate’s work will be independent, meeting the City’s unique needs, while utilizing nationally recognized guidelines and best practices, federal and state mandates, and our **deep understanding of local and regional Bay Area fact patterns and operating practices.**

B.7 PROPOSED PROJECT SCHEDULE FOR EXPANDED SCOPE

Citygate proposes to perform this project in approximately one year from contract execution. We propose to develop an updated schedule with deliverable milestones *in coordination with the City* so that the timeline reflects the time the City feels is necessary to provide requested documents and data across all departments, attend interviews and key briefing meetings, jointly develop and execute a stakeholder engagement plan, complete surveys (if applicable), and thoughtfully review mid-project findings and recommendations as well as the Draft Report.

Task	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
1: Initiate & Manage the Project												
2: Communicate with & Involve Internal Stakeholders												
3: Conduct Organizational Assessment												
4: Present Draft Findings & Recommendations & Prepare Draft Reports												
5: Prepare & Present Final Report												

B.8 UPDATED PROJECT TEAM ASSIGNMENTS

Citygate’s Project Team serving the City has hundreds of years of experience in local government leadership across each of the functions being assessed. *Please note the inclusion of a former IT Director with East Bay city experience given the importance of reviewing information technology service delivery and staffing throughout the engagement.*

Citygate’s Project Team organization chart is provided on the following page, showing team assignments per functional review.

City of Pleasanton, CA
 Proposal to Conduct a Citywide Organizational Assessment

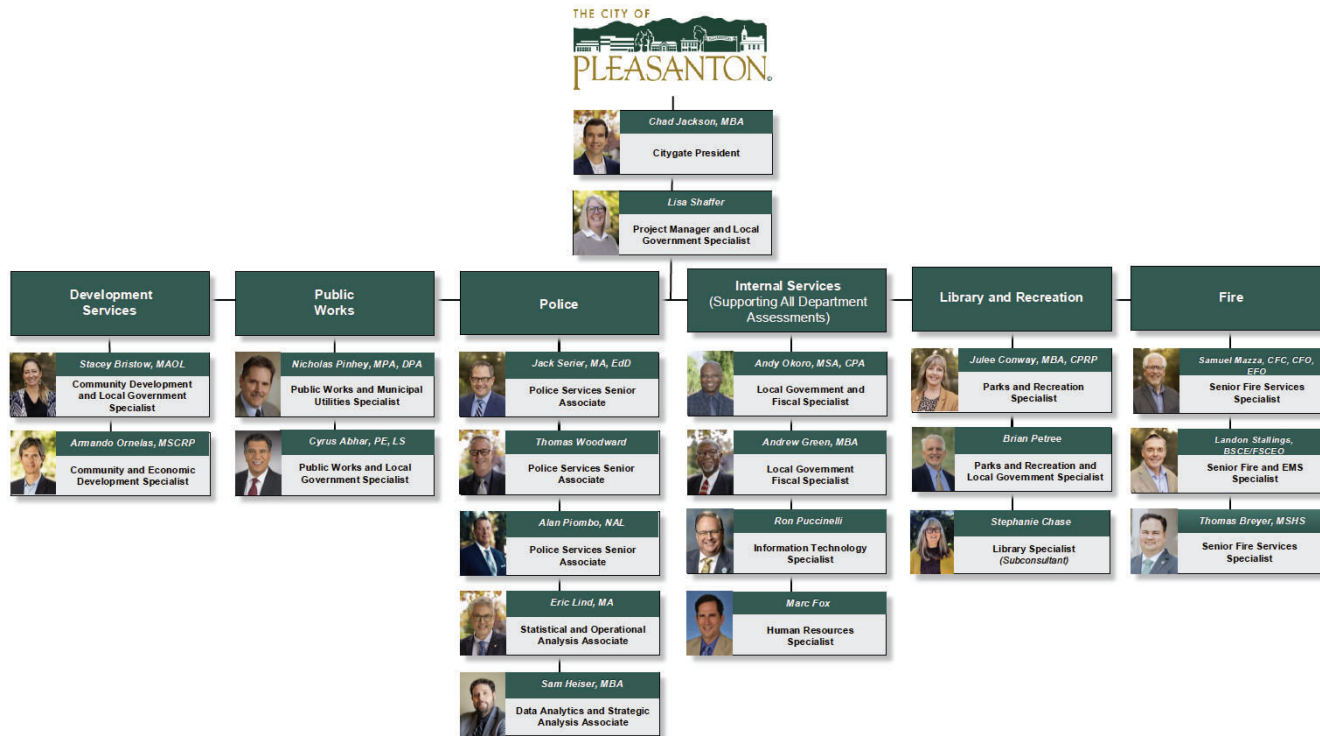
TYGATE TEAM OVERVIEW

Five City Managers/Administrators from different agencies and states, including the East Bay

Department Head expertise in Development Services, Public Works, Finance, Information Technology, Human Resources, Parks/Recreation, Library, Police, and Fire

Significant **Bay Area consulting** experience

- ◆ **Police services data scientist analytics experts** regarding CAD and crime reporting
- ◆ **Fire services expertise** regarding staffing, programs, governance, and deployment performance
- ◆ **Editors and survey technicians**
- ◆ The bench depth of a **Virtual City Hall** with team redundancy in all functions



Compensation

SECTION C—CITYGATE COST PROPOSAL

C.1 PROPOSAL COST

Our charges are based on actual time spent by our consultants at their established billing rates, plus reimbursable expenses incurred in conjunction with travel, printing, clerical, and support services related to the engagement. We will undertake this study for a “not-to-exceed” total cost based on our Work Plan and Scope of Work, outlined below.

C.1.1 Base Project Cost

Element of Cost	Consulting Fees of Project Team	Reimbursable Expenses	Administration (7.5% of Hourly Fees)	Total Citygate Project Amount
Core Organizational Assessment of All Departments	\$219,185	\$14,358	\$16,439	\$249,982

This cost proposal reflects our best effort to be responsive to the City’s needs for this study at a reasonable cost, while providing specific functional expertise to address each City Department’s specific scope. If our proposed scope of work and/or costs are not in alignment with City needs or established budget, we are open to discussing modification of our proposed scope of work, travel, and associated costs.

C.1.2 Optional Livermore-Pleasanton Fire Department Assessment

The cost of the optional Livermore-Pleasanton Fire Department is shown in the following table, and does not include a deployment or Standards of Coverage analysis. Citygate will remain flexible with the scope and cost for this optional assessment after further conversation with the City about project scope and priorities.

Element of Cost	Fees
Livermore-Pleasanton Fire Department Assessment	\$40,000

C.1.3 Hourly Rates

Classification	Rate	Consultant
Citygate President	\$260 per hour	Chad Jackson
Project Management		
Project Manager / Local Government Specialist	\$195 per hour	Lisa Shaffer
Development Services		
Community Development and Local Government Specialist	\$205 per hour	Stacey Bristow
Community and Economic Development Specialist	\$195 per hour	Armondo Ornelas
Public Works		
Public Works and Municipal Utilities Specialist	\$225 per hour	Nicholas Pinhey
Public Works and Local Government Specialist	\$225 per hour	Cyrus Abhar
Police		
Police Services Senior Associate	\$195 per hour	Jack Serier
Police Services Senior Associate	\$195 per hour	Thomas Woodward
Police Services Senior Associate	\$195 per hour	Alan Piombo
Statistical and Operational Analysis Associate	\$195 per hour	Eric Lind
Data Analytics and Strategic Analysis Associate	\$195 per hour	Sam Heiser
Internal Services		
Local Government and Fiscal Specialist	\$205 per hour	Andy Okoro
Local Government Fiscal Specialist	\$225 per hour	Andrew Green
Information Technology Specialist	\$195 per hour	Ron Puccinelli
Human Resources Specialist	\$225 per hour	Marc Fox
Local Government Specialist	\$205 per hour	Connie Jackson
Library and Recreation		
Parks and Recreation Specialist	\$225 per hour	Julee Conway
Parks and Recreation and Local Government Specialist	\$195 per hour	Brian Petree
Local Government Library Specialist (Subcontractor)	\$195 per hour	Constructive Disruption
Fire		
Senior Fire and EMS Specialist	\$265 per hour	Samual Mazza
Senior Fire and EMS Specialist	\$205 per hour	Landon Stallings
Senior Fire Services Specialist	\$195 per hour	Thomas Breyer
Citygate Administration / Support		
Survey Administrator	\$140 per hour	Various
Report Project Administrator	\$140 per hour	Various
Administrative Support	\$100 per hour	Various

C.1.4 Billing Schedule

Citygate offers **two payment schedule options** to meet the City's needs:

One option is a fixed **monthly fee across the project schedule**, which creates clarity and predictability for the City. The first monthly invoice would be issued upon contract execution.

The other option is a **time-and-materials monthly billing schedule up to the not-to-exceed cost**, including a 10 percent (10%) project advance that would be credited to our last invoice. Either billing method includes the first invoice being sent upon execution of the contract.

Our invoices are payable within thirty (30) days. Citygate's billing terms are net thirty (30) days plus two percent (2%) for day thirty-one (31) and two percent (2%) per month thereafter. Our practice is to send both our monthly status report and invoice electronically. If we are selected for this project, we will request the email for the appropriate recipients of the electronic documents. Hard copies of these documents will be provided only upon request. We prefer to receive payment through ACH Transfer, if available.

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 Proposal to Conduct a Citywide Organizational Assessment

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SECTION B—CITYGATE APPROACH, SCOPE, AND TIMELINES

This section presents Citygate’s *updated* project approach to conduct the Citywide Organizational Assessment *of all departments* followed by a single integrated Work Plan and a discussion of project add-ons including a communications plan and an assessment of the Livermore-Pleasanton Fire Department. The section concludes with an updated timeline for the expanded scope of services and an updated Project Team organization chart showing assigned consultants for each department.

B.1 UNDERSTANDING OF PROJECT SCOPE OF WORK

B.1.1 Project Context

Citygate understands the City seeks valuable information and insights on how to best provide services to the community you serve. We understand that the City has limited financial resources and is projecting a severe and increasing structural deficit of \$13 million over the next eight years. Balancing the City’s desire to maintain high service levels and to adhere to the City’s 2023–2028 Strategic Plan with the financial realities you face requires a thorough analysis of all City functions and thoughtful, creative recommendations. This analysis will seek to find long-term sustainable cost-saving measures and eliminate redundancies, waste, and inefficient or unnecessary operations. We commend the City of Pleasanton for undertaking this important project!

B.1.2 Project Scope, Overview, and Objectives

Citygate proposes to perform an Organizational Assessment of all City departments for the City of Pleasanton. The objective of the study is to provide valuable information for City decisionmakers on how to best provide services to the community given the City’s limited financial resources. Citygate will evaluate current conditions, analyze opportunities for organizational changes and process improvements that can further enhance service to customers and stakeholders, evaluate future service demands, and develop an Implementation Action Plan with a prioritized implementation schedule of recommendations and options for how to

HIGHLIGHTS OF OUR APPROACH...

- ◆ We know that **no single measure** (listening, documents, or data) tells the entire story
- ◆ 360-degree listening is **essential**, and is tailored to each audience
- ◆ We listen carefully, compare what is heard to data, and **work closely with City team** to close gaps
- ◆ We provide ongoing communication, including **monthly status reports**
- ◆ Recommendations must be **regulatory compliant and feasible** given **your** culture and fiscal constraints
- ◆ We will look **beyond data** to learn of other operational demands that consume staff time
- ◆ **“Quick win” recommendations** are identified early in study
- ◆ When listening and data align but the results are surprising, we spend the time with you to reach **understanding**

adjust services and operations to ensure long-term fiscal sustainability and maintain the high quality of life in your community.

Included in this objective is an emphasis on identifying opportunities for cross-functional collaboration and more efficient sharing of resources among City departments; and developing service delivery performance measures and benchmarks to measure progress.

Please note that this scope of services has been modified slightly from the scope originally defined in the City's Request for Qualifications to reflect our understanding of how best to address the City's priorities cost-effectively at a higher level, with sensitivity to the impact on City staff of simultaneously reviewing each department.

For each department, Citygate will perform the following.

- ◆ Perform high-level assessment of departmental structure:
 - Evaluate core departmental functions and processes for alignment with City Council goals and City priorities.
 - Review reporting structures, roles, and responsibilities to identify redundancies, gaps, or inefficiencies.
 - Analyze staffing levels, vacancies, and workload distribution to assess resource allocation and balance.
- ◆ Perform high-level assessment of process and efficiency:
 - Assess the effectiveness of current human, financial, and technological resources in meeting departmental objectives.
 - Identify inefficiencies or bottlenecks in key processes and recommend opportunities for improvement or cost savings.
- ◆ Perform high-level assessment of reporting and accountability:
 - Recommend systems and tools to enhance accountability and maintain service quality across departments.
- ◆ Engage with internal stakeholders including staff in all departments and elected officials, to gather feedback regarding potential opportunities for improvements to efficiency, customer service, and organizational culture.
- ◆ Frame recommendations that present the most cost-effective and strategic way to meet current and future needs, while promoting a culture of high performance, accountability, transparency, and community engagement, and ensuring consistency in the application of laws, codes, and other regulations.

- ◆ Recommend practical and achievable solutions that:
 - Clarify roles, responsibilities, and authority of staff
 - Eliminate duplication and overlap of responsibilities within each department and between other City departments
 - Improve the delivery time and quality of services provided by each department
 - Improve communications within and between departments
 - Improve communications with customers and stakeholders
 - Identify opportunities for new technology that would reduce resource demands
 - Evaluate future service demands and evaluate staffing levels, funding, and revenue sources to meet that demand
 - Outline a variety of cost reduction strategies within both present and future scenarios to align service delivery goals with available resources.

Specific departmental priorities will be addressed for Development Services, Public Works, and Police as follows, with specific areas of emphasis for other departments determined in conjunction with the City throughout the course of the study.

- ◆ Development Services (Community & Economic Development, Business License, Engineering):
 - Timeliness and efficiency of permit processing
 - Technology system evaluation (permit tracking, online portals)
 - Customer service standards and performance metrics
 - Business license renewal and compliance efficiency (contract vs. in-house)
- ◆ Public Works
 - Vacant position recruitment strategy
 - Water/sewer operations analysis
 - Contract vs. in-house service delivery
- ◆ Police
 - Staffing deployment and patrol coverage analysis

- Response time evaluation
- Technology utilization (records management, mobile reporting)
- Performance metrics and accountability systems
- Training program effectiveness review/leadership training

B.2 HIGHLIGHTS OF PROJECT APPROACH

Citygate's proposed methodology is built around the following core elements:

Technical Analysis

Citygate will work with staff to gather all available documentation regarding organizational structure, staffing, policies, procedures, performance data, budgets, and technology. Our subject matter experts will review and analyze the documentation to create a broad understanding of each department's operational strengths and weaknesses. Our technical analysis will also include the following core elements:

Project highlights by the numbers:

- *Over 20 seasoned consultants with redundancy across every project discipline*
- *Hundreds of years of practitioner expertise*
- *5 core tasks across 12 months*
- *2 Project Briefings (1 Mid-Project Briefing and 1 Final Report Briefing)*

Internal Procedures

We will evaluate each department's service levels and standards, performance measures, performance reporting, and the employee performance management system for alignment with stakeholder expectations. We will review, at a high level, the current operating policies and procedures, workflows, organizational structure and management systems, spans of control, organizational relationships, interdivisional and interdepartmental coordination, communications, information systems, administration and supervision, job duties, opportunities for outsourcing or insourcing, risk management coordination and practices, overtime management practices, labor agreements, and related aspects to make findings and determine recommendations.

Employee Learning and Development

We will focus on assessing existing and future service demand, allocation of staff to meet these demands, staff retention and recruitment, training needs and resources, professional development approaches to support succession, planning tools and technology available to staff, and the overall staffing strategy.

Finance

We will evaluate the current budget and funding levels, including an assessment of the ability to maintain and/or enhance service levels, attract and retain staff, and implement new technology. We will provide recommendations on alternative approaches to funding if appropriate given current funding, projected demand, technology needs, and/or changes in service scope or levels.

Stakeholder Engagement

Stakeholder engagement is perhaps the most important step in an efficiency study. Nobody knows better where opportunities lie than the people who execute the processes every day or who are dependent on those services for their livelihood. The best solutions often come from brainstorming with stakeholders. While there may be different perspectives from a variety of participants, it is always rewarding to find how people on different sides of the table seek the same solutions. Our team will encourage honest feedback, asking for stakeholder input before offering ours for their critique. We can then synthesize the feedback with benchmarking standards, performance data, and available resources to frame recommendations. Our Work Plan includes jointly developing a communication and engagement plan with the City.

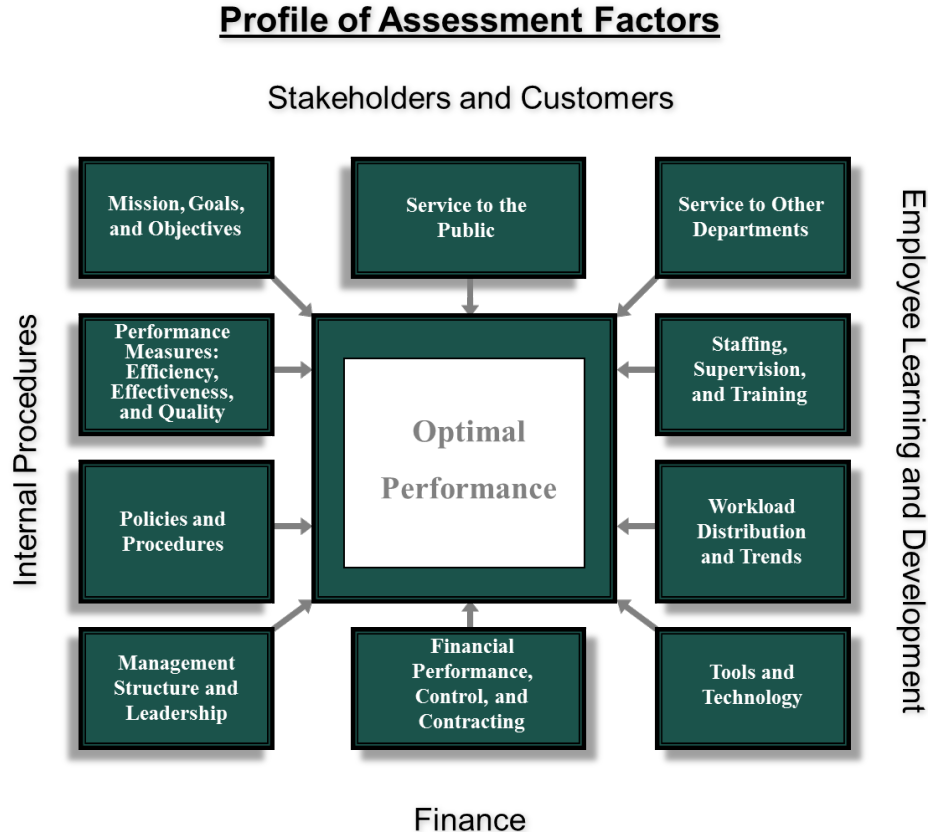
Project Customization

Boilerplate recommendations are not our goal at Citygate. After completing technical analysis and stakeholder engagement, our team will meet with staff to filter potential solutions *for context and culture specific to the City of Pleasanton*. Our goal is to provide recommendations that are achievable not only financially, but politically and culturally as well. We find the best way to do that is to work in tandem with staff to understand the broader framework within which our recommendations must work. Following a Mid-Project Review with staff, we will move forward to finalize recommendations.

Citygate offers additional beneficial elements such as an orientation meeting with City leadership, distribution of a Project Orientation Brochure at the initial kick-off meeting and during our on-site visit in Task 2, and a Mid-Project Review to discuss initial findings and recommendations with the City Manager, Assistant City Manager, Department Heads, and the assigned Project Manager. These elements will ensure that all internal and external stakeholders have the chance to participate in Citygate's review in a constructive manner which is essential to ensure the project's success.

B.3 PROFILE OF ASSESSMENT FACTORS

For simplicity we have organized our assessment factors into the following broad themes:



B.4 POLICE SERVICES APPROACH

Efficient and effective police services support continued efforts to reduce crime, reduce the fear of crime, respond to all types of public safety calls for service, and maintain the highest levels of community partnerships and engagement. As such, Citygate’s assessment and prioritized recommendations for the Police Department will classify both immediate needs and future milestones, identifying priorities, potential alternatives, and the consequences of inaction.

Our commitment to active listening and collaboration with your community allows us to provide practical and implementable recommendations for the Department to thrive in the evolving environment of policing. You can trust us to personally meet with your staff, develop genuine relationships, and listen with the specific goal of learning not only what they do, but how they do it. Then—after developing a sufficiently informed foundation of knowledge of the Department and completing an analysis of data and all relevant reports, procedures, and practices—Citygate will offer recommendations that are implementable and tailored to the Department’s unique situation.

COPS™ Adaptive Methodology

At Citygate, we strongly value our independence, as we believe it provides a significant benefit to both our analyses and our clients. *Because we are not bound to any particular standards-setting organization—nor beholden to an exclusive methodological framework*—we are free to choose from a variety of potential options based on what will be most effective for your agency.

There is no “one-size-fits-all” formula to address police agency staffing, utilization, deployment performance metrics, etc. Thus, to accurately assess your specific agency and provide coordinated best practice standards and recommendations that are attuned to your unique needs, we utilize the Citygate Operational Policing Strategy (COPS) analysis model. **COPS is an adaptive methodology by which Citygate chooses best practices and benchmarks from a matrix of options based on the local context, culture, values, and scale of your agency.**

Having assessed your community’s unique local context and fact pattern, Citygate will connect the Department’s performance to metrics and standards found in the published work of the International City/County Management Association (ICMA), the International Association of Chiefs of Police (IACP), the Police Executive Research Forum (PERF), the National Policing Institute (NPI), the National Emergency Number Association (NENA), the Association of Public-Safety Communications Officials-International (APCO), the International Academies of Emergency Dispatching (IAED), and other standards-setting organizations and cutting-edge scholars to ensure our recommendations best fit your specific policing model and needs.

Data-Driven and Fact-Based Analysis

Our comprehensive work will provide a guide to the Department for the City’s current and future service delivery demands. In addition to conducting a data-driven assessment of field services deployment, Citygate’s review will incorporate relevant, measurable Department and City data, and will delineate our analysis of the Department’s capacity to provide the highest level of law enforcement services possible within the context of the City’s resources and infrastructure.

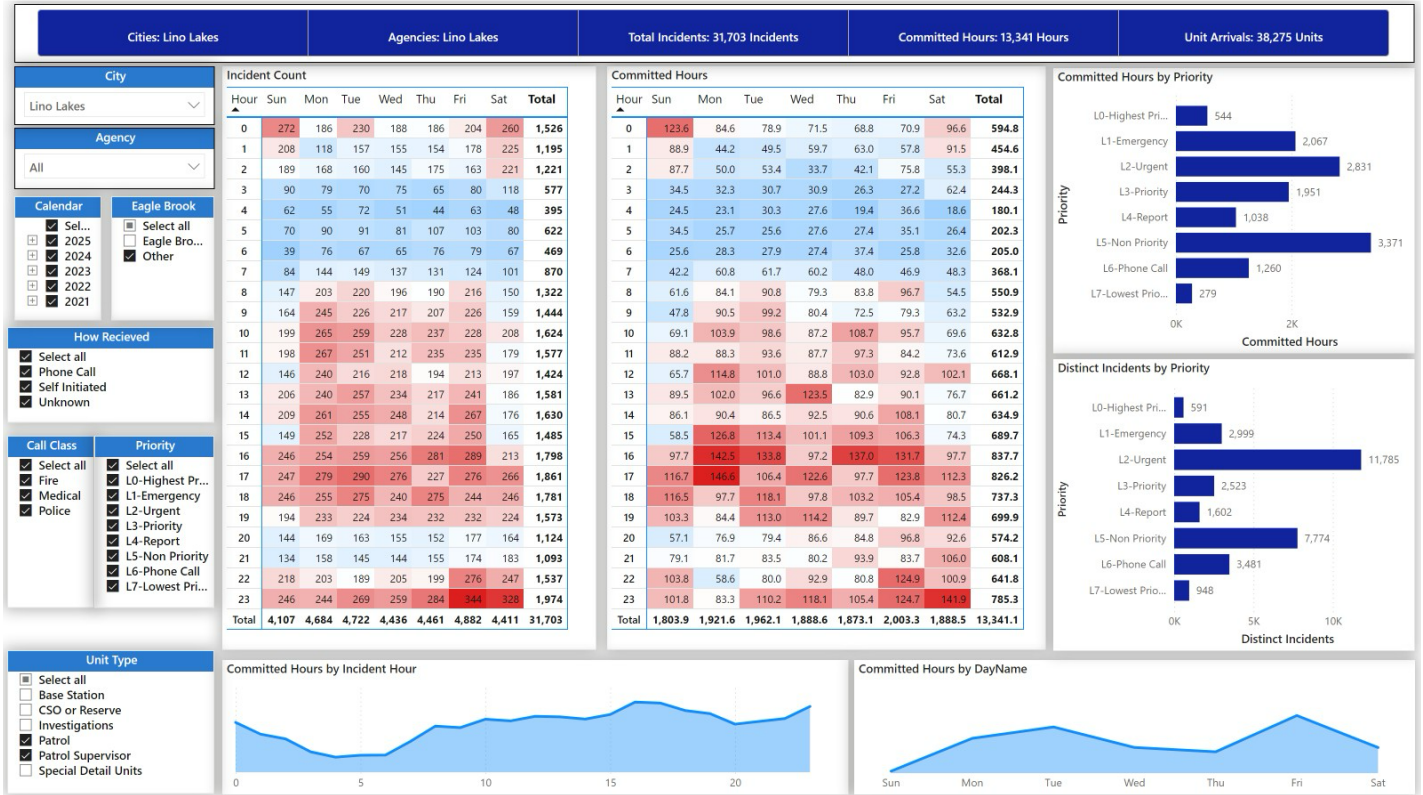
Citygate utilizes Microsoft Power BI as an analysis tool, and our trained statisticians provide local government agencies with historical and up-to-date analytics related to Computer-Aided Dispatch data to better understand the response, time management, deployment, and geographical information related to an agency.

For this review, one example of Citygate’s data analysis will include the use of Power BI to analyze the “average committed time per hour” and “average Patrol units committed” to determine a per-hour **utilization rate** for predictive purposes. *For an evaluation of staffing*, this means of analysis enables Citygate to simulate the impact to changes in personnel to demonstrate potential changes in workload utilization and where the most positive results can be expected. Citygate applies this

data-informed, predictive analysis to make the most specific staffing and scheduling recommendations, by time of day and day of week. This ensures that even agencies that are experiencing difficulty in the recruitment and retention of authorized, sworn personnel can still benefit greatly from targeted realignments in scheduling and coverage where applicable.

A small example of our workload and utilization analysis is shown in the following figure.

Figure—Example – Workload and Utilization Analysis



Quantitative Results

Our capacity to simulate the considerable positive impact to patrol utilization that can be expected from implementing our recommendations makes all the difference to the agencies we serve. Examples such as these are why, if selected for this important project, the City can be confident that Citygate's findings and recommendations will be thoughtful and leading-edge, positioning the City and Department to **see through the overwhelming amount of data and achieve quantitative results**. Our approach and analysis will be based on the City's specific context to ensure a relevant and actionable outcome.

Through the COPS methodology, Citygate's Project Team will work with you to develop **specialized strategies** that position the Department and City for success in achieving a better future for the agency and community.

B.5 WORK PLAN (CORE PROJECT SCOPE)

Citygate’s Work Plan to address the scope of work identified is comprised of five core tasks, each with clear task objectives, detailed sub-tasks, and key milestones/deliverables. *This Work Plan reflects our understanding of how best to address the City’s priorities cost-effectively at a higher level, with sensitivity to the impact on City staff of simultaneously reviewing each department.*

Our recommendations, which will be developed through our highly iterative, transparent, and collaborative approach to analysis, will lay the groundwork for interdepartmental efficiency, effectiveness, and *esprit de corps*.

Following this Work Plan, we discuss our approach to the requested assessment of the Livermore-Pleasanton Fire Department.

Task 1: Initiate and Manage the Project

1.1 Meet with the City to Initiate Study:

A key to a successful review is a mutual understanding of the project’s scope and objectives. Citygate will begin with a virtual pre-kick-off call between Citygate’s Project Manager and the City Manager to discuss project goals and objectives and the approach to the project kick-off meeting. Next, Citygate’s Project Team will meet virtually with the City Manager, Assistant City Manager, Department Heads, and the designated Project Manager for the project kick-off meeting to correlate our understanding of the study’s scope and ensure that our Work Plan and project schedule are mutually agreeable. We will prepare a Project Orientation Brochure that can be used to inform staff and stakeholders of the project objectives and approach. This early effort to clearly define expectations, roles, and lines of communication should result in better focus on substantive issues as the engagement progresses.

For us to be most effective, we will continuously communicate throughout the duration of the study, beginning with our first contact with City staff. Our key message must be that our role is not an adversarial one. Our role is to provide an independent review of the City Departments. We believe our ability to initiate and maintain positive, two-way communication as the study proceeds will result in not only well-supported findings but also a consensus and buy-in among City personnel concerning the acceptance of our work and the benefit of implementing our recommendations. It is crucial that the project be viewed by the City staff and officials as a valuable and worthwhile endeavor.

1.2 Develop Stakeholder Communication and Engagement Plan:

We will collaborate with the City on effective strategies for communicating project objectives and status to the community and key stakeholders, as well as determining interview and engagement strategies to solicit the input of key stakeholders and customers.

1.3 Obtain and Review Documentation:

To fully understand operations, we need to obtain and review a number of documents, including the following: the mission statement; overall work plan; departmental goals related to staff and applicants; organization charts; process flowcharts; Comprehensive Plan; City Ordinances; budgeted vs. filled vs. assigned positions by work unit; performance targets and measures; position descriptions; plan check procedures; staff training data; inspection scheduling; occupancy permits; staff reports and minutes; applications and forms; operating and workload statistics; fees and charges; expansion design plans; contracts; specialized reports such as environmental and engineering reports; other policies and procedures; and pertinent City, state, and federal regulations and guidelines.

For each Department, we will review City studies being conducted concurrently with the Organizational Assessment Study to avoid duplication or to identify any gaps that could affect the assessment and to align findings.

The initial interviews and document review will help us understand the core workflow processes and procedures of the Departments. We will also conduct unit walk-throughs, document where processes are functioning well, and where opportunities for improvement exist.

1.4 Monitor Engagement Progress and Completion of Tasks:

We have combined the initial task of starting the project with the ongoing task of monitoring, directing, and administering the project. In addition to ongoing oral progress reports with assigned City executives, we will provide monthly written status reports.

Key Milestones/Deliverables:

- ◆ Orientation Brochure.
- ◆ Document Request List.
- ◆ Ongoing oral progress reports and monthly written status reports.

Task 2: Communicate with and Involve Stakeholders

2.1 Conduct Interviews with City Leadership and Key City Personnel:

To enhance our understanding of the issues at stake in this review, we will meet on-site with and interview the City's project leadership team as necessary. A goal of the interviews is to orient the consultant team to the history and current context in which the study is taking place. These meetings will also enable us to identify key staff and stakeholders to gain their insights in subsequent tasks.

We will conduct on-site meetings with City personnel identified from each of the following departments. Interviews will be conducted during one on-site day using a mix of individual and group formats to connect with a broad array of staff from each department. Citygate may also supplement our interviews with an electronic questionnaire provided to key staff with oversight of program and division areas to obtain specific feedback about staffing, service delivery, and cost of service.

- ◆ Development Services
- ◆ Public Works
- ◆ Police
- ◆ Internal Services (City Manager's Office, Finance, Information Technology, City Clerk, Human Resources)
- ◆ Library & Recreation

2.2 Conduct Interviews with the City Council:

Citygate's Project Manager will be on-site to meet with City Council members. These interviews will permit us to gain their insights at the start of the review process and provide direction regarding specific issues needing focus.

As necessary, pre-meeting information will be provided to interviewees by email or hard copy to allow for sufficient preparation. Assistance from City staff will be required in scheduling these meetings and providing interview/meeting rooms.

2.3 Post-Interviews Debrief with City Manager:

At the conclusion of Citygate's interviews, we propose a meeting between Citygate Project Manager and the City Manager, Assistant City Manager, and assigned Project Manager to discuss initial themes and findings emerging from our document review and interviews and allow initial feedback on areas that may warrant deeper focus. This allows Citygate's

consultants to spend their time most effectively on areas of greatest priority and need for the City.

2.4 Additional Stakeholder Engagement:

As determined in conjunction with the City as part of a stakeholder engagement and communication plan, Citygate will employ additional stakeholder engagement strategies that may include on-site interviews, focus groups, and/or online surveys with a mix of internal and/or external stakeholders. Citygate will partner with City staff to effectively message information about the project to internal and external stakeholders.

Key Milestones/Deliverables:

- ◆ On-site interviews and stakeholder engagement

Task 3: Conduct Organizational Assessment

3.1 Conduct Comparable Agency Survey:

We will conduct a comparable agency analysis that compares major policies, practices, and staffing by Department. We recommend surveying four to six agencies with a list of agencies that is jointly determined with the City. Citygate will require the assistance of City staff to forward questionnaires and/or online survey forms to other agencies for completion.

3.2 High-Level Assessment of Departmental Structure:

- ◆ Evaluate core departmental functions and processes for alignment with City Council goals and City priorities.
- ◆ Review reporting structures, roles, and responsibilities to identify redundancies, gaps, or inefficiencies.
- ◆ Analyze staffing levels, vacancies, and workload distribution to assess resource allocation and balance.

3.3 High-Level Assessment of Process and Efficiency:

- ◆ Assess the effectiveness of current human, financial, and technological resources in meeting departmental objectives.
- ◆ Identify inefficiencies or bottlenecks in key processes and recommend opportunities for improvement or cost savings.

3.4 High-Level Assessment of Reporting and Accountability:

- ◆ Recommend systems and tools to enhance accountability and maintain service quality across departments.

3.5 Assess High Priority Areas per Department

- ◆ As outlined in our scope of services, we will address the areas of specific emphasis and high priority for Development Services, Public Works, and Police, and areas of emphasis for other departments as determined throughout the project.

Key Milestones/Deliverables:

- ◆ Comparable agency information for inclusion in Draft Report.
- ◆ Organizational findings and conclusions.

Task 4: Present Draft Findings and Recommendations and Prepare Draft Report

4.1 Review Preliminary Findings with the City:

We will share a summary of preliminary findings and recommendations during a Mid-Project Review with the City Manager, Assistant City Manager, Department leadership, and appointed Project Manager and discuss key service delivery and efficiency strategies before preparing the Draft Report. Since our recommendations may include changes to support and maintain new processes and procedures, it is important to create mutual understanding by involving City Executives and Department leaders before writing the Draft Report.

4.2 Determine Areas Needing Deeper Review:

After the Mid-Project Review, Citygate will solicit City input on areas that warrant a deeper analysis or more focused implementation planning. Citygate will reserve approximately 40 consultant hours to conduct additional interviews and analysis before preparation of the Draft Report.

4.3 Prepare Draft Report and Review with City:

We will then prepare a Draft Report that includes recommendations and the proposed implementation strategy for each Department. The report will be provided to appropriate City personnel, as determined by the City, to allow sufficient time for review and discussion of any areas that require further clarification or amplification. The written report will detail organizational capabilities; challenges; goals and objectives for maintaining and

improving services; opportunities to decrease costs or increase revenues; and development of performance measures to quantify progress.

The report will outline an Action Plan for implementation that addresses each of the areas discussed in our Work Plan, including:

- Recommended organizational chart modifications and potential structural realignments.
- Recommended optimal organizational models and staffing levels aligned with budgetary constraints.
- Recommended process improvement strategies and streamlining recommendations.
- Recommended training and cross-training strategies to enhance operations and support succession planning.
- Recommended staffing and supervisory structure, including span of control and service line staffing ratios.
- Explanation of mandated services the City currently must perform or plan to perform due to rollout of a future mandate.
- A management effectiveness enhancement plan.
- A cost-benefit analysis of all major recommendations (include areas for consolidation and/or specialist vendor contracting options).

Our report will emphasize and focus on implementation. Our specific recommendations will be presented as a summarized Strategic Action Plan in tabular form beginning with a description of each proposed recommendation, followed by a priority ranking of their importance, a specific timeline for implementation, the benefits that are anticipated from implementing the recommendations, and then the identification of the individual or the entity that is to be held responsible and accountable for implementing the recommendation.

Citygate Associates does not work off a long list of preconceived recommendations that are recycled from project to project. Each project is unique and approached with a clean slate. Citygate emphasizes the quality and implementability of its recommendations and the ability of our clients to use the recommendations in the report to improve their efficiency and effectiveness and satisfy their customers, residents, stakeholders, and interest groups.

Key Milestones/Deliverables:

- ◆ Preliminary Findings and Recommendations.

- ◆ Draft Report.

Task 5: Prepare and Present Final Report

5.1 Revise Draft, As Necessary.

Once we receive feedback on the Draft Report from the City, we will make the necessary changes to finalize the report.

“We work with consultants, obviously, all the time, but the work that Citygate did on this report is some of the best I’ve seen in my tenure here.”

5.2 Produce and Present Final Report:

Citygate will present the Final Report and Implementation Action Plan to the City to an audience of the City’s choosing. It will identify proposed process improvements, appropriate organizational structures, and recommended steps to implement change.

-Mr. Walt Ekard
Former San Diego County CAO

Key Milestones/Deliverables:

- ◆ Final Report.
- ◆ Implementation Action Plan.

B.6 LIVERMORE-PLEASANTON FIRE DEPARTMENT (LPFD) ASSESSMENT

While the specific scope of services, timeline, and budget can be further customized in conjunction with the City, we propose to conduct an effectiveness and efficiency review of the Livermore-Pleasanton Fire Department assessing staffing, headquarters programs, and overall organizational structure and costs to meet existing needs and published best practices. Not proposed or budgeted are any feasible major changes to the current provision of services within the JPA, nor a Standards of Coverage study. The Citygate Fire Department Project team is illustrated in our Project Team chart at the end of this section and will consist of three fire services specialists and analysis from our finance director and city management consultants supporting each department review.

Our Fire Department assessments are typically performed in accordance with guidelines and best practices from the National Fire Protection Association (NFPA), the Insurance Services Office (ISO), relevant federal and state laws and regulations, and other recognized industry best practices.

Citygate’s work will be independent, meeting the City’s unique needs, while utilizing nationally recognized guidelines and best practices, federal and state mandates, and our **deep understanding of local and regional Bay Area fact patterns and operating practices.**

B.7 PROPOSED PROJECT SCHEDULE FOR EXPANDED SCOPE

Citygate proposes to perform this project in approximately one year from contract execution. We propose to develop an updated schedule with deliverable milestones *in coordination with the City* so that the timeline reflects the time the City feels is necessary to provide requested documents and data across all departments, attend interviews and key briefing meetings, jointly develop and execute a stakeholder engagement plan, complete surveys (if applicable), and thoughtfully review mid-project findings and recommendations as well as the Draft Report.

Task	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
1: Initiate & Manage the Project												
2: Communicate with & Involve Internal Stakeholders												
3: Conduct Organizational Assessment												
4: Present Draft Findings & Recommendations & Prepare Draft Reports												
5: Prepare & Present Final Report												

B.8 UPDATED PROJECT TEAM ASSIGNMENTS

Citygate’s Project Team serving the City has hundreds of years of experience in local government leadership across each of the functions being assessed. *Please note the inclusion of a former IT Director with East Bay city experience given the importance of reviewing information technology service delivery and staffing throughout the engagement.*

Citygate’s Project Team organization chart is provided on the following page, showing team assignments per functional review.

CITYGATE TEAM OVERVIEW

- ◆ **Five City Managers/Administrators** from different agencies and states, including the East Bay
- ◆ **Department Head expertise** in Development Services, Public Works, Finance, Information Technology, Human Resources, Parks/Recreation, Library, Police, and Fire
- ◆ Significant **Bay Area consulting** experience

- ◆ **Police services data scientist analytics experts** regarding CAD and crime reporting
- ◆ **Fire services expertise** regarding staffing, programs, governance, and deployment performance
- ◆ Editors and **survey technicians**
- ◆ The bench depth of a **Virtual City Hall** with team redundancy in all functions



SECTION C—CITYGATE COST PROPOSAL

C.1 PROPOSAL COST

Our charges are based on actual time spent by our consultants at their established billing rates, plus reimbursable expenses incurred in conjunction with travel, printing, clerical, and support services related to the engagement. We will undertake this study for a “not-to-exceed” total cost based on our Work Plan and Scope of Work, outlined below.

C.1.1 Base Project Cost

Element of Cost	Consulting Fees of Project Team	Reimbursable Expenses	Administration (7.5% of Hourly Fees)	Total Citygate Project Amount
Core Organizational Assessment of All Departments	\$219,185	\$14,358	\$16,439	\$249,982

This cost proposal reflects our best effort to be responsive to the City’s needs for this study at a reasonable cost, while providing specific functional expertise to address each City Department’s specific scope. If our proposed scope of work and/or costs are not in alignment with City needs or established budget, we are open to discussing modification of our proposed scope of work, travel, and associated costs.

C.1.2 Optional Livermore-Pleasanton Fire Department Assessment

The cost of the optional Livermore-Pleasanton Fire Department is shown in the following table, and does not include a deployment or Standards of Coverage analysis. Citygate will remain flexible with the scope and cost for this optional assessment after further conversation with the City about project scope and priorities.

Element of Cost	Fees
Livermore-Pleasanton Fire Department Assessment	\$40,000

C.1.3 Hourly Rates

Classification	Rate	Consultant
Citygate President	\$260 per hour	Chad Jackson
Project Management		
Project Manager / Local Government Specialist	\$195 per hour	Lisa Shaffer
Development Services		
Community Development and Local Government Specialist	\$205 per hour	Stacey Bristow
Community and Economic Development Specialist	\$195 per hour	Armondo Ornelas
Public Works		
Public Works and Municipal Utilities Specialist	\$225 per hour	Nicholas Pinhey
Public Works and Local Government Specialist	\$225 per hour	Cyrus Abhar
Police		
Police Services Senior Associate	\$195 per hour	Jack Serier
Police Services Senior Associate	\$195 per hour	Thomas Woodward
Police Services Senior Associate	\$195 per hour	Alan Piombo
Statistical and Operational Analysis Associate	\$195 per hour	Eric Lind
Data Analytics and Strategic Analysis Associate	\$195 per hour	Sam Heiser
Internal Services		
Local Government and Fiscal Specialist	\$205 per hour	Andy Okoro
Local Government Fiscal Specialist	\$225 per hour	Andrew Green
Information Technology Specialist	\$195 per hour	Ron Puccinelli
Human Resources Specialist	\$225 per hour	Marc Fox
Local Government Specialist	\$205 per hour	Connie Jackson
Library and Recreation		
Parks and Recreation Specialist	\$225 per hour	Julee Conway
Parks and Recreation and Local Government Specialist	\$195 per hour	Brian Petree
Local Government Library Specialist (Subcontractor)	\$195 per hour	Constructive Disruption
Fire		
Senior Fire and EMS Specialist	\$265 per hour	Samual Mazza
Senior Fire and EMS Specialist	\$205 per hour	Landon Stallings
Senior Fire Services Specialist	\$195 per hour	Thomas Breyer
Citygate Administration / Support		
Survey Administrator	\$140 per hour	Various
Report Project Administrator	\$140 per hour	Various
Administrative Support	\$100 per hour	Various

C.1.4 Billing Schedule

Citygate offers **two payment schedule options** to meet the City's needs:

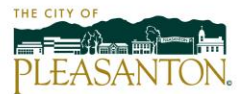
One option is a fixed **monthly fee across the project schedule**, which creates clarity and predictability for the City. The first monthly invoice would be issued upon contract execution.

The other option is a **time-and-materials monthly billing schedule up to the not-to-exceed cost**, including a 10 percent (10%) project advance that would be credited to our last invoice. Either billing method includes the first invoice being sent upon execution of the contract.

Our invoices are payable within thirty (30) days. Citygate's billing terms are net thirty (30) days plus two percent (2%) for day thirty-one (31) and two percent (2%) per month thereafter. Our practice is to send both our monthly status report and invoice electronically. If we are selected for this project, we will request the email for the appropriate recipients of the electronic documents. Hard copies of these documents will be provided only upon request. We prefer to receive payment through ACH Transfer, if available.

Citywide Organizational Assessment

Professional Services Agreement with Citygate Associates, LLC
City Council, November 4, 2025



Background

Strategic Priority

Identified as a "Must Do" project in the City's strategic prioritization process

Comprehensive Review

Independent evaluation of City operations, staffing, processes, and organizational structure

Methodology

Document and data review, City leadership and employee interviews, comparable agency survey, benchmarking to best practices, cost-effective recommendations, including cost-saving measures



Organizational Assessment Details

Key Focus Areas

- Operational efficiency
- Staffing optimization
- Process improvements
- Service delivery
- Technology systems

Expected Benefits

- Cost savings opportunities
- Enhanced customer service
- Talent retention strategies
- Revenue opportunities
- Process streamlining



RFQ Process Overview

- RFQ Issued on July 11, 2025
- Received proposals from 10 firms
- 2 rounds of interviews with the top 3 firms

RFQ Criteria

- Team experience and qualifications
- Methodology and approach
- Results and innovation
- Project management capabilities
- California municipality references
- Cost proposals



RFQ Response Summary

Qualified Vendor	Project Duration	Communication Support	Optional LPFD Assessment	Baseline Cost
BakerTilly	7 Months	\$21,500	\$16,500	\$184,000
Citygate Associates	12 Months	\$20,000	\$40,000	\$229,982
Raftelis	8 Months	\$12,000	\$24,250	\$179,925



Citygate Associates

Recommended Consultant

- Citygate Associates, LLC

Key Strengths

- Extensive experience with California municipalities
- Comprehensive citywide assessment approach, including one or more specialists per City function
- Strong methodology and innovation, including routine check-ins, mid-project briefing, and ability to tailor areas of in-depth emphasis
- Proven track record with similar sized cities
- Strong public safety experience and data/workload analysis approach
- Excellent references and results



Citygate Team and Quality Study



- Independent and Objective
- Validity of Data and Thoroughness
- Functional/Practitioner Expertise
- Creativity of Recommendations
- Constructive Change
- Implementable



Recommendation

Authorize the City Manager to execute a professional services agreement with Citygate Associates, LLC for a comprehensive citywide organizational assessment in a not-to-exceed amount of \$249,982 Community and Economic Development



CITY COUNCIL AGENDA REPORT

November 4, 2025
Public Works - Utilities Division

TITLE: CONTINUED FROM OCTOBER 21, 2025 - APPROVE THE LONG-TERM SEWER CAPITAL IMPROVEMENT PLAN

SUMMARY

On June 17, 2025, the City Council adopted a Resolution approving the City's 2025 Sewer System Management Plan (SSMP). At that time, the SSMP City Council Agenda Report identified under Next Steps that a long-term Sewer Capital Improvement Plan (Sewer CIP) would be prepared and presented to the City Council at a later date. This report presents that long-term sewer CIP, which includes prioritized projects over a 20-year span, under three distinct implementation scenarios.

A detailed resource review and Operation and Maintenance (O&M) requirements to properly implement the SSMP, which was also identified as a next step in the SSMP Staff Report of June 17, 2025, is currently under development and will be presented at a future City Council meeting. The City will also be conducting a sewer rate study and sewer connection fee study that will utilize the results of the SSMP, including this CIP, to calculate and recommend increases to user rates and connection fees for City Council consideration in 2026.

RECOMMENDATION

Continued from October 21, 2025 - Approve the Long-Term Sewer Capital Improvement Plan.

BACKGROUND

The City owns and operates a sewer collection system that consists of approximately 253 miles of gravity sewers, approximately 4.9 miles of force mains, 8 siphons, 11 active pump stations, and approximately 21,000 service connections. The average dry weather flow is approximately 6 million gallons per day (MGD). The City has agreements with Dublin San Ramon Services District (DSRSD) and City of Livermore (for Ruby Hill service area) for wastewater treatment and is a member of Livermore-Amador Valley Water Management Agency (LAVWMA) for treated wastewater disposal. The City also has agreements with Alameda County that allow sewage flows from the Castlewood Service Area to be transported through the City's collection system for treatment at DSRSD.

The City has developed a Sewer System Management Plan (SSMP) that is a living document to guide management of its sewer collection system. As a regulatory-mandated document, the SSMP covers nearly all management aspects, including Element 8, System Evaluation, Capacity Assurance, and Capital Improvements. The City hired a consultant, Woodard & Curran, to prepare this long-term Sewer CIP (Attachment 1) as well as two key studies that informed the development of the Sewer CIP: the sewer system capacity evaluation and the facility condition assessments.

The studies evaluated both the system capacity (ability to convey sewage flows) and the condition of the infrastructure (most, but not all assets), which are used to convey sewage. Generally speaking, with just a few exceptions, the system capacity (size of piping and pump stations) is robust and is able to convey current and future predicted sewage flows. Some up-sizing of piping is needed to support future development.

The assessment of the condition of assets is more complicated. While systems remain operationally reliable, they are beginning to degrade with age and are nearing the end of their useful life. A recent unexpected severe sewer line collapse at Danker Rd where approximately 300 feet of sewer pipes failed is one of several conditions that show signs of aged infrastructure and the need for capital improvement and replacement. Over the next 20 years, replacement and rehabilitation projects will be needed to renew piping and pumping systems to extend the useful life of the conveyance systems and maintain reliability. More studies are needed of the piping systems, including significant closed-caption television (CCTV) analysis, to develop a complete picture of asset conditions.

DISCUSSION

The purpose of the City's long-term Sewer CIP is to ensure the sustainability of the City's sewer system infrastructure and determine funding needs. The long-term CIP is a living plan that is reviewed on a two-year cycle to evaluate implementation progress and updated on a six-year cycle to reflect any changes in drivers and needs. Development of the long-term CIP is based on technical evaluations that include condition assessments and system capacity assessments. The long-term CIP includes prioritized projects with cost estimates over a 20-year span.

The long-term Sewer CIP consists of a list of recommended projects that fall within the major categories listed below:

- Capacity & Reliability Improvement Projects
- Lift Station Projects
- Condition Assessment Projects.

Each recommended project was prioritized based on the following system:

- Priority Level A – The highest priority projects in need of immediate repair/replacement because of imminent failure, or safety hazard. Includes critical infrastructure that could result in a sewage spill if left unaddressed, or that does not meet the City's current hydraulic design criteria. This priority level also includes inspection of critical assets missing condition data, so the extent of any future rehabilitation or replacement needs can be determined.
- Priority Level B – The midterm priority projects, defined as projects in need of near-term repair/replacement because of deteriorating/poor condition. This priority level also includes assumptions about asset replacement/rehabilitation identified as part of the inspection performed in priority level A.
- Priority Level C – The lowest priority projects. These include work anticipated based on assumed asset conditions, but the scope and schedules of these projects are not defined. This priority level also includes the re-inspection and condition assessment of

critical infrastructure.

Development of the Capital Improvement Program (CIP) includes three phased implementation scenarios that will guide the rate-setting process by balancing annual spending requirements with the risks associated with project deferrals. These scenarios were developed based on the system needs identified in the City's Sewer System Management Plan (SSMP).

The three implementation scenarios: **Maintain**, **No Deferral**, and **Maximum Deferral**, represent varying levels of investment in the City's wastewater collection system. Each scenario reflects a different approach to maintaining sewer service reliability, rehabilitating aging infrastructure, improving system performance, and meeting State regulatory requirements for sanitary sewer systems.

As part of the next phase of the financial plan analysis, the delivery of these scenarios will inform potential rate revenue adjustments and capital financing strategies, including the consideration of debt financing. The purpose of this analysis is to ensure the sewer enterprise continues to meet its financial performance targets, fund essential infrastructure improvements, and support the selected SSMP CIP implementation alternative.

Staff plans to present the results of the financial plan analysis to the City Council in November. At that time, staff will seek City Council direction on selecting the preferred scenario that best aligns with the City's financial capacity, infrastructure needs, and regulatory compliance obligations.

See Attachment 2 for summary of all expenditure scenarios. The three scenarios are:

- Scenario 1 (Maintain) - Offers a balanced approach, deferring some projects while aiming to reduce the backlog of gravity sewer with major defects. Requires 2 to 3 additional staff starting in FY 2026-27, managing an average of \$8.4 million annually. Staffing requirements increase to four during FY 2031-32 and FY 2032-33 to complete major pipeline and lift station work. The scenario targets full repair/replacement of pipes with existing major defects by FY 2030-31. This scenario requires more than double the City's current capital spending. The total funding expenditure is \$130,800,000 in net present value.
- Scenario 2 (No Deferrals) - Minimizes the City's risk by proactively investing in rehabilitation and replacement of high-risk assets. Requires three to four additional staff in the first 10 years to manage up to \$15 million annually. The staffing requirement decreases to two in the long term, managing an average of \$6.5 million annually. This scenario aims to eliminate the backlog of pipes with severe defects by FY 2029-30. The upfront spending in the next 10 years would present significant implementation challenges due to the volume of work. The total funding expenditure is \$139,200,000 in net present value.
- Scenario 3 (Maximum Deferrals) - Defers projects to give the City more time to ramp up its capital spending program and hire additional staff. In doing so, this scenario presents the highest risk, since high priority projects are deferred into the long term. Requires two to three additional staff over the 20-year span. Aims to maintain or reduce the current backlog of pipes with major defects by replacing one mile of pipe per year starting in FY

2027-28. The total funding expenditure is \$125,700,000 in net present value.

Once the Sewer CIP is approved, the City's SSMP will be updated to incorporate the report by reference in accordance with California State Water Resources Control Board (SWRCB) procedures.

EQUITY AND SUSTAINABILITY

The Sewer CIP, as a component of the SSMP, includes preparing community water resources for a changing climate, which will result in cost savings, enhanced water quality, improved infrastructure, and increased resiliency.

OUTREACH

No outreach was specifically conducted for development of the Sewer CIP, as this is a routine matter of City business. However, outreach globally for the SSMP will occur as described in Element 11 (Communication Program) in the SSMP.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the Citywide ONE Pleasanton strategic goal of *Investing in our Environment*, Strategy 8 – Update the Sewer System Master Plan to reflect current and future operations and identify system improvements and necessary maintenance.

FISCAL IMPACT

This item has no fiscal impact. Preparation of the Capital Improvement Plan was funded by CIP 16245 (Sewer Capacity Evaluation Project) and CIP 22289 (Sewer System Management Plan).

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. Long-Term Sewer Capital Improvement Plan Report
2. Combined Scenarios
3. Presentation



**LONG-TERM SEWER
CAPITAL
IMPROVEMENT
IMPLEMENTATION
PLAN**

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0012108.00
City of Pleasanton, CA
October 6, 2025

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APPENDIX

Appendix A: Sewer System Management Plan

1. BACKGROUND AND PURPOSE OF THE PLAN

The City of Pleasanton (City) adopts operating and capital budgets (budgets) through an ongoing two-year budget process and adopts a five-year capital improvement program (CIP). This report focuses on what capital programs the City requires to maintain a high level of service for their sanitary sewer system. For the purposes of this report a high level of service is defined by:

- System reliability and resilience – Keeping the sewer system in good condition and avoiding sanitary sewer spills due to condition related issues.
- Capacity Management – Maintaining a sewer network that can meet the City’s capacity standards for both existing and future development flows without risk of SSOs.
- Regulatory Compliance – Meeting all state and federal requirements for sewer system management.
- Duration of Service Interruptions – If service is interrupted, ensuring that the City has the capacity to respond quickly.

In addition to this CIP Implementation document, the City’s Sewer System Management Plan (SSMP), prepared in compliance with the Statewide Waste Discharge Requirements General Order for Sanitary Sewer Systems (WDR), describes the City’s ongoing operation and maintenance (O&M) and condition assessment programs and other related aspects of its management of the sanitary sewer system. The SSMP supplements this CIP document and is the basis for estimating O&M budgetary needs for the sewer system. Several specific contractor or engineering support O&M programs, developed by City Staff, have been included in this plan to capture expected costs, especially where they may tie in with future capital improvement work.

1.1 Purpose of the Plan

The purpose of the City’s long-term capital improvement plan (CIP) is to ensure sustainability of the City’s sewer system infrastructure and determine funding needs. The long-term CIP is a living plan that is reviewed on a 2-year cycle to evaluate implementation progress and updated on a 6-year cycle to reflect any changes in drivers and needs. Development of the long-term CIP is based on technical evaluations that include condition and system capacity assessments. The long-term CIP includes prioritized projects with cost estimates over a 20-year span. The long-term CIP is developed in coordination with Utilities Division O&M staff and Engineering Division staff. The City’s Engineering Division is responsible for implementing CIP projects. Engineering will utilize the long-term CIP as a guide for developing its 5-Year CIP budget that is updated every 2 years.

Section 1 of this report defines the assets within the sanitary sewer system, Section 2 describes the program evaluations performed to develop the project recommendations, Section 3 describes cost estimating assumptions for projects identified by the program evaluations, and Section 4 describes several 20-year capital improvement plan investment scenarios for the City to consider.

1.2 Plan Updates

In order to maintain a plan that is in line with the City's goals, funding levels, and project backlog, it is recommended that the following components of this plan are updated on an ongoing basis:

- Review cycle (2-year per CIP budget cycle).
 - Evaluate project completion, prioritization, funding, progress toward capital project implementation.
 - Reassess near-term project priorities and annual budget constraints.
- Update cycle (6-year per SSMP update cycle).
 - Evaluate/update per WDR/SSMP requirements.

1.3 Existing Wastewater Collection System

The City is located in southern Alameda County and covers approximately 25 square miles. The City's sanitary sewer system consists of approximately 258 miles of pipe, ranging from 4 to 42 inches in diameter, and 11 pumping stations. The majority of the system discharges to the Dublin San Ramon Services District (DSRSD) Regional Wastewater Treatment Facility (WWTF) located on Johnson Drive. The DSRSD plant has a design capacity of 8.5 million gallons per day (MGD) of dry weather flow allocated to the City of Pleasanton. The Ruby Hills development in the far southeastern part of the city discharges to the Livermore Water Reclamation Plant in accordance with the Interjurisdictional Agreement between the two cities. The City also has an agreement with Alameda County that allows sewage flows from its Castlewood Service Area to be transported through the City's collection system for treatment at DSRSD.

Four City trunk sewer pipelines are tributary to the DSRSD WWTF: the Highland Oaks trunk sewer, which services the northwestern portion of the City; the East Amador Trunk Sewer (EATS, also known as the Cross-Town Interceptor), which services the northeastern and northern portions of the City; Lift Station 6 (LS-6) force main, which conveys flow from the central and eastern portions of the City; and the Lift Station 8 (LS-8) force main, which conveys flow from the southern portion of the City. The City's sewer network is shown in **Figure 1-1**, and serves as the extent of this study.

Figure 1-1: Overall Sewer Network

Long-Term Sewer Capital Improvement Implementation Plan



Legend

City Maintained Sewer

- Gravity Main
- PS Sewer Lift Station
- City Force Main

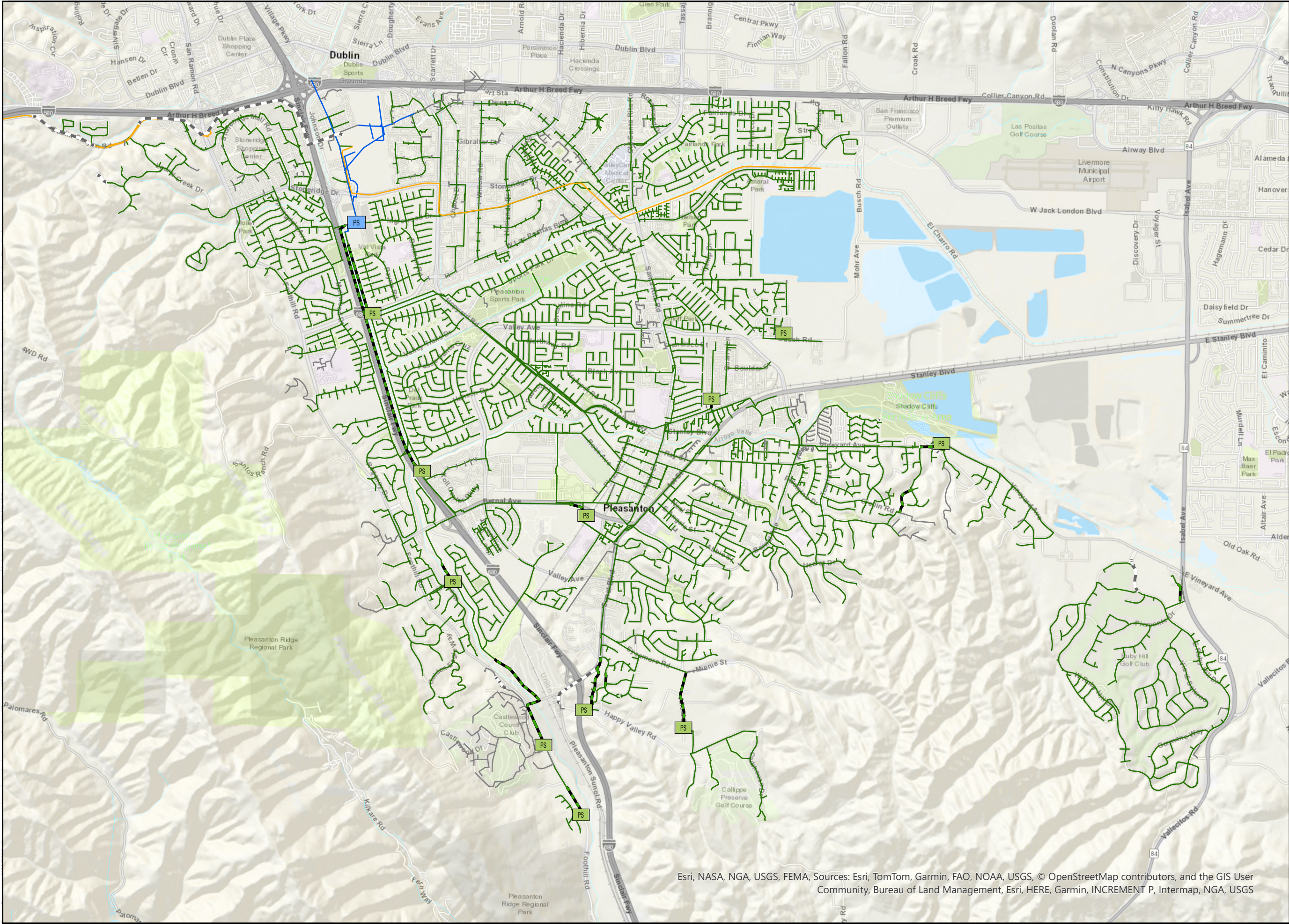
Non-City Maintained Sewer

- DSRSD
- LAVWMA
- Other Private Sewers
- Private Force Main
- PS EALS Lift Station

0 300 600 1,200 Feet



Map Created: August 2025



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

1.3.1 Sewer Collection Pipelines

As described in section 1.3, the City's sewer system consists of approximately 258 miles of pipes. These pipes include gravity sewer pipes, sewer siphons, and force mains. Gravity sewer pipes make up the majority of the collection system (~98% of the system), with force mains located downstream of the City's 11 lift stations, and siphons located at Creek/Arroyo or highway crossings. A summary of gravity sewer pipe materials, ages, and diameters are included below in Tables 1 through 3. Additional information on the City's 8 siphons is shown in **Table 1-1**, and information on the City's force mains are shown in Section 1.3.2 Table 1-6 since they are all associated with one of the City's lift stations.

TABLE 1-1: GRAVITY PIPELINE INFORMATION BY PIPE SIZE

Diameter, inches	Number of Line Segments	Pipe Length, linear feet	Portion of Sewer System, %
4	65	3,493	0.30%
6	1025	138,922	10.89%
8	4558	906,586	70.22%
10	461	102,040	7.95%
12	137	26,999	2.25%
14	6	898	0.01%
15	173	43,206	3.41%
16	3	327	0.02%
18	87	20,017	1.64%
21	18	5,845	0.47%
24	44	10,451	0.91%
27	52	16,275	1.17%
30	21	5,750	0.44%
33	9	2,530	0.23%
42	1	63	0.00%
Unknown	3	697	0.07%
Total	6,663	1,334,297	100%
Total Miles		252.7	

TABLE 1-2: GRAVITY PIPELINE INFORMATION BY MATERIAL

Material	Number of Line Segments	Pipe Length, LF	Percent of Sewer System
ABS	8	911	0.07%
ACP	96	24,997	1.87%
CIP	33	614	0.05%
DIP	132	9,405	0.70%
HDPE	15	2,632	0.20%
PVC	2449	440,336	33.00%
RCP	39	11,738	0.88%
STEEL	1	80	0.01%
VCP	3843	833,090	62.44%
Unknown	47	10,495	0.79%
Total	6,663	1,334,297	100%

TABLE 1-3: GRAVITY PIPELINE INFORMATION BY AGE

Age, Years	Construction Period	Percent of System*	Linear Feet of Main
0-15	2010 – Current	2.8%	37,807.3
16 – 35	1990 – 2009	33.1%	442,293.0
36 – 55	1970 – 1989	40.1%	534,866.3
56 – 75	1950 – 1969	23.3%	311,171.1
76 – 95	1930 – 1949	0.0%	-
95 – 115	1910 – 1929	0.0%	-
>115	Before 1910	0.0%	-
Unk	Unknown	0.6%	8,158.8
Total, linear feet		1,334,297	
Total Miles		252	
Weighted Average Age		40.8	

TABLE 1-4: SEWER SIPHONS

Siphon Location	Construction Date	Number of Siphon Barrels	Length Linear Feet ¹	Size Inches	Pipe Material
S-5 Laguna Vista Siphon	1988	1	600	10	VCP
S-8 Siphon	1968	1	440	14	MJCIP
Meadowlark Siphon	2018	2	1410	8	PVC
Highland Oaks Siphon	1965	2	300	10, 14	CIP
Amberwood Siphon	1986	2	350	8	DIP
Nobhill Siphon	1966	2	400	8	DIP
Laguna Creek Siphon	2002	2	620	8	DIP
West Las Positas Siphon	1968	2	500	15	VCP
Total, Linear Feet:			4620		
Total, Miles:			0.875		

1. Total length of siphon pipes for multiple-barrel siphons

1.3.2 Sewer Lift Stations

The City of Pleasanton owns and operates eleven (11) sewer lift stations throughout its wastewater collection system. The collection system discharges to the Dublin San Ramon Services District Wastewater Treatment Plant (DSRSD WWTP). **Figure 1-2** below displays the location of the 11 wastewater lift stations in relation to the DSRSD WWTF.

While the oldest station was installed in 1968, the stations were primarily constructed in the 1980s and early 2000s, and several stations have also been more recently upgraded. The lift stations have two general configurations: three (3) are dry-pit stations and the remaining eight (8) are wet pit stations with submersible pumps. The sizes of the pumps varies from 2 to 60 horsepower (HP) and total station capacity ranges between 0.4 MGD and 7.6 MGD. A summary of lift station installation dates, size, firm capacity, and standby generator size is included in **Table 1-5**. **Table 1-6** includes information on the force mains to which each lift station discharges.

In addition to the City's lift stations, the East Amador Lift Station (EALS), which is owned and operated by DSRSD, conveys flow from the City of Pleasanton to the DSRSD WWTF. Although DSRSD is responsible for the condition assessment and implementation of improvements needed to this lift station, the City is responsible for funding these improvements. An allocation for those costs has been included in the long-term CIP. EALS is not listed in Tables 5 and 6 since it is not owned by the City of Pleasanton.

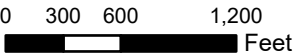
Figure 1-2: Lift Station Locations

Long-Term Sewer Capital Improvement Implementation Plan

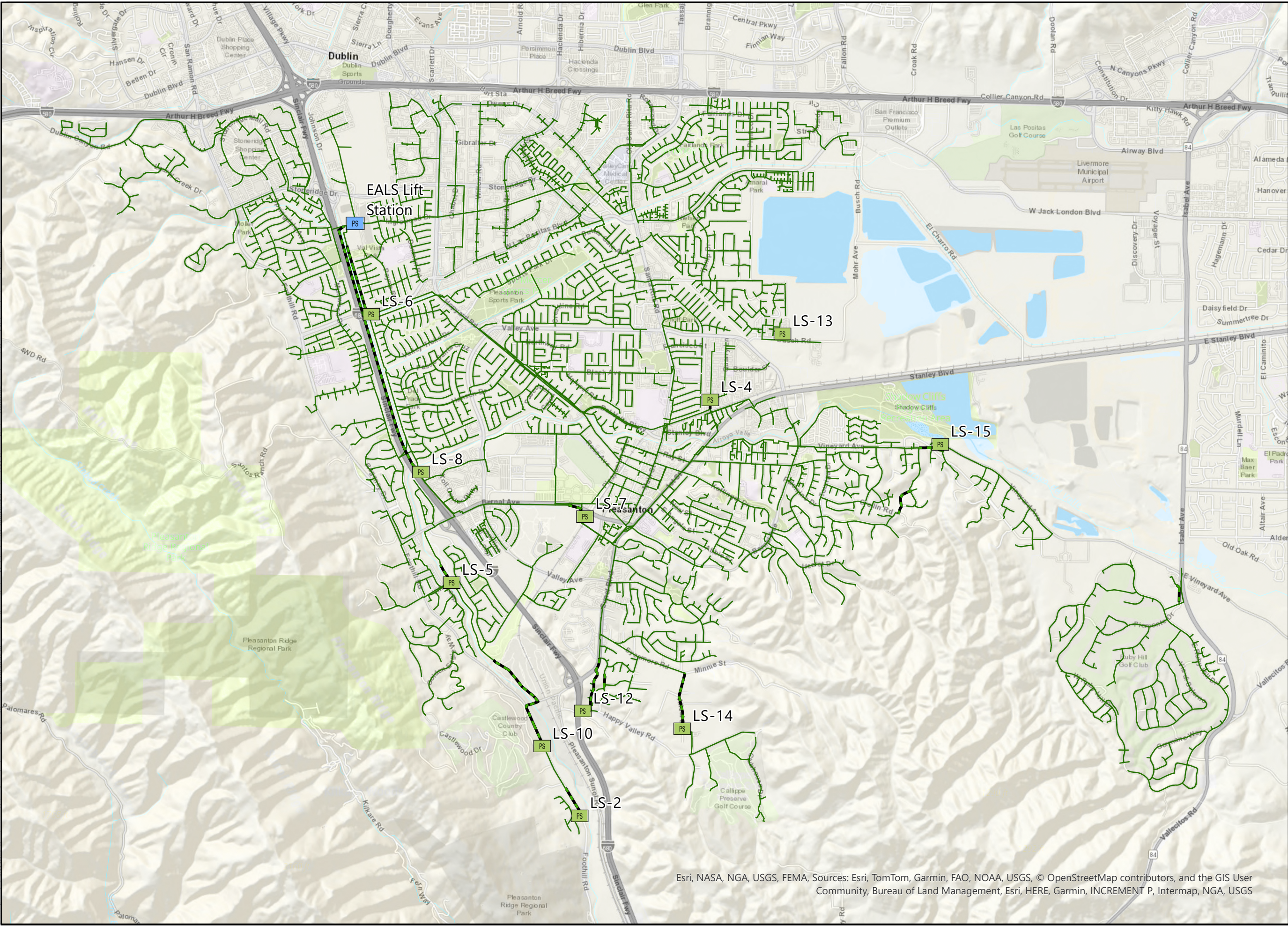


Legend

- EALS Lift Station
- Sewer Lift Station
- City Maintained Sewer
 - Gravity Main
 - City Force Main



Map Created: August 2025



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TABLE 1-5: LIFT STATION INFORMATION

Lift Station Name	Location	Construction or Upgrade Date	No. Pumps	Pump Firm Capacity gpm	Pump Manufacturer	Pump HP	Standby Generation KW
Sewer Lift Station LS-2	8019 Foothill Road	1998	2	158	Flygt	3	25
Sewer Lift Station LS-4	1065 Serpentine Lane	1981	2	459	Flygt	3	Uses portable when needed
Sewer Lift Station LS-5	1723 Laguna Creek Lane	1968	3	1,751	Flygt	7.5	Uses portable when needed
Sewer Lift Station LS-6	6900 West Las Positas Blvd.	2014	5	4,337 ¹	Flygt	20	200
Sewer Lift Station LS-7	4950 Bernal Ave.	1980	3	6,255	General Electric	20	100
Sewer Lift Station LS-8	6890 Koll Center Parkway	1980	3	2,836	General Electric	60	155
Sewer Lift Station LS-10	7341 Foothill Road	1986	2	292	Flygt	10	25
Sewer Lift Station LS-12	302 Happy Valley Road	2002	2	409	Flygt	20	90
Sewer Lift Station LS-13	3300 Busch Road	1992	2	N/A	Paco	2	Uses portable when needed
Sewer Lift Station LS-14	6614 Alisal Street	2004	2	183	Flygt	10	Uses portable when needed
Sewer Lift Station LS-15	2299 Vineyard Ave.	2006	2	N/A	Flygt	15	60

TABLE 1-6: FORCE MAIN INFORMATION BY LIFT STATION

Lift Station Name Upstream of force main	Year Installed	Length of the Forcemain (LF)	Diameter (in)	Material
Sewer Lift Station LS-2	1994	1,235	4	PVC ¹
Sewer Lift Station LS-4	1982	354	4	PVC ¹
Sewer Lift Station LS-5	1968	774	10	CIP ¹
Sewer Lift Station LS-6	1968	2,814	10	Unknown
Sewer Lift Station LS-7	1981	909	16	Unknown
Sewer Lift Station LS-8	1980	10,010	18	Unknown
Sewer Lift Station LS-9 ²	1981	525	18	PVC
Sewer Lift Station LS-10	1985	4,477	4	DIP
Sewer Lift Station LS-11 ²	1986	1,145	6	PVC
Sewer Lift Station LS-12	1998	2,445	4	PVC
Sewer Lift Station LS-13 ³	1989	NA	4	PVC
Sewer Lift Station LS-14	2002	2,163	6	Unknown
Sewer Lift Station LS-15	2003	862	4	DIP/PVC
Total Pressure Mains, linear feet		28,472		
Total Pressure Mains, miles		5.4		

1. Pipe material changed from VCP in the GIS based on as-built information.
2. LS-9 and LS-11 are currently not in use. Their forcemains have been left in the Table for reference only.
3. There is no forcemain downstream of sewer lift station 13 in the City's GIS. The pipe's length has been left as NA. The pipe diameter, year installed, and material have been pulled from the *Sewer Lift Station Assessment* for LS-13.

1.3.3 Private Laterals and Systems

Sewer service laterals are owned by the property owner and therefore are the responsibility of the property owner to maintain. The City will not service, repair, rehabilitate, or replace any portion of sewer service laterals from the building to the public sewer main.

1.3.4 Wastewater Treatment

The City has agreements with DSRSD and City of Livermore (for Ruby Hill area only) for wastewater treatment and is a member of the Livermore-Amador Valley Water Management Agency (LAVWMA) for treated wastewater disposal. The City does not own or operate any of their own treatment facilities.

2. SEWER SYSTEM PROGRAM EVALUATIONS

As part of the Sewer System Capacity and Condition Assessment, a condition assessment of the City's gravity sewer network and sewer lift stations was conducted. These assessments determined the City's near-term, mid-term, and long-term rehabilitation and replacement needs for each asset. A capacity analysis was also performed using the City's hydraulic model of its sanitary sewer system, InfoWorks ICMTM. These findings identified pipes that were predicted to be undersized under both existing and future sewer flow scenarios. The following sections describe these assessments in more detail and present their findings.

2.1 Gravity Sewer Condition Assessment

The City performs closed-circuit television (CCTV) inspections of its gravity mains up to 15 inches in diameter. The CCTV data was coded based on National Association of Sewer Services Companies (NASSCO) Pipeline Assessment Certification System (PACP) standards. As part of the condition assessment process, this inspection data is evaluated for the purposes of identifying CIP projects. The latest evaluation was completed in November 2024 by Woodard & Curran for pipes inspected and coded through June 2024. In total, 424,370 linear feet (or about 30 percent of the City-owned pipes in the gravity collection system) had CCTV data and defect scoring that could be utilized for a risk-based assessment. InfoAsset PlannerTM risk assessment software was used to develop likelihood of failure (LOF), consequence of failure (COF), and corresponding risk scores for each pipe in the system.

LOF scoring was based on primarily structural condition information from the CCTV data and also included a "structural vulnerability" factor reflecting the age and material of the pipe (also used as a preliminary surrogate for structural condition for pipes without CCTV data), and frequency of required cleaning ("hot spots") factor. COF scoring considered the pipe size (reflecting its potential flow volume), environmental consequence (e.g., proximity to storm drain inlets or Waters of the State), the type of road type in which the sewer was located (reflecting the impact to the public and difficulty of repair), and community impact (proximity to commercial areas and public facilities).

A risk-matrix weighting system was applied to each pipe's LOF and COF score to determine an overall risk priority (very low, low, medium, or high) for each pipe. See **Figure 2-1** for a map of risk priority for pipes in the system. In addition to the risk analysis, gravity sewers were assigned a rehabilitation and replacement (R&R) action based on an R&R decision process which analyzed pipes based on the quantity and types of structural defects present in the pipe. Based on this process, pipes with major defects (PACP grade 4 or 5 structural defects) are assigned a defect repair, full pipe lining, or pipe replacement R&R decision. Gravity sewers with no major defects were identified for continued preventive maintenance, and gravity sewers without CCTV data were assigned a CCTV priority. Based on the risk score and R&R decision for each gravity sewer pipe, recommendations for capital improvement projects were identified for inclusion in the City's long-term CIP.

Figure 2-1:
Overall Risk
Priority

Long-Term Sewer Capital
Improvement Implementation
Plan

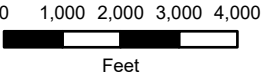
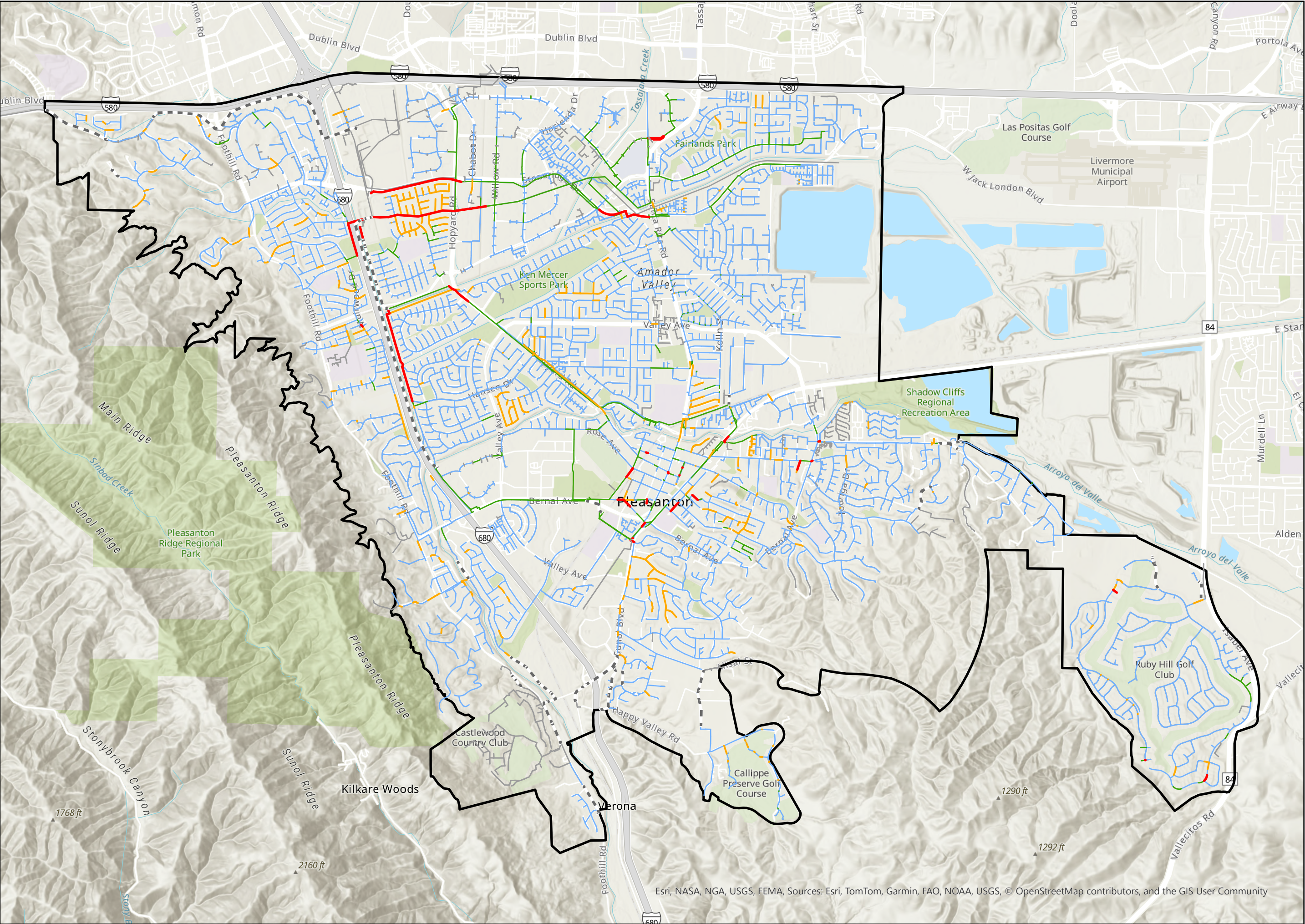


Legend

Risk Priority

- Very Low
- Low
- Medium
- High

- Force Main
- Private Sewers
- City Boundary



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Due to the limited CCTV data available (~30% of the system), assumptions were made for the long-term CIP about the total number of pipes that would require near-term R&R while the City completes its CCTV inspections. It was assumed that the same proportion of pipes identified for R&R in the 2025 condition assessment would apply to the rest of the system (e.g. if 10 pipes were identified in 2025 with an R&R decision because of defects present in the pipes, about 23 pipes would require an R&R decision in the portion of the system without CCTV data). This assumption will be revisited once the CCTV inspection of the system is completed, and the gravity condition assessment is updated based on the additional inspections.

2.2 Lift Station Condition Assessment

Lift stations are regularly inspected by operators and the findings recorded on the City's lift station inspection forms. The lift stations also underwent an engineering assessment as part of the long-term CIP process. The engineering assessment was completed in January 2025 by Woodard & Curran. The evaluation process included an initial review of record drawings and miscellaneous documents followed by onsite inspections and assessments of each station's configuration, process condition, mechanical condition, observed structural condition, safety, operations and maintenance issues, electrical facilities, and overall long-term reliability. In addition, Woodard & Curran coordinated with City staff for input on which lift stations present the highest risk in terms of day-to-day operations. The assessment also incorporated the findings and recommendations of a separate generator study completed by TJC and Associates.

During the inspection of each lift station, issues were highlighted that may warrant additional attention or future improvements. For each facility, these identified issues were given numerical criticality (1 = Fair/Good, 2 = Poor, 3 = Crucial) and categorized into six (6) groups: Process, Mechanical, Electrical, Structural, Site, and Health & Safety. Recommended lift station improvements based on the results of the lift station condition assessments were prioritized and have been scheduled in the City's long-term CIP. Additional assumptions about future lift station rehabilitation were also included in the long-term CIP based on the ages and criticality of each lift station. These rehabilitation assumptions represent high level electrical, mechanical, process, health and safety, and minor site upgrades that are needed based on the age of the lift station.

2.3 Sewer Capacity Evaluation

A sewer system capacity evaluation was conducted by Woodard & Curran in 2024; the analysis used a calibrated all-pipes model of the City's sewer network to determine if any pipelines did not meet the City's capacity criteria. The model was developed in Infoworks ICM™ and used water billing data from 2017 through 2021 (with 2020 being omitted due to its assumed irregular water usage due to COVID19 stay-at-home orders) as the basis for existing base wastewater flows. The model was calibrated to flow meters installed at several different locations across the sewer network. This calibrated data was the basis for the dry weather flow scenarios that would be used in the capacity evaluation. For wet weather, a 25-year design storm was chosen based on City input that closely matched a large storm event that occurred during the flow monitoring period. This design storm served as the basis for the wet weather flow scenarios that would be used in the capacity evaluation.

The capacity criteria used for the evaluation specified that sewers should flow no more than $\frac{3}{4}$ full under peak dry weather conditions and water level in manholes should rise no higher than to 3 feet below ground (freeboard) under a design peak wet weather flow condition. Under existing sewer flows, no sewers in the

City's network were found to be capacity deficient under dry weather flow conditions. However, two locations exceeded the City's freeboard criteria under wet weather conditions. Several alternatives were developed to alleviate the capacity issues and were presented to the City. A preferred alternative for each capacity project was selected based on a combination of cost, construction feasibility, and engineering judgment. The preferred alternatives were added to the City's near-term CIP.

Future developments were added to the model by combining data from the 2020 Tri-Valley Demand Study¹, data from the City's Housing Element developed by the City's Community Development Department (CDD), and several East Pleasanton Specific Plan (EPSP) projects located near or outside the City's existing urban growth boundary. This list was updated again with the latest Housing Element developed by the CDD in 2022. These planned projects that will likely be constructed in the near-term (within approximately 10 years), so any capacity issues caused by the additional developments need to be accounted for in the City's long-term CIP. Flow factors were assigned to single family, multi-family, and non-residential developments based on factors derived from the water billing data, and the additional flow added was used to create the future development scenario.

As with the existing sewer loads analysis, dry and wet weather scenarios were modeled using the future loads to determine if any new capacity issues were caused by the increased flow. The same capacity deficiency criteria were applied for future flow conditions. However, in cases where future peak wet weather flows would result in any surcharge (flow exceeding full pipe capacity) due solely to future development, then the City specified that capacity relief would be required before any new development could be connected to the system. Once again, no sewers in the City's network were found to be capacity deficient under dry weather flow conditions. However, two locations exceeded the City's capacity criteria under wet weather conditions due solely to the additional flows added by the future developments, and alternatives were developed to add additional capacity. The preferred capacity alternatives for the future load conditions were added to the City's CIP.

2.4 SCADA Master Plan (West Yost)

A separate planning study was performed by West Yost analyzing the City's SCADA system in addition to the Water and Sewer Master Plans. The report focuses on equipment, preventive maintenance, and cyber security of the City's existing SCADA system. The most applicable recommendation from the TM included in the long-term CIP is the upgrade of lift station remote terminal units (RTUs), which integrate the stations with the City's SCADA system. No specific projects were included for RTU upgrades in the long-term CIP, but these costs were assumed to be included as part of the mid- and long-term lift station rehabilitation work.

2.5 Energy Master Plan (West Yost)

West Yost also completed an Energy Master Plan which evaluated and recommended mitigation measures related to system resilience and renewable energy. Specific projects were recommended as part of this report focusing on use of Distributed Energy Resources (DERs), microgrids, time-of-use management (TOU), as well as process control strategies to evaluate energy optimization. These strategies were recommended at several of the lift stations to improve reliability and resiliency. Similar to the SCADA upgrades, no specific

¹. Woodard & Curran, *2020 Tri-Valley Demand Study Municipal and Industrial Demand Study*, 2021

projects were included from the Energy Master Plan in the long-term CIP, but these costs were assumed to be included as part of the mid- and long-term lift station rehabilitation work.

2.6 Generator Report (TJC)

A separate generator report was prepared for the City in addition to the sewer lift station condition assessment. The goal of the report was to identify which pump/lift stations (including water, sewer, and storm) were most critical to the City and, in turn, recommend a reliable backup power source based on each asset's priority. Priority was based on system importance with the most critical assets receiving a recommendation for stationary generators located at the lift stations to allow the station to run even if power was lost for up to 24 hours. Less robust systems were recommended for less critical assets. Costs for these upgrades to the sewer and storm drain lift station are included in the CIP (water pump station generator upgrades are captured in the water system long-term CIP).

2.7 Future Evaluation Efforts

While the physical condition of most gravity sewers can be determined with standard CCTV inspections, several asset types require special considerations/techniques to determine their condition. This section presents several proposed methods for the condition assessment of large diameter trunk sewer pipelines, siphons, and force mains. Although these assets account for a small overall percentage of the system, their operation is critical to maintaining the City's current level of service.

2.7.1 Large Diameter Trunk Sewer Condition Assessment

The City does not currently have CCTV inspection data for their trunk sewers (considered to be any gravity sewer larger than 15 inches). These pipes are primarily located upstream of EALS, LS-8, and LS-6. Trunk sewers are typically more difficult to inspect than smaller diameter gravity sewers due to higher flow levels in the pipe. The additional flow can obscure view of the pipe wall, potentially causing inspection to miss defects in the pipe. Other issues include potential debris buildup in the pipe as grease and sediment deposit along the trunk line. In order to inspect these pipes, it is recommended that trunk sewers be inspected during nighttime hours, when the flow levels in the pipes are lowest, approximately 25 to 50 percent full based on hydraulic modeling results. During lower flow conditions like this, standard CCTV equipment could be used, and no flow bypass or flow plugs would be required. If significant flow or debris is present in the pipe, optional sonar measurements could be used to get a sense of the level of debris and condition under the water surface if pre-cleaning cannot remove the debris.

Additionally, sewer trunk manholes are recommended for detailed inspection. Sewer trunk manholes are generally more prone to failure from Microbiologically Induced Corrosion (MIC) than typical gravity sewer manholes due to the higher likelihood of hydrogen sulfide present in trunk sewers compared to typical small diameter gravity sewers. Surface level visual observation could be used to inspect the manholes walls as part of this assessment. However, surface level inspection often provides limited information on the condition of the concrete in the lower sections of the trunk manholes where corrosion is more likely to be visible. Therefore, a more detailed man-entry or televised inspection is recommended, especially if MIC is noted in the pipe or manhole. It is recommended that a manhole inspection based on NASSO Manhole Assessment Certification Program (MACP) level 2 inspection be performed along the trunk sewer if manhole corrosion is a concern.

The City's system also includes a large diameter trunk, the East Amador Relief Sewer (EARS), that is not currently in use but could be used as an alternative/in addition to the EALS trunk sewer and lift station if some modifications are made to the system. The EARS trunk could provide a backup flow path while rehabilitation work is performed on the EALS line (if required), or a new lift station could be installed to supplement the EALS trunk and lift station. Analysis of these alternatives will require inspection of the EARS line and additional hydraulic modeling to determine the project's feasibility. An analysis of the EALS and EARS capacity and condition assessment has been added to the CIP. As part of this effort an optional predesign for EARS could be conducted if the EALS lift station and/or trunk are found to be in poor condition and extensive rehabilitation is required.

For the long-term CIP, it is assumed a specialty CCTV contractor would be hired to perform the large diameter trunk sewer and manhole inspections. A follow-up condition assessment using the same methodology outlined in the Gravity Sewer Condition Assessment would be used to determine if any rehabilitation or replacement of trunk sewers or manholes was required. For the purposes of the long-term CIP, several segments of pipe rehabilitation of the trunk sewer were assumed. This placeholder cost represents either several pipe segment replacements or a pipe lining projects but these costs are not sufficient for extensive rehabilitation of the trunk mains if they are found to be in poor condition. Based on the findings of the future condition assessment, assumptions for trunk sewer rehabilitation costs will be revisited and updated as needed.

2.7.2 Sewer Siphon Condition Assessment

The City does not currently have CCTV inspection data for any of its sewer siphons. Siphons are also more difficult to inspect than smaller diameter gravity sewers since they flow full during typical operation, requiring the siphon to be drained prior to CCTV inspection. Also, due to the geometry of siphons, siphons can accumulate significant amounts of debris, further complicating inspections. Some siphons may also not be possible to inspect if the access points and the geometry of the pipe make it impossible to start/recover the CCTV camera. In these cases, sonar data could be used to determine if defects are present in the pipe (although this data will not be in NASSCO PACP format).

It is assumed that specialty CCTV contractors would be hired to perform all siphon inspections. Siphon inspections would need to occur at night while the system flows are lowest. The siphon would be plugged, dewatered, and inspected in a single night. A follow-up condition assessment using the same methodology outlined in the Gravity Sewer Condition Assessment would be used to determine if any rehabilitation or replacement of sewer siphons would be required.

2.7.3 Force Main Condition Assessment

Similar to sewer siphons, inspecting force mains is typically challenging because they operate under full flow conditions and cannot easily be dewatered, making standard CCTV inspection infeasible. Additionally, access points are often limited, further complicating the inspection process. To address these issues and focus future condition assessment efforts, the City will also include an engineering evaluation as part of its long-term CIP process. The evaluation will first include a desktop assessment of the force mains, which will include a review of pipe attributes (alignment, age, material, etc.), geotechnical conditions in the proximity of the force mains, pump cycling data, and break history. This analysis will help identify feasible and appropriate inspection methods for each force main.

The inspections will be prioritized based on the same types of factors used for gravity pipe risk assessment. The force main inspections may include visual assessment of pipe alignments, inspection of discharge manholes, ultrasonic pipe thickness testing if feasible/appropriate, and actual internal CCTV inspection or other technology to assess pipe condition if possible. Any force mains that can be CCTV inspected (or partially inspected) may be added to the gravity pipe CCTV inspection program to be conducted by contractors. Once available, needed improvements based on the results of the condition assessments will be prioritized and scheduled into the City's long-term capital improvement plan as appropriate.

2.7.4 Asset Management Plan

The City is currently in the process of developing a City-wide asset management program. As part of this program the sewer utility will need to develop its approach to asset management that integrates with the City's overall asset management plan.

2.7.5 Cathodic Protection and Installation and I/I Studies

The City plans to perform an inventory and assess the effectiveness of its cathodic protection along pipeline and lift stations. Corrosion can drastically reduce the expected useful life of both lift station components and metallic pipes. To address this, the City has also allocated funding in the near, mid, and long term to install new cathodic protection systems following the study.

In addition, high I/I can significantly increase wet weather flows in sewer mains and may contribute to spills, so the City may perform further investigations in areas prone to higher I/I.

3. CAPITAL IMPROVEMENT PROJECTS

In this section, the projects identified in Section 2 are analyzed based on system importance, regulatory requirements, and City goals to determine their project priority. A brief description of all projects, their priorities, and their relative costs are also included in this Section.

3.1 Project Prioritization

- Priority Level A: the highest priority projects, defined as projects in need of immediate repair/replacement because of imminent failure, or safety hazard. Critical infrastructure that could result in a sewer spill if left unaddressed, or not meeting the City's current hydraulic design criteria. This priority level also includes inspection of critical assets missing condition data so the extent of any future rehabilitation or replacement needs can be determined.
- Priority Level B: the medium priority projects, defined as projects in need of near-term, repair/replacement because of deteriorating/poor condition. This priority level also includes assumptions about asset replacement/rehabilitation identified as part of the inspection performed in priority level A.
- Priority Level C: the lowest priority projects, these projects include work anticipated based on assumed asset condition but the scope and schedules of these projects are not defined. This priority also includes the re-inspection and condition assessment of critical infrastructure.

3.2 Cost Estimating Assumptions

3.2.1 Capital Costs

Recent bid tabs, vendor quotes, City staff input, and Woodard & Curran's institutional knowledge have been used to establish the estimated costs for the repair, replacement, rehabilitation, inspection, and analysis recommendations identified in the long-term CIP. All capital costs shown include a 30 percent construction contingency and 30 percent allowance for engineering, administration, and legal costs per the Association of the Advancement of Cost Engineering (AACE) Class 4 standards and City preference. The costs provided are in November 2024 dollars with no escalation or inflation applied. These estimates are subject to change and will be further refined at the design stage.

3.2.2 Operation and Maintenance Costs

The operation and maintenance (O&M) programs identified align with Element 8 of the SSMP. Cost estimates for these programs were provided by City staff. These costs reflect work performed by contractors or engineers supporting the City on specific projects and do not include typical day-to-day O&M expenses or internal staff resources. A detailed list of O&M costs will be developed by City staff and is not included in this report.

3.2.3 Engineering Resources

To support the implementation of capital improvement projects recommended in the long-term CIP, additional staffing will be required. For planning purposes, it was assumed that one additional full-time equivalent (FTE) staff member would be needed for every \$4 to \$5 million in annual capital project spending.

These FTEs are not assumed to be permanent positions and may be phased out if capital project workloads decrease.

3.3 Priority A Projects and Costs

The following sections describe the Priority A projects broken out by their program category. Each section gives a brief rationale for why these assets received a Priority A rating and summarizes the costs shown in the long-term CIP (see Section 4).

3.3.1 Gravity Sewer R&R

Seven high risk pipes received a rehabilitation/replacement action based on the results of the gravity condition assessment. These pipes all have at least one severe structural defect (NASSCO PACP grade 4 or 5), which NASSCO defines as a pipe that will fail in the near-term or has already failed. Based on these results, these pipes were assigned to priority A as near-term replacement/rehabilitation recommendations. These pipes have a variety of preliminary rehabilitation recommendations based on the defects present in each pipe, but for simplicity they are presented as a single line item in the CIP. A detailed recommendation of each pipe's specific R&R action can be found in the Pleasanton Sewer Condition Assessment and Rehabilitation/Replacement Recommendations technical memorandum. Additional costs for pavement and sidewalk replacement were also included under the "Annual Sewer Collection System Improvements for Resurfacing".

Funding in this line item may also be used to rehabilitate or repair large diameter sewer mains, sewer siphons, and force mains. As noted in **Section 2.7** the condition of these assets is currently unknown and is expected to be assessed over the next 3 to 5 years. If any of these assets are found to be in poor condition, this funding can support near-term rehabilitation efforts. Total funding allocations for both gravity sewers and other asset classes will be re-evaluated during the next sewer rate study, scheduled for 2030.

Also included in this line item is the CCTV inspection cost for high priority gravity mains identified in the condition assessment analysis. These pipes received a high risk priority based on their age, material, cleaning frequency, and COF factors (See Section 2.1 for additional details), and their actual condition should be determined in the near-term so an analysis of any defects present can be performed. A summary of pipeline R&R costs as well as costs for inspection of the high priority CCTV pipes without inspection data are shown below in **Table 3-1**.

An additional condition project was included based on City staff feedback. The Amberwood Siphon has been noted to be in poor condition and there is concern that it is capacity deficient, and unable to convey flows under Arroyo Mocho. If this siphon failed or became clogged, it could lead to SSOs in the residential neighborhood upstream of the siphon and it is therefore considered high priority. A preliminary cost has been included in **Table 3-1**.

TABLE 3-1: PRIORITY A – GRAVITY SEWER REHABILITATION AND REPLACEMENT

Project	Notes	Estimated Total Capital Cost
Pipeline Replacement	Pipeline Replacement includes replacement and repair of high priority pipes, as well as CCTV inspection and PACP coding for high risk pipes without CCTV inspections ¹ . This funding can also be used to other near-term high priority pipeline projects such as force mains, large diameter sewers, and siphons as inspections are completed.	Varies by scenario see Section 4 for additional details
Amberwood Siphon	Identified by City staff	\$3,330,000
Annual Sewer Collection System Improvements for Resurfacing		\$1,050,000
Cathodic Protection and I&I Studies		\$150,000
Cathodic Protection Installation	Projects will be identified by the cathodic protection study.	Varies by scenario see Section 4 for additional details
Denker Road Sewer Replacement	Identified by City staff after reviewing CCTV video in the Val Vista neighborhood. The existing pipe is in need of immediate repair/replacement	\$1,650,000

1. These priority CCTV inspections are assumed to be performed by a CCTV contractor assisting existing City CCTV crews to complete the inspections in the near term.

3.3.2 Lift Station Improvements

As part of the lift station condition assessment, recommendations for lift station rehabilitation were classified as one of three different criticality levels:

- Criticality 3 – the most severe criticality, was defined as *Repair/replace immediately because of imminent failure or a safety hazard.*
- Criticality 2 – was defined as *Schedule repair/replacement because the equipment is at or exceeds its useful life or failure would cause operations or safety problems.*
- Criticality 1 – the least critical, was defined as *Repair or replace as part of a long-term program because the equipment is inefficient, worn and nearing its useful life, or is failing but is not crucial to operation or safety.*

Based on these definitions, all criticality 2 and 3 recommendations were considered Priority A projects. These recommendations included rehabilitation actions for all 11 of the lift stations and range from pulling wires and cutting conduits flush with finished floor to avoid trip hazards to a full lift station replacement (LS-5). A detailed list of recommended rehabilitation actions are included in the *Sewer Lift Station Assessment*. A summary of the priority A lift station costs is shown in **Table 3-2**.

An additional line item for a condition and capacity assessment of the existing East Amador lift station was assigned Priority A. Based on the most recent capacity assessment, EALS is currently undersized to accommodate the modeled peak wet weather flows. This analysis would allow the City to determine the scope of future improvements required at the lift station. This line item also includes capacity assessment and predesign work for East Amador Relief Sewer (EARS) force main and lift station. This station would operate in tandem with EALS and give the City additional flexibility and redundancy when moving flows from the Eastern sewer shed to the WWTF.

TABLE 3-2: PRIORITY A – LIFT STATION IMPROVEMENTS

Project	Notes	Estimated Total Capital Cost
LS-02, -07, -08, -10 Improvements	Includes all criticality 2 and 3 projects identified in the Sewer Lift Station Assessment report	\$1,420,000
LS-04, -12, -13, -15 Improvements		\$940,000
LS-05 Full Replacement Project	At the time of this project, a redundant siphon will also be installed. Costs include demolition of the existing station and assumes full replacement, including cutover costs from the old to new station.	\$6,120,000
EARS and EALS Condition Assessment, Capacity Evaluation, and Predesign		\$500,000

3.3.3 Sewer Inspection/Condition Assessment

As described in Section 2.7, the City will be collecting additional inspection data on gravity sewers, trunk sewers, sewer siphons, and force mains as part of the long-term CIP to determine what, if any, rehabilitation is required for these assets. Due to the criticality and unknown condition of these assets, the inspection and condition assessment work was considered priority A. If one or more of these asset classes are shown to be in poor condition, it may result in significant changes to the mid-term and long-term CIP. A summary of the costs for these inspections and condition assessments are shown in **Table 3-3**.

TABLE 3-3: PRIORITY A – SEWER INSPECTION/CONDITION ASSESSMENT PROJECTS

Project	Notes	Estimated Total Capital Cost
Large Diameter Inspection Study	Included in the near-term capital budget	\$150,000
Sewer Siphon Inspections (8), approx. 2,600 LF total	Included in the near-term O&M budget	NA
Force Main Desktop Analysis and Inspections	Included in the near-term capital budget	\$704,000

3.3.4 Sewer Capacity Improvements

All four capacity projects identified by capacity evaluation (see Section 2.3) were considered priority A projects. Delaying these projects increases the risk of sewer spills, particularly for the projects triggered by existing sewer loads during wet weather conditions. For the projects triggered by future loads, the capacity improvements would ideally be constructed in tandem with the development, increasing the sewer capacity as additional flows are added to the system. Since these projects (Kiewit, Arroyo Lago, and the Stoneridge Mall developments specifically) are assumed to be starting construction in the next 5-years, these projects received a Priority A rating. However, this assumption should be reassessed if these future developments are delayed. Furthermore, funding for capacity improvement projects caused by future developments is assumed to be almost entirely paid for by future development. A summary of the capacity projects and their cost to existing and future customers is shown below in **Table 3-4**.

TABLE 3-4: PRIORITY A – CAPACITY & RELIABILITY IMPROVEMENT PROJECTS

Capital Projects	Estimated Total Capital Cost	Cost Sharing	
		Existing Customers	Future Customers
Project 1B: Upsize Sunol Blvd Sewers	\$1,600,000	\$ 1,600,000	\$ -
Project 2A: Bernal Ave Pipe Bridge	\$3,330,000	\$ 3,330,000	\$ -
Project 3: Upsize Pipes downstream of Stoneridge Mall	\$3,660,000	\$ -	\$ 3,660,000
Project 4A: East Pleasanton Capacity Project A (Kiewit and Arroyo Lago)	\$2,972,000	\$ 222,275 ¹	\$ 2,749,725
Project 4B: East Pleasanton Capacity Project B (Amazon, East Lakes, Site H)	\$4,314,000	\$ -	\$ 4,314,000

3.3.5 Other Projects

3.3.5.1 Generator Upgrades/Replacements

Based on the TJC generator report, various sewer and storm drain lift stations received a backup generator recommendation based on the criticality of the facility. These generators would allow assets to continue to function even when power is cut to the facility. To help increase the resiliency of the City's lift stations, the generator upgrade recommendations were assigned to Priority A. However, less critical assets identified by TJC could be moved to Priority B if funding is unavailable. A summary of the costs for the generator upgrades for sewer and stormwater lift stations is shown in **Table 3-5**.

¹ The \$222,275 project cost attributed to existing customers represents funds collected by the City from the Kiewit development through its sewer connection fee. These funds will be reserved for future East Pleasanton Capacity Improvement projects, specifically for upsizing or installing new sewer infrastructure to accommodate additional flow.

Future developments in the East Pleasanton area will share the cost of these capacity improvements proportionally, based on the volume of flow each adds to the system. A preliminary capacity project, Capacity Project 4, was developed using the latest land use proposals from the Arroyo Lago, Amazon, East Lakes, and Site H developers. However, this project is subject to change depending on the final scope and timing of the developments.

An assumed cost split for Capacity Project 4 is shown based on the anticipated timing of each development's connection to the system.

TABLE 3-5: PRIORITY A – GENERATOR UPGRADES/REPLACEMENTS

Project	Notes	Estimated Total Capital Cost
Generator Replacement - Sewer and Storm	Includes all sewer and stormwater generators identified in the TJC Report (2023).	\$9,860,000

3.3.5.2 SCADA Upgrades

SCADA upgrades including programmable logic controller (PLC) modifications will be installed at each sewer lift station, where appropriate, during the lift station rehabilitation (or replacement in the case of LS-5). Costs for SCADA upgrades are captured in the “LS Major Rehabilitation” line item included for each lift station. This line item also includes other programmed improvements such as pump rehabilitation/replacement, valves maintenance/replacement, conduits replacement, electrical panels maintenance/replacement, motor control replacement, etc.

3.4 Priority B Projects

Priority B projects include additional rehabilitation and replacement recommendations for pipes in poor condition selected based on the inspected condition, as well as less critical lift station improvements. Major projects included in Priority B include:

- East Amador Lift Station & East Amador Relief Sewer Improvements – The City of Pleasanton may be required to fund capacity upgrades at EALS based on the additional future developments proposed in the East Pleasanton area. The station will likely require general rehabilitation and modernization in addition to possible capacity improvements. The scope of these improvements will be determined by a future condition assessment and detailed capacity study. This study will also determine the benefits, scope, and size of an EARS lift station and force main. An EARS lift station would allow the City to have greater flexibility and redundancy, creating a new flow path to the WWTF for sewer flows from the eastern side of the City. This additional flow path would allow EALS to be taken out of service if extensive rehabilitation of the trunk sewer or lift station is required.
- Major Rehabilitation of Lift Stations – The line items shown for Priority B and C lift stations represent high level rehabilitation and will be further defined during detailed design based on the lift station’s needs. This line item also includes programmed improvements that each lift station may require in addition to the specific upgrades included in priority A and criticality 1 items identified in the *Sewer Lift Station Assessment*. These improvements include pump and impeller rehabilitation/replacement, valves maintenance/replacement, conduits replacement, electrical panels maintenance/replacement, motor control replacement, SCADA upgrades, etc. A detailed cost estimate for each station will be determined closer to construction based on the ongoing inspection results at each station.
- Pipeline Replacement and Rehabilitation – The City will continue to rehabilitate and replace pipes in poor condition based on their CCTV inspection results and relative risk. This line item may include pipes identified in the 2024 *Pleasanton Sewer Condition Assessment and Rehabilitation/Replacement*

Recommendations TM or pipes inspected in the near-term as part of the priority A recommendations.

- Sewer Siphon Replacement and Large Diameter Trunk Rehabilitation – This line item includes funding for possible rehabilitation or replacement of sewer siphon replacement or trunk sewers based on the findings of the inspections included in priority A. These costs will not be sufficient to rehabilitate or replace multiple siphons and/or trunk sewers, and it is recommended that this line item be revised following the results of the inspections and desktop analyses.

3.5 Priority C Projects

Priority C projects include additional rehabilitation and replacement recommendations for pipes in poor condition that have not yet been CCTV'd. Pipes will be selected based on their inspected condition as identified as part of future condition assessment effort. These projects are more programmatic in nature and represent the required investment to maintain the sewer network. Also included in this priority is the reinspection of sewer siphons, trunk sewers, and gravity mains and follow up condition assessment work. It is critical that the City continues to identify assets in poor condition as the system ages and react proactively to maintain a high level of service to the public.

4. LONG-TERM CIP

The City of Pleasanton has identified both capital and O&M projects and programs to maintain and improve the City's current level of service. The O&M projects provided by the City were incorporated into the Long-Term CIP scenarios described below to present total anticipated spending requirements).

4.1 CIP Scenarios

The following section describes three long-term CIP scenarios developed for the City. The scenarios represent different project timelines and associated expenditure rates. These scenarios all have different benefits and drawbacks which are discussed below. A comparison between their spending levels is shown in **Figure 4-1**.

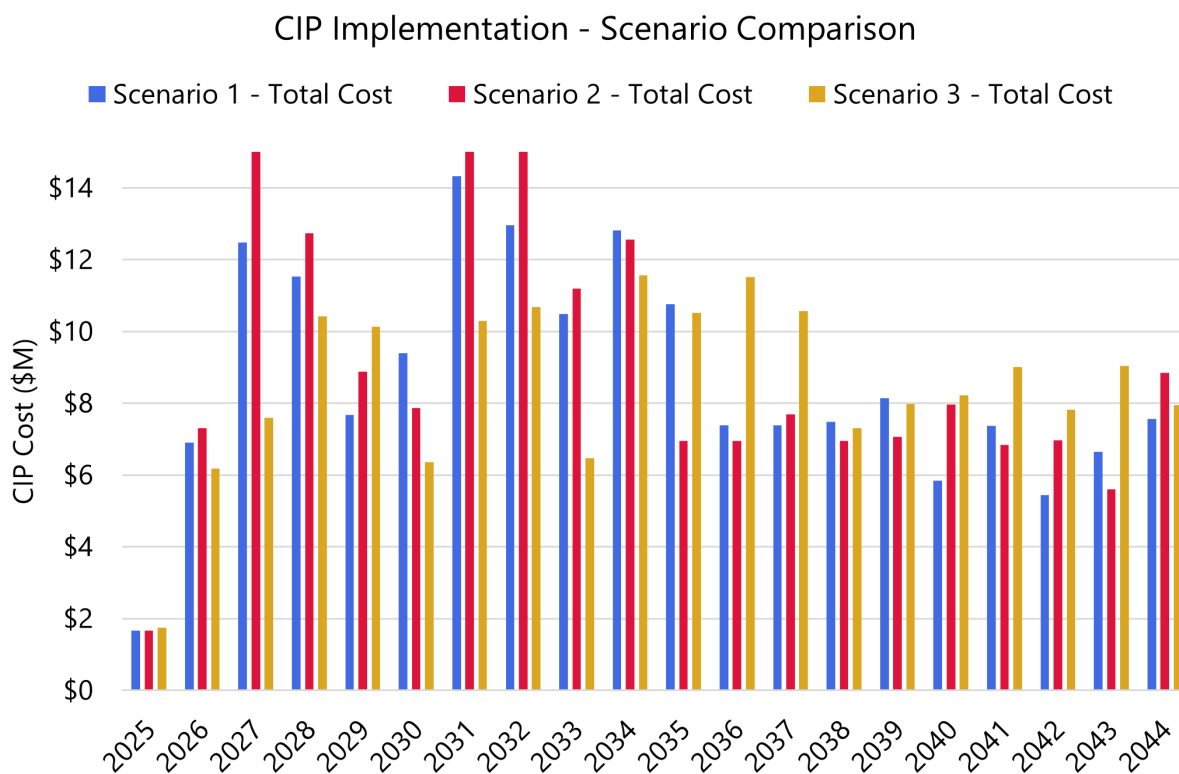


FIGURE 4-1: CIP IMPLEMENTATION – SCENARIO COMPARISON

Scenario 1 – Maintain: This scenario offers a balanced approach, deferring some projects while aiming to reduce the backlog of gravity sewers with major defects. While less aggressive than Scenario 2, this option still requires more than double the City’s current capital spending by FY27 to avoid deferring Priority A work. To capture the risk in delaying projects, a line item representing unplanned/emergency repairs equal to 2.5% of City-funded capital projects is included in this scenario. A chart of spending by year is shown in **Figure 4-2**.

Capacity Projects:

- All priority A capacity projects are completed in the near term.

Lift Station Projects:

- Some near-term lift station projects are delayed to the mid-term, and some mid-term projects are delayed to the long-term.

Condition Assessment Projects:

- This scenario targets full repair/replacement of pipes with existing major defects by FY30–31, with \$3M annually (corresponding to approximately 1.5 miles of sewer) available starting in FY27–28. This funding assumes the pipes analyzed in Pleasanton Sewer Condition Assessment are representative of the entire sewer system, and that only ~4.5% of pipes in the system require some type of rehabilitation. If more defects are found than expected, the backlog of pipes in need of rehabilitation or replacement will grow in the near-term. This is especially true if siphons, forcemains, or trunk sewers are found to be in poor condition during their near-term studies and funding is needed for emergency repairs.

Staffing:

- This scenario requires 2 to 3 additional staff starting in FY27, managing an average of \$8.4M annually (excluding FY25–26). Staffing increases to 4 FTEs from FY31–33 to complete major pipeline and lift station work.

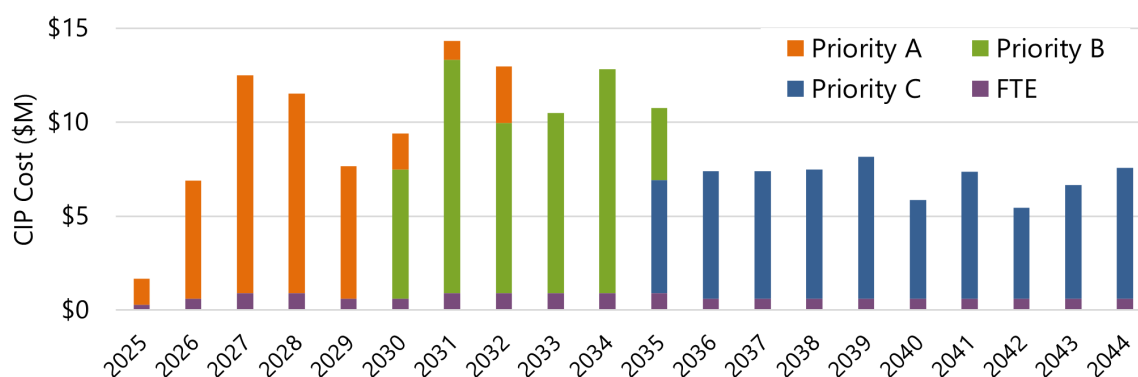


FIGURE 4-2: SCENARIO 1 – ANNUAL SPENDING BY FISCAL YEAR

Scenario 2 – Projects Funded by Priority: Minimizes the City’s risk by proactively investing in rehabilitation and replacement of high-risk assets. This scenario offers the most flexible near-term spending to address the findings of gravity main, large diameter sewer main, siphon, and force main studies. However, the high up-front spending in the next 5 years may be difficult to achieve, given the City’s current capital spending of ~\$3M. A chart of spending by year is shown in **Figure 4-3**.

Capacity Projects:

- All priority A capacity projects are completed in the near term.

Lift Station Projects:

- All priority A lift station projects are completed in the near-term, and all priority B projects are completed in the mid-term.

Condition Assessment Projects:

- Aims to eliminate the backlog of pipes with severe defects by FY30, based on findings from the recent Pleasanton Sewer Condition Assessment. However, if additional asset in poor-condition are identified (e.g., siphons, forcemains, large-diameter trunk sewers), this scenario provides the most flexibility to address them in the near term, with \$6M available in FY27–28 and \$3M every year thereafter. The intent of this scenario is to minimize the City’s backlog of projects before the next rate study.

Staffing:

- This scenario requires 3 to 4 additional staff in the near to medium term (FY27–35) to manage \$5–15M in capital work. FTE requirements decrease to 2 in the long term (FY35–44), managing an average of \$6.5M annually.

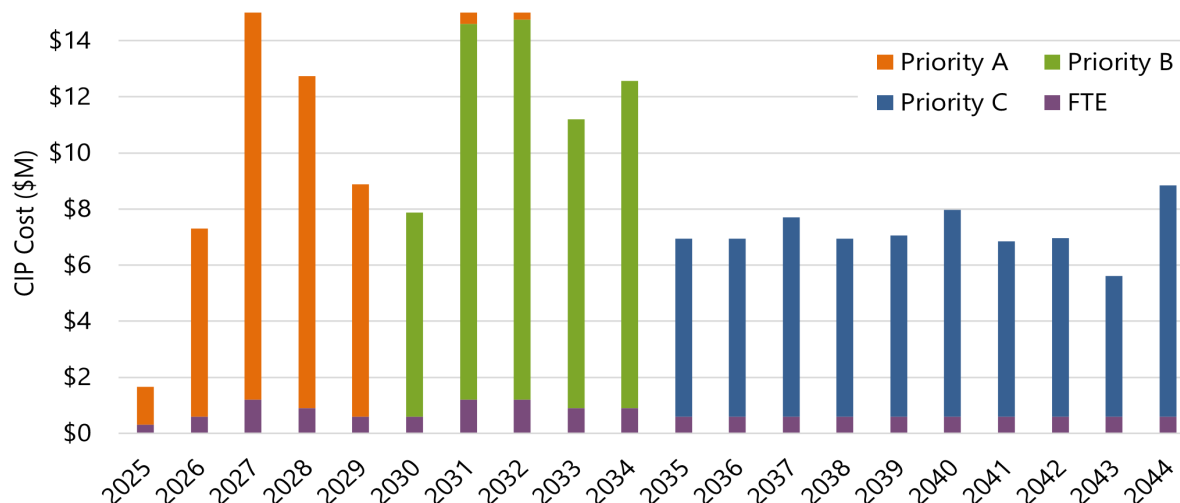


FIGURE 4-3: SCENARIO 2 – ANNUAL SPENDING BY FISCAL YEAR

Scenario 3 – Maximum Deferrals: This scenario defers projects to give the City more time to ramp up its capital spending program and hire additional staff. In doing so this scenario presents the highest risk since projects are deferred from the near and mid-term into the long-term. To capture the risk in delaying projects, a line item representing unplanned/emergency repairs equal to 5% of City-funded capital projects is included in this scenario. A chart of spending by year is shown in **Figure 4-4**.

Capacity Projects:

- All priority A capacity projects are completed in the near term.

Lift Station Projects:

- Some near-term lift station projects are delayed to the mid-term, and some mid-term projects are delayed to the long-term.

Condition Assessment Projects:

- This scenario aims to maintain or reduce the current backlog of pipes with major defects, replacing approximately 1 mile of pipe per year starting in FY27–28 with an annual budget of \$2.1M. If more pipes with major defects are found or the siphons, forcemains, and/or large diameter trunk sewers are found to be in poor condition, the City’s backlog of pipes with rehabilitation requirements will grow under this scenario. This will increase the risk of asset failure and may require more costly emergency repairs.

Staffing:

- Requires between 2 and 3 additional staff starting in FY27 through the long term (FY 45). These staff manage an average of \$8.4M annually, similar to scenario 1 but with more deferrals.

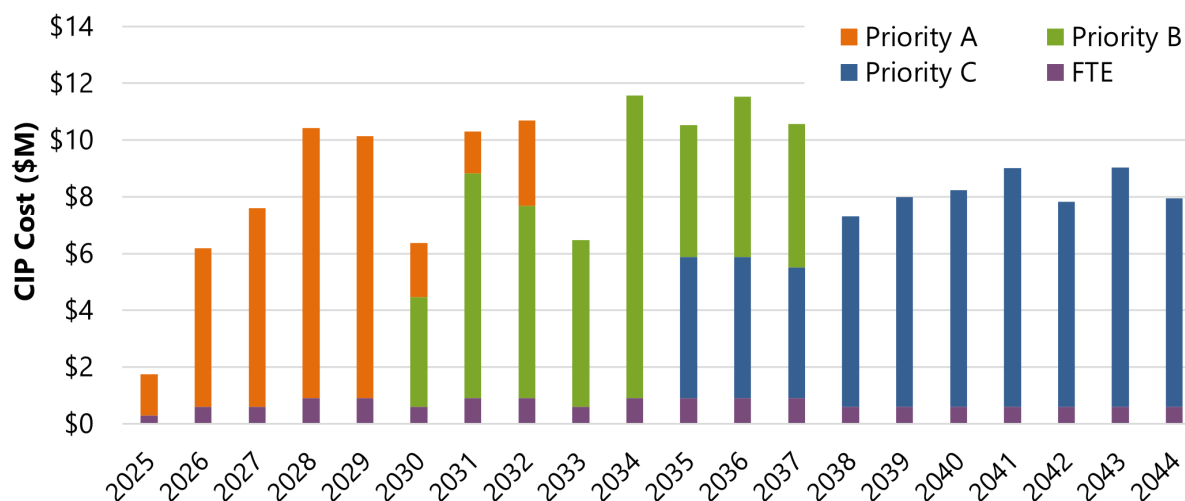


FIGURE 4-4: SCENARIO 3 – ANNUAL SPENDING BY FISCAL YEAR

4.2 Long-term CIP Summary

This section includes an itemized list of all Priority A, B, and C for each of the three scenarios.

This section is intentionally blank

20-Year Plan -- Scenario 1 Maintain

			Near Term					Mid Term					Long Term	Cost Sharing	
Capital Projects	Notes	Estimated Total Capital Cost	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35/36 - FY 44/45	Existing Customers	Future Customers
Priority A Projects															
Priority A - Capacity & Reliability Improvement Projects															
Project 1B: Upsize Sunol Blvd Sewers	preferred alt	\$1,600,000	\$ 790,000	\$ 810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -
Project 2A: Bernal Ave Pipe Bridge	preferred alt	\$3,330,000	\$ -	\$ 400,000	\$ 2,930,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ -
Project 3: Upsize Pipes downstream of Stoneridge Mall		\$3,660,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,660,000
Project 4A: East Pleasanton Capacity Project A (Kiewit and Arroyo Lago)	Note 1	\$2,972,000	\$ -	\$ -	\$ -	\$ -	\$ 222,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,275	\$ 2,749,725
Project 4B: East Pleasanton Capacity Project B (Amazon, East Lakes, Site H)	Note 2	\$4,314,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,314,000
Priority A - Lift Station Projects															
LS-02, -07, -08, -10 Improvements	Note 3	\$1,420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,420,000	\$ -
LS-04, -12, -13, -15 Improvements	Note 3	\$940,000	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 940,000	\$ -
LS-05 Full Replacement Project	Note 4	\$6,120,000	\$ -	\$ -	\$ 810,000	\$ 5,310,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,120,000	\$ -
EARS and EALS Condition Assessment, Capacity Evaluation, and Predesign		\$500,000	\$ 166,700	\$ 166,700	\$ 166,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Generator Replacement - Sewer and Storm	Note 5	\$9,860,000	\$ 150,000	\$ 1,710,000	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 9,860,000	\$ -
Priority A - Condition Assessment Projects															
Pipeline Replacement (1-2 mile of system)	Note 6	\$9,500,000	\$ -	\$ 500,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,500,000	\$ -
Amberwood Siphon		\$3,330,000	\$ -	\$ 270,000	\$ 3,060,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ -
Priority A - Annual Sewer System Improvements for Resurfacing		\$1,400,000	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ -
Large Diameter Inspection Study		\$150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Denker Road Sewer Replacement		\$1,650,000	\$ 150,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650,000	\$ -
Cathodic Protection and I&I Studies		\$150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Cathodic Protection Installation		\$9,000,000	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 9,000,000	\$ -
Force Main Desktop Analysis and Inspections		\$704,000	\$ 104,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 704,000	\$ -
Total Priority A Projects		\$60,600,000	\$ 1,360,700	\$ 6,306,700	\$ 11,586,700	\$ 10,630,000	\$ 7,072,275	\$ 1,920,000	\$ 1,500,000	\$ 3,500,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 49,876,275	\$ 10,723,725
Priority B Projects															
Priority B - Lift Station Projects															
Health and Safety Signage		\$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -
EALS R&R	Note 7	\$4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520,000	\$ 3,480,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -
EARS LS	Note 7	\$8,412,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,093,560	\$ 7,318,440	\$ -	\$ 8,412,000	\$ -
EARS LS Piping	Note 7	\$1,647,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,110	\$ 1,432,890	\$ -	\$ -	\$ 1,647,000	\$ -
LS-03, -09, 11 Abandonment	Note 8	\$600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ -
LS-06 Major Rehabilitation	Note 9	\$2,890,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,700	\$ 2,514,300	\$ -	\$ -	\$ -	\$ 2,890,000	\$ -
LS-08 Major Rehabilitation	Note 9	\$3,120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405,600	\$ 2,714,400	\$ -	\$ -	\$ -	\$ -	\$ 3,120,000	\$ -
LS-07 Major Rehabilitation	Note 9	\$3,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 481,000	\$ 3,219,000	\$ -	\$ -	\$ -	\$ 3,700,000	\$ -
Priority B - Condition Assessment Projects															
Priority B - Pipeline Replacement (1-2 mile of system)	Note 6	\$15,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 15,000,000	\$ -
Priority B - Large Diameter Pipe and Force Main Rehab	Note 10	\$6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 6,000,000	\$ -
Priority B - Sewer Siphon Replacement	Note 10	\$3,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ 3,330,000	\$ -
Force Main and Large Diameter Desktop Analysis and Inspections		\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ -	\$ 750,000	
Priority B - Annual Sewer System Improvements for Resurfacing	Note 10	\$1,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ 1,750,000	\$ -
Total Priority B Projects		\$51,209,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,875,600	\$ 12,411,100	\$ 11,297,410	\$ 5,876,450	\$ 11,418,440	\$ 3,330,000	\$ 51,209,000	\$ -
Priority C Projects															
Priority C - Lift Station Projects ¹¹															
LS-02 Major Rehabilitation	Note 9	\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ -
LS-04 Major Rehabilitation	Note 9	\$810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810,000	\$ 810,000	\$ -
LS-10 Major Rehabilitation	Note 9	\$880,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880,000	\$ 880,000	\$ -
LS-12 Major Rehabilitation	Note 9	\$1,230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,230,000	\$ 1,230,000	\$ -
LS-13 Major Rehabilitation	Note 9	\$1,150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,150,000	\$ 1,150,000	\$ -
LS-15 Major Rehabilitation	Note 9	\$710,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 710,000	\$ 710,000	\$ -
Priority C - Condition Assessment Projects															
Force Main and Large Diameter Desktop Analysis and Inspections	Note 12	\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ -
Priority C - Pipeline Replacement (1-2 mile of system)	Note 6	\$30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000,000	\$ 30,000,000	\$ -
Priority C - Large Diameter Pipe and Force Main Rehab	Note 10	\$12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000	\$ 12,000,000	\$ -
Priority C - Sewer Siphon Replacement	Note 10	\$3,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ 3,330,000	\$ -
Project Deferral - Unplanned Repair Costs	Note 13	\$3,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800,000	\$ 3,800,000	\$ -
Priority C - Annual Sewer System Improvements for Resurfacing	Note 10	\$3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -
Total Priority C Projects		\$58,910,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 58,910,000	\$ 58,910,000	\$ -
Estimated Total Capital Cost			\$1,360,700	\$6,306,700	\$11,586,700	\$10,630,000	\$7,072,275	\$8,795,600	\$13,911,100	\$14,797,410	\$6,376,450	\$11,918,440	\$67,240,000	\$159,995,275	\$10,723,725
Engineering/Administration FTE's Count			1	2	3	3	2	3	4	4	3	3	21	NA	NA
Engineering/Administration FTE's Cost			\$300,000	\$600,000	\$900,000	\$900,000	\$600,000	\$600,000	\$900,000	\$900,000	\$900,000	\$900,000	\$6,300,000	NA	NA
Total CIP			\$1,660,700	\$6,906,700	\$12,486,700	\$11,530,000	\$7,672,275	\$9,395,600	\$14,811,100	\$15,697,410	\$7,276,450	\$12,818,440	\$73,540,000	\$159,995,275	\$10,723,725

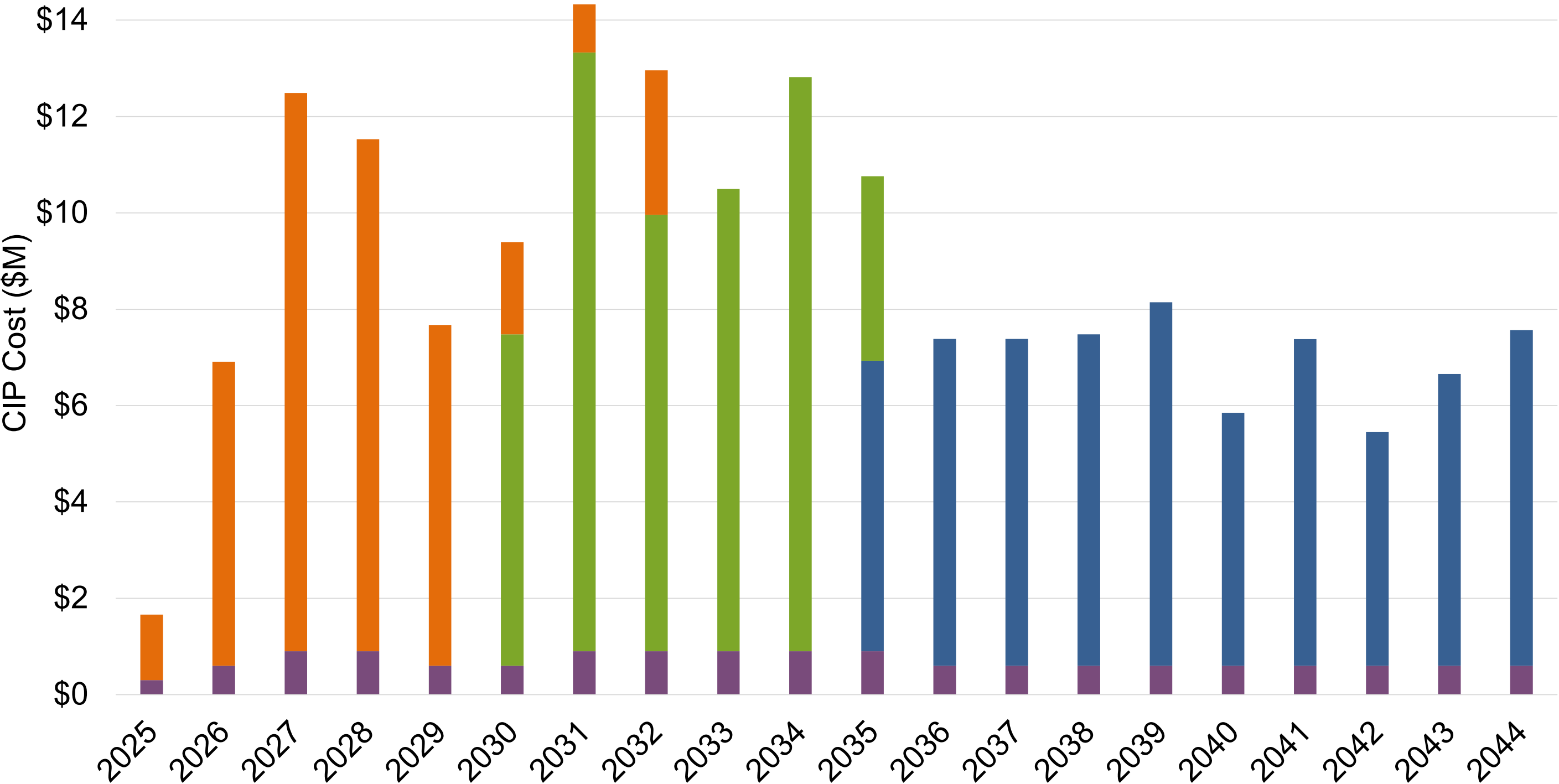
Project: City of Pleasanton Sewer Capital Implementation Plan
Capital Improvement Projects
20-Year Plan -- Scenario 1 Maintain

Capital Improvement Project Notes:

- 1) Estimated Total Capital Cost is derived from “Table 9: Cost Sharing for Scenario 3 CIP” from the Technical Memorandum dated February 11, 2025 concerning the East Pleasanton Annexation. Costs assume that development of the Kiewit property will contribute \$222,275 in payment while balance will be funded by the Arroyo Lago development.
- 2) Estimated Total Capital Cost is derived from “Table 12: Pro-Rata Cost Sharing Scenario 6 CIP” from the Technical Memorandum dated February 11, 2025 concerning the East Pleasanton Annexation. Costs assume that Project 4B costs will be the Total of all developments (Kiewit North, Site H, East Lakes, Arroyo Lago, and Amazon) minus the Project 4A cost (Kiewit North and Arroyo Lago). The City will seek funding from developments as applications are processed or will seek construction of these projects from the first development with reimbursements made to others on a pro rata share basis as others connect.
- 3) Priority A Lift Station projects encompass all Criticality 2 and 3 improvements, while Priority B represents Criticality 1 (included in rehabilitation projects), as identified in the 2024 LS Condition Assessment TM.
- 4) At the time of this project, a redundant siphon will also be installed. Costs include demolition of existing station and assumes full replacement, including cutover costs from the old to new station.
- 5) Includes all sewer and stormwater generators identified in the TJC Report (2023).
- 6) Pipeline Replacement includes replacement and repair (R&R) of high priority pipes and an allowance for future R&R work, as well as CCTV inspection and Sewer AI for pipes. This money can also be spent on other high priority assets like force mains, siphons, or large diameter sewers as needed depending on the findings of condition assessment efforts.
- 7) City funded work to be performed by DSRSD. CIP assumes EALS will be rehabilitated, and the EARS LS and associated piping will be installed to supplement this rehabilitated lift station
- 8) Estimation of \$200,000 for abandonment of Lift Stations currently not in service.
- 9) Major rehabilitation costs for lift stations were estimated based on the lift station's pump horse power and flow rate. A more refined cost estimate will be developed based on the extent of the rehabilitation required at each station prior to construction.
- 10) This line item is an allowance for the replacement or rehab of sewer siphons, forcemains, and large diameter sewers that are inspected as part of the Priority A analysis work. This cost will be refined as the analysis is completed
- 11) LS-14 Rehabilitation will take place under separate CIP funding, and therefore not included in this spreadsheet.
- 12) The SSMP will make subsequent recommendations about the scope and schedule of future condition assessment work, including CCTV, force main inspection, and manhole inspections.
- 13) Unplanned repair costs represent the risk associated with deferring capital projects. This cost is intended to account for potential emergency repairs that may arise if assets fail before they can be rehabilitated or replaced. To reflect this risk, a line item equal to 2.5% of City-funded capital projects is included in priority C, but spending would occur whenever an asset fails unexpectedly (in addition to the City's O&M budget).

CIP Implementation - Scenario 1

FTE Priority C Priority B Priority A



20-Year Plan -- Scenario 2 Projects Funded By Priority

City of Pleasanton Sewer Capital Implementation Plan

			Near Term					Mid Term					Long Term	Cost Sharing	
Capital Projects	Notes	Estimated Total Capital Cost	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35/36 - FY 44/45	Existing Customers	Future Customers
Priority A Projects															
Priority A - Capacity & Reliability Improvement Projects															
Project 1B: Upsize Sunol Blvd Sewers	preferred alt	\$1,600,000	\$ 790,000	\$ 810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -
Project 2A: Bernal Ave Pipe Bridge	preferred alt	\$3,330,000	\$ -	\$ 400,000	\$ 2,930,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ -
Project 3: Upsize Pipes downstream of Stoneridge Mall		\$3,660,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,660,000
Project 4A: East Pleasanton Capacity Project A (Kiewit and Arroyo Lago)	Note 1	\$2,972,000	\$ -	\$ -	\$ -	\$ -	\$ 222,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,275	\$ 2,749,725
Project 4B: East Pleasanton Capacity Project B (Amazon, East Lakes, Site H)	Note 2	\$4,314,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,314,000
Priority A - Lift Station Projects															
LS-02, -07, -08, -10 Improvements	Note 3	\$1,420,000	\$ -	\$ -	\$ -	\$ 710,000	\$ 710,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,420,000	\$ -
LS-04, -12, -13, -15 Improvements	Note 3	\$940,000	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 940,000	\$ -
LS-05 Full Replacement Project	Note 4	\$6,120,000	\$ -	\$ -	\$ 810,000	\$ 5,310,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,120,000	\$ -
EARS and EALS Condition Assessment, Capacity Evaluation, and Predesign		\$500,000	\$ 166,700	\$ 166,700	\$ 166,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Generator Replacement - Sewer and Storm	Note 5	\$9,860,000	\$ 150,000	\$ 1,710,000	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 9,860,000	\$ -
Priority A - Condition Assessment Projects															
Pipeline Replacement (1-2 mile of system)	Note 6	\$12,900,000	\$ -	\$ 900,000	\$ 6,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,900,000	\$ -
Amberwood Siphon		\$3,330,000	\$ -	\$ 270,000	\$ 3,060,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ -
Priority A - Annual Sewer System Improvements for Resurfacing		\$1,400,000	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ -
Large Diameter Inspection Study		\$150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Denker Road Sewer Replacement		\$1,650,000	\$ 150,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650,000	\$ -
Cathodic Protection and I&I Studies		\$150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Cathodic Protection Installation		\$18,000,000	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 10,000,000	\$ 18,000,000	\$ -
Force Main Desktop Analysis and Inspections		\$704,000	\$ 104,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 704,000	\$ -
Total Priority A Projects		\$73,000,000	\$ 1,360,700	\$ 6,706,700	\$ 15,086,700	\$ 11,840,000	\$ 8,282,275	\$ 1,000,000	\$ 2,000,000	\$ 4,000,000	\$ 1,000,000	\$ 1,000,000	\$ 10,000,000	\$ 62,276,275	\$ 10,723,725
Priority B Projects															
Priority B - Lift Station Projects															
Health and Safety Signage		\$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -
EALS R&R	Note 7	\$4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520,000	\$ 3,480,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -
EARS LS	Note 7	\$8,412,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,093,560	\$ 7,318,440	\$ -	\$ 8,412,000	\$ -
EARS LS Piping	Note 7	\$1,647,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,110	\$ 1,432,890	\$ -	\$ -	\$ 1,647,000	\$ -
LS-03, -09, 11 Abandonment	Note 8	\$600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,000	\$ 522,000	\$ -	\$ -	\$ 600,000	\$ -
LS-06 Major Rehabilitation	Note 9	\$2,890,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,700	\$ 2,514,300	\$ -	\$ -	\$ -	\$ 2,890,000	\$ -
LS-08 Major Rehabilitation	Note 9	\$3,120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405,600	\$ 2,714,400	\$ -	\$ -	\$ -	\$ -	\$ 3,120,000	\$ -
LS-07 Major Rehabilitation	Note 9	\$3,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 481,000	\$ 3,219,000	\$ -	\$ -	\$ -	\$ 3,700,000	\$ -
Priority B - Condition Assessment Projects															
Priority B - Pipeline Replacement (1-2 mile of system)	Note 6	\$15,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 15,000,000	\$ -
Priority B - Large Diameter Pipe and Force Main Rehab	Note 10	\$6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 6,000,000	\$ -
Priority B - Sewer Siphon Replacement	Note 10	\$3,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 432,900	\$ 2,897,100	\$ -	\$ -	\$ 3,330,000	\$ -
Force Main Desktop Analysis and Inspections	Note 11	\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -
Priority B - Annual Sewer System Improvements for Resurfacing	Note 10	\$1,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ 1,750,000	\$ -
Total Priority B Projects		\$51,209,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,275,600	\$ 12,411,100	\$ 11,808,310	\$ 9,295,550	\$ 11,418,440	\$ -	\$ 51,209,000	\$ -
Priority C Projects															
Priority C - Lift Station Projects ¹¹															
LS-02 Major Rehabilitation	Note 9	\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$750,000	\$750,000	\$ -
LS-04 Major Rehabilitation	Note 9	\$810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$810,000	\$810,000	\$ -
LS-10 Major Rehabilitation	Note 9	\$880,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$880,000	\$880,000	\$ -
LS-12 Major Rehabilitation	Note 9	\$1,230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,230,000	\$1,230,000	\$ -
LS-13 Major Rehabilitation	Note 9	\$1,150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,150,000	\$1,150,000	\$ -
LS-15 Major Rehabilitation	Note 9	\$710,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$710,000	\$710,000	\$ -
Priority C - Condition Assessment Projects															
Force Main and Large Diameter Desktop Analysis and Inspections	Note 12	\$1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,500,000	\$1,500,000	\$ -
Priority C - Pipeline Replacement (1-2 mile of system)	Note 6	\$30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$30,000,000	\$30,000,000	\$ -
Priority C - Large Diameter Pipe and Force Main Rehab	Note 10	\$12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$12,000,000	\$12,000,000	\$ -
Priority C - Sewer Siphon Replacement	Note 10	\$3,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,330,000	\$3,330,000	\$ -
Priority C - Annual Sewer System Improvements for Resurfacing	Note 10	\$3,500,000	\$ -										\$3,500,000	\$3,500,000	\$ -
Total Priority C Projects		\$55,860,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,860,000	\$55,860,000	\$ -
Estimated Total Capital Cost			\$1,360,700	\$6,706,700	\$15,086,700	\$11,840,000	\$8,282,275	\$7,275,600	\$14,411,100	\$15,808,310	\$10,295,550	\$12,418,440	\$65,860,000	\$169,345,275	\$10,723,725
Engineering/Administration FTE's Count			1	2	4	3	3	2	4	4	3	4	21	NA	NA
Engineering/Administration FTE's Cost			\$300,000	\$600,000	\$1,200,000	\$900,000	\$600,000	\$600,000	\$1,200,000	\$1,200,000	\$900,000	\$900,000	\$6,000,000	NA	NA
Total CIP			\$1,660,700	\$7,306,700	\$16,286,700	\$12,740,000	\$8,882,275	\$7,875,600	\$15,611,100	\$17,008,310	\$11,195,550	\$13,318,440	\$71,860,000	\$169,345,275	\$10,723,725

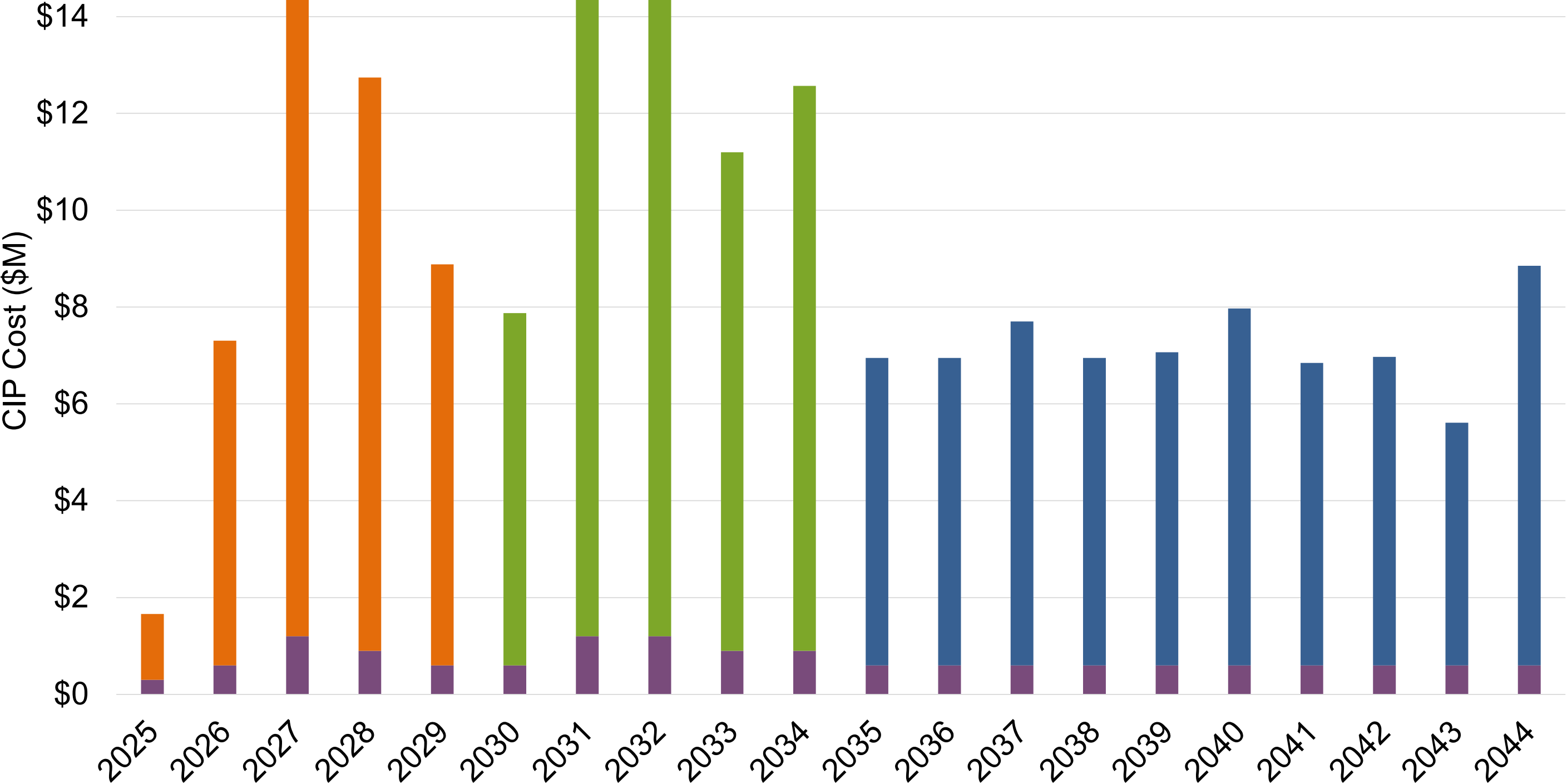
Project: City of Pleasanton Sewer Capital Implementation Plan
Capital Improvement Projects
20-Year Plan -- Scenario 2 Funded By Priority

Capital Improvement Project Notes:

- 1) Estimated Total Capital Cost is derived from “Table 9: Cost Sharing for Scenario 3 CIP” from the Technical Memorandum dated February 11, 2025 concerning the East Pleasanton Annexation. Costs assume that development of the Kiewit property will contribute \$222,275 in payment while balance will be funded by the Arroyo Lago development.
- 2) Estimated Total Capital Cost is derived from “Table 12: Pro-Rata Cost Sharing Scenario 6 CIP” from the Technical Memorandum dated February 11, 2025 concerning the East Pleasanton Annexation. Costs assume that Project 4B costs will be the Total of all developments (Kiewit North, Site H, East Lakes, Arroyo Lago, and Amazon) minus the Project 4A cost (Kiewit North and Arroyo Lago). The City will seek funding from developments as applications are processed or will seek construction of these projects from the first development with reimbursements made to others on a pro rata share basis as others connect.
- 3) Priority A Lift Station projects encompass all Criticality 2 and 3 improvements, while Priority B represents Criticality 1 (included in rehabilitation projects), as identified in the 2024 LS Condition Assessment TM.
- 4) At the time of this project, a redundant siphon will also be installed. Costs include demolition of existing station and assumes full replacement, including cutover costs from the old to new station.
- 5) Includes all sewer and stormwater generators identified in the TJC Report (2023).
- 6) Pipeline Replacement includes replacement and repair (R&R) of high priority pipes and an allowance for future R&R work, as well as CCTV inspection and Sewer AI for pipes. This money can also be spent on other high priority assets like force mains, siphons, or large diameter sewers as needed depending on the findings of condition assessment efforts.
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- 8) Estimation of \$200,000 for abandonment of Lift Stations currently not in service.
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- 10) This line item is an allowance for the replacement or rehab of sewer siphons, forcemains, and large diameter sewers that are inspected as part of the Priority A analysis work. This cost will be refined as the analysis is completed
- 11) LS-14 Rehabilitation will take place under separate CIP funding, and therefore not included in this spreadsheet.
- 12) The SSMP will make subsequent recommendations about the scope and schedule of future condition assessment work, including CCTV, force main inspection, and manhole inspections.

CIP Implementation - Scenario 2

FTE Priority C Priority B Priority A



20-Year Plan -- Scenario 3 Maximum Deferrals

			Near Term					Mid Term					Long Term	Cost Sharing	
Capital Projects	Notes	Estimated Total Capital Cost	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35/36 - FY 44/45	Existing Customers	Future Customers
Priority A Projects															
Priority A - Capacity & Reliability Improvement Projects															
Project 1B: Upsize Sunol Blvd Sewers	preferred alt	\$1,600,000	\$ 790,000	\$ 810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -
Project 2A: Bernal Ave Pipe Bridge	preferred alt	\$3,330,000	\$ -	\$ 400,000	\$ 2,930,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ -
Project 3: Upsize Pipes downstream of Stoneridge Mall		\$3,660,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,660,000
Project 4A: East Pleasanton Capacity Project A (Kiewit and Arroyo Lago)	Note 1	\$2,972,000	\$ -	\$ -	\$ -	\$ -	\$ 222,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,275	\$ 2,749,725
Project 4B: East Pleasanton Capacity Project B (Amazon, East Lakes, Site H)	Note 2	\$4,314,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,314,000
Priority A - Lift Station Projects															
LS-02, -07, -08, -10 Improvements	Note 3	\$1,420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,420,000	\$ -
LS-04, -12, -13, -15 Improvements	Note 3	\$940,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ -	\$ -	\$ -	\$ -	\$ 940,000	\$ -
LS-05 Full Replacement Project	Note 4	\$6,120,000	\$ -	\$ -	\$ 810,000	\$ 5,310,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,120,000	\$ -
EARS and EALS Condition Assessment, Capacity Evaluation, and Predesign		\$500,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Generator Replacement - Sewer and Storm	Note 5	\$9,860,000	\$ 150,000	\$ 1,710,000	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 9,860,000	\$ -
Priority A - Condition Assessment Projects															
Pipeline Replacement (1-2 mile of system)	Note 6	\$6,615,000	\$ -	\$ 315,000	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,615,000	\$ -
Amberwood Siphon		\$3,330,000	\$ -	\$ -	\$ -	\$ 270,000	\$ 3,060,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ -
Priority A - Annual Sewer System Improvements for Resurfacing		\$1,050,000	\$ -	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050,000	\$ -
Large Diameter Inspection Study		\$150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Denker Road Sewer Replacement		\$1,650,000	\$ 150,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650,000	\$ -
Cathodic Protection and I&I Studies		\$150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Cathodic Protection Installation		\$9,000,000	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 9,000,000	\$ -
Force Main Desktop Analysis and Inspections		\$704,000	\$ 104,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 704,000	\$ -
Total Priority A Projects		\$57,365,000	\$ 1,444,000	\$ 5,585,000	\$ 6,990,000	\$ 9,530,000	\$ 9,232,275	\$ 2,390,000	\$ 1,970,000	\$ 3,500,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 46,641,275	\$ 10,723,725
Priority B Projects															
Priority B - Lift Station Projects															
Health and Safety Signage		\$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -
EALS R&R	Note 7	\$4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520,000	\$ 3,480,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -
EARS LS	Note 7	\$8,412,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,093,560	\$ 7,318,440	\$ -	\$ 8,412,000	\$ -
EARS LS Piping	Note 7	\$1,647,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,110	\$ 1,432,890	\$ -	\$ -	\$ 1,647,000	\$ -
LS-03, -09, 11 Abandonment	Note 8	\$600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ -
LS-06 Major Rehabilitation	Note 9	\$2,890,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,890,000	\$ 2,890,000	\$ -
LS-08 Major Rehabilitation	Note 9	\$3,120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,120,000	\$ 3,120,000	\$ -
LS-07 Major Rehabilitation	Note 9	\$3,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 481,000	\$ 3,219,000	\$ -	\$ -	\$ -	\$ 3,700,000	\$ -
Priority B - Condition Assessment Projects															
Priority B - Pipeline Replacement (1-2 mile of system)	Note 6	\$12,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$0	\$ 12,500,000	\$ -
Priority B - Large Diameter Pipe and Force Main Rehab	Note 10	\$6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$6,000,000	\$ 6,000,000	\$ -
Priority B - Sewer Siphon Replacement	Note 10	\$3,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,330,000	\$ 3,330,000	\$ -
Priority B - Annual Sewer System Improvements for Resurfacing	Note 10	\$1,650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ 1,650,000	\$ -
Total Priority B Projects		\$47,859,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,370,000	\$ 7,421,000	\$ 6,283,110	\$ 5,376,450	\$ 10,168,440	\$ 15,340,000	\$ 47,859,000	\$ -
Priority C Projects															
Priority C - Lift Station Projects ¹¹															
LS-02 Major Rehabilitation	Note 9	\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$750,000	\$ -
LS-04 Major Rehabilitation	Note 9	\$810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810,000	\$810,000	\$ -
LS-10 Major Rehabilitation	Note 9	\$880,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880,000	\$880,000	\$ -
LS-12 Major Rehabilitation	Note 9	\$1,230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,230,000	\$1,230,000	\$ -
LS-13 Major Rehabilitation	Note 9	\$1,150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,150,000	\$1,150,000	\$ -
LS-15 Major Rehabilitation	Note 9	\$710,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 710,000	\$710,000	\$ -
Priority C - Condition Assessment Projects															
Force Main and Large Diameter Desktop Analysis and Inspections	Note 12	\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$750,000	\$ -
Priority C - Pipeline Replacement (1-2 mile of system)	Note 6	\$30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000,000	\$30,000,000	\$ -
Priority C - Large Diameter Pipe and Force Main Rehab	Note 10	\$12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000	\$12,000,000	\$ -
Priority C - Sewer Siphon Replacement	Note 10	\$3,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$3,330,000	\$ -
Project Deferral - Unplanned Repair Costs	Note 13	\$7,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,600,000	\$7,600,000	\$ -
Priority C - Annual Sewer System Improvements for Resurfacing	Note 10	\$3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$3,500,000	\$ -
Total Priority C Projects		\$62,710,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,710,000	\$62,710,000	\$ -
Estimated Total Capital Cost			\$1,444,000	\$5,585,000	\$6,990,000	\$9,530,000	\$9,232,275	\$5,760,000	\$9,391,000	\$9,783,110	\$5,876,450	\$10,668,440	\$83,050,000	\$157,210,275	\$10,723,725
Engineering/Administration FTE's Count			1	2	2	3	3	2	3	3	2	3	25	NA	NA
Engineering/Administration FTE's Cost			\$300,000	\$600,000	\$600,000	\$900,000	\$900,000	\$600,000	\$900,000	\$900,000	\$600,000	\$900,000	\$6,900,000	NA	NA
Total CIP			\$1,744,000	\$6,185,000	\$7,590,000	\$10,430,000	\$10,132,275	\$6,360,000	\$10,291,000	\$10,683,110	\$6,476,450	\$11,568,440	\$89,950,000	\$157,210,275	\$10,723,725

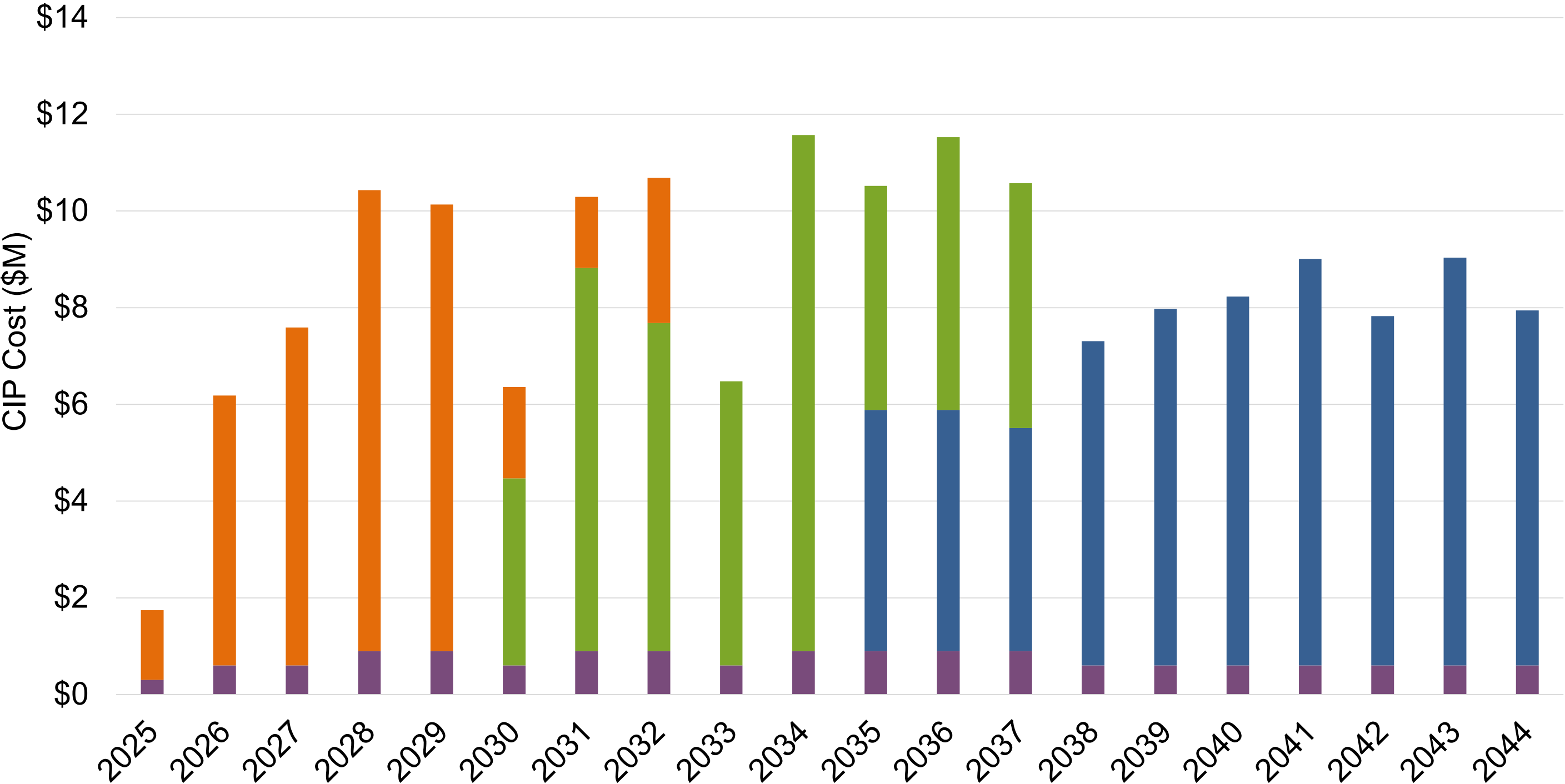
Project: City of Pleasanton Sewer Capital Implementation Plan
Capital Improvement Projects
20-Year Plan -- Scenario 3 Maximum Deferrals

Capital Improvement Project Notes:

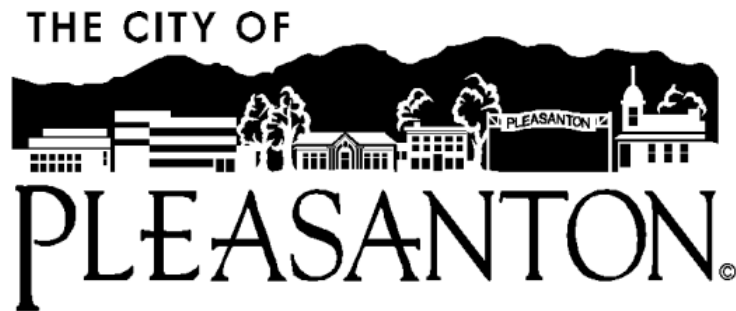
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- 3) Priority A Lift Station projects encompass all Criticality 2 and 3 improvements, while Priority B represents Criticality 1 (included in rehabilitation projects), as identified in the 2024 LS Condition Assessment TM.
- 4) At the time of this project, a redundant siphon will also be installed. Costs include demolition of existing station and assumes full replacement, including cutover costs from the old to new station.
- 5) Includes all sewer and stormwater generators identified in the TJC Report (2023).
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- 7) City funded work to be performed by DSRSD. CIP assumes EALS will be rehabilitated, and the EARS LS and associated piping will be installed to supplement this rehabilitated lift station
- 8) Estimation of \$200,000 for abandonment of Lift Stations currently not in service.
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- 10) This line item is an allowance for the replacement or rehab of sewer siphons, forcemains, and large diameter sewers that are inspected as part of the Priority A analysis work. This cost will be refined as the analysis is completed
- 11) LS-14 Rehabilitation will take place under separate CIP funding, and therefore not included in this spreadsheet.
- 12) The SSMP will make subsequent recommendations about the scope and schedule of future condition assessment work, including CCTV, force main inspection, and manhole inspections.
- 13) Unplanned repair costs represent the risk associated with deferring capital projects. This cost is intended to account for potential emergency repairs that may arise if assets fail before they can be rehabilitated or replaced. To reflect this risk, a line item equal to 5% of City-funded capital projects is included in priority C, but spending would occur whenever an asset fails unexpectedly (in addition to the City’s O&M budget).

CIP Implementation - Scenario 3

FTE Priority C Priority B Priority A



APPENDIX A: SEWER SYSTEM MANAGEMENT PLAN



Sewer System Management Plan

WDID# 2SSO10167

Adopted by City Council – June 17, 2025
Submitted to State Water Resources Control Board – July 2025

In consultation with:
Causey Consulting
Walnut Creek, CA 94598

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List of Abbreviations and Acronyms

Acronym	Definition
ACPHD	Alameda County Public Health Department
BMP	Best Management Practices
CCTV	Closed circuit television
CIP	Capital Improvement Plan
City	City of Pleasanton
CIWQS	California Integrated Water Quality System
CM	Corrective Maintenance
CMMS	Computerized Maintenance Management System
COF	Consequence of Failure
COL	City of Livermore
CWEA	California Water Environment Association
DERWA	DSRSD-EBMUD Recycled Water Authority
DS	Data Submitter
DSRSD	Dublin San Ramon Services District
EBMUD	East Bay Municipal Utility District
ESM	Environmental Services Manager
ESS	Environmental Services Supervisor
FOG	Fats, Oils, Grease
FSE	Food Service Establishment
GCD	Grease Control Device
GIS	Geographical Information System
I/I	Inflow / Infiltration
KvA	Kilovolt-amperes
KW	Kilowatts
LAVWMA	Livermore-Amador Valley Water Management Agency
LOF	Likelihood of Failure
LRO	Legally Responsible Official
LS	Lift Station
MACP	Manhole Assessment Certification Program

Acronym	Definition
MGD	Million Gallons per Day
MRP	Monitoring and Reporting Program
NASSCO	National Association of Sewage Service Companies
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollution Discharge Elimination System
O&M	Operation and Maintenance
OES	Office of Emergency Services
Plan	Sewer System Management Plan
PACP	Pipeline Assessment Certification Program
PMC	Pleasanton Municipal Code
POTW	Publicly Owned Treatment Works (DSRSD Regional Wastewater Treatment or COL Water Reclamation Plant)
PW	Public Works
R&R	Rehabilitation and Replacement
RCP	Reinforced Concrete Pipe
RWQCB	Regional Water Quality Control Board San Francisco
SCADA	Supervisory Control and Data Acquisition
SERP	Spill Emergency Response Plan
SHECAP	Sewer Hydraulic Evaluation and Capacity Assessment Plan
SOP	Standard Operating Procedure
SSO	Sanitary Sewer Overflow or Spill
Spill	SSO or Sanitary Sewer Overflow
SSMP	Sewer System Management Plan or Plan
SWRCB	California State Water Resources Control Board
VCP	Vitrified Clay Pipe
WDID	Waste Discharge Identification Number
WDP	Waste Discharge Permit
WDR	Waste Discharge Requirements for Sanitary Sewer Systems WQ 2022-0103-DWQ
YD	Year to Date

1.0: Element 1 – Goal and Introduction

The goal of the Sewer System Management Plan (SSMP or Plan) is to provide a plan and schedule to:

- Properly manage, operate, and maintain all parts of the Enrollee’s sanitary sewer system.
- Reduce and prevent spills.
- Contain and mitigate spills that do occur.

The SSMP must include a narrative introduction section that discusses regulatory context, SSMP update schedule, and an overview of sewer system assets.

1.1: Regulatory Context

The State Water Resources Control Board (SWRCB) has previously issued statewide waste discharge requirements for sanitary sewer systems which include requirements for development of an SSMP. The SWRCB requirements were outlined in Order No. 2006-0003-DWQ, Statewide General Waste Discharge Requirements for Sanitary Sewer Systems and the Monitoring and Reporting Program WQ 2013-0058-Exec. These two SWRCB requirements were replaced on December 6, 2022, by SWRCB Order WQ 2022-0103-DWQ Statewide Waste Discharge Requirements, General Order for Sanitary Sewer Systems, which became effective for all enrolled agencies on June 5, 2023. The City’s wastewater identification number for WDR compliance in the SWRCB CIWQS system is 2SSO10167.

The City also owns and operates a storm water collection system that is permitted under the RWQCB San Francisco Bay Region Municipal Regional Stormwater NPDES Permit Order No. R2-2022-0018, under NPDES permit number CAS612008.

1.2: SSMP Update Schedule

This section outlines the City’s schedule of future major milestones for updating and implementing its SSMP. As these milestones are completed this SSMP will be updated as appropriate and noted in the SSMP Change Log.

- 2025 SSMP Update – Submittal to CIWQS by 7/31/25
- Electronic Service Area Map – Submittal to CIWQS by 12/31/25
- Utilities Resource Review – 10/2025
- Long-Term Sewer CIP Report – 10/2025
- Sewer Rate and Connection Fee Updates – Effective 7/2026
- 8/2024 to 8/2027 SSMP Audit – Submittal to CIWQS by 1/31/28
- 8/2027 to 8/2030 SSMP Audit – Submittal to CIWQS by 1/31/31

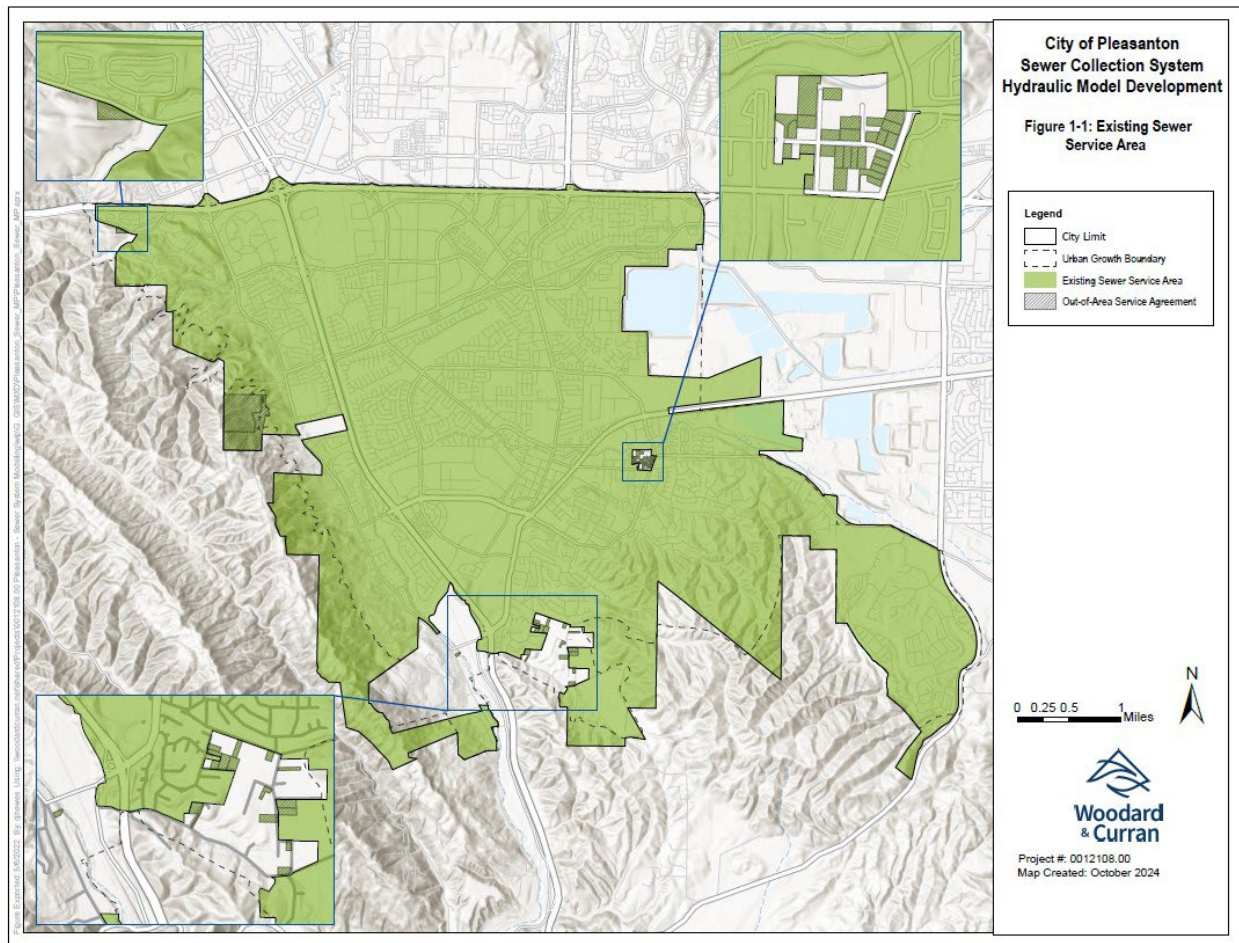
- 2031 SSMP Update – Submittal to CIWQS by 7/31/31

1.3: Sewer System Asset Overview

The City owns and operates a sewer system that serves a population of approximately 76,000 in a 25 square mile service area that is shown in Figure 1-1. The sewer system consists of approximately 253 miles of gravity sewers, approximately 4.9 miles of force mains, 8 siphons, 11 active pump stations, and approximately 21,000 service connections. The average dry weather flow is approximately 6 million gallons per day (MGD). The City has agreements with DSRSD and City of Livermore (for Ruby Hill area only) for wastewater treatment and is a member of LAVWMA for treated wastewater disposal. The City also has an agreement with Alameda County that allows sewage flows from their Castlewood Service Area to be transported through the City's collection system (including LS-10) for treatment at DSRSD.

Sewer service laterals are owned by the property owner and therefore are the responsibility of the property owner to maintain. The City will not service, repair, rehabilitate, or replace any portion of sewer service laterals from the building to the public sewer main.

Figure 1-1: Sewer Service Area



The following tables provide a summary of the sewer program assets under management by the City.

Table 1–1: Gravity Pipeline Asset Information by Pipe Size

Diameter, inches	Number of Line Segments	Pipe Length, linear feet	Portion of Sewer System, %
4	65	3,999	0.30%
6	1025	145,239	10.89%
8	4558	936,942	70.22%
10	461	106,132	7.95%
12	137	30,045	2.25%
14	6	190	0.01%
15	173	45,459	3.41%
16	3	325	0.02%
18	87	21,890	1.64%
21	18	6,323	0.47%
24	44	12,101	0.91%
27	52	15,638	1.17%
30	21	5,869	0.44%
33	9	3,122	0.23%
42	1	51	0.00%
Unknown	3	972	0.07%
Total	6,663	1,334,297	100%
Total Miles		252.7	

Table 1–2: Gravity Pipeline Asset Information by Pipe Material

Material	Number of Line Segments	Pipe Length, LF	Percent of Sewer System
ABS	8	911	0.07%
ACP	96	24,997	1.87%
CIP	33	614	0.05%
DIP	132	9,405	0.70%
HDPE	15	2,632	0.20%
PVC	2449	440,336	33.00%
RCP	39	11,738	0.88%

Material	Number of Line Segments	Pipe Length, LF	Percent of Sewer System
STEEL	1	80	0.01%
VCP	3843	833,090	62.44%
Unknown	47	10,495	0.79%
Total	6,663	1,334,297	100%

Table 1–3: Gravity Pipeline Asset Information by Pipe Age

Age, Years	Construction Period	Percent of System*	Linear Feet of Main
0-15	2010 – Current	2.8%	37,807
16 – 35	1990 – 2009	33.1%	442,293
36 – 55	1970 – 1989	40.1%	534,866
56 – 75	1950 – 1969	23.3%	311,171
76 – 95	1930 – 1949	0.0%	-
95 – 115	1910 – 1929	0.0%	-
>115	Before 1910	0.0%	-
Unk	Unknown	0.6%	8,159
Total, linear feet		1,334,297	
Weighted Average Age		40.8	

Table 1–4: Sewer Lift Station Asset Information

Pump Station Name	Location	Construction or Upgrade Date	No. Pumps	Pump Firm Capacity gpm	Pump Manufacturer	Pump HP	Standby Generation KW
LS-2	8019 Foothill Road	1998	2	158	Flygt	3	25
LS-4	1065 Serpentine Lane	1981	2	459	Flygt	3	Uses portable when needed
LS-5	1723 Laguna Creek Lane	1968	3	1,751	Flygt	7.5	Uses portable when needed
LS-6	6900 West Las Positas Blvd.	2014	5	4,337 ¹	Flygt	20	200
LS-7	4950 Bernal Ave.	1980	3	6,255	General Electric	20	100

Pump Station Name	Location	Construction or Upgrade Date	No. Pumps	Pump Firm Capacity gpm	Pump Manufacturer	Pump HP	Standby Generation KW
LS-8	6890 Koll Center Parkway	1980	3	2,836	General Electric	60	155
LS-10	7341 Foothill Road	1986	2	292	Flygt	10	25
LS-12	302 Happy Valley Road	2002	2	409	Flygt	20	90
LS-13	3300 Busch Road	1992	2	N/A	Paco	2	Uses portable when needed
LS-14	6614 Alisal Street	2004	2	183	Flygt	10	Uses portable when needed
LS-15	2299 Vineyard Ave.	2006	2	N/A	Flygt	15	60

¹Firm capacity for LS-6 is based on capacity prior to surcharging. The City recently replaced pump impellers of all LS-6 pumps and will re-evaluate pump performance at a later date.

Table 1–5: Force Main Asset Information

Lift Station Name Upstream of Force Main	Year Installed	Length of the Force Main (LF)	Diameter (in)	Material
Sewer Lift Station LS-2	1994	1,235	4	PVC ¹
Sewer Lift Station LS-4	1982	354	4	PVC ¹
Sewer Lift Station LS-5	1968	774	10	CIP ¹
Sewer Lift Station LS-6	1968	2,814	10	Unknown
Sewer Lift Station LS-7	1981	909	16	Unknown
Sewer Lift Station LS-8	1980	10,010	18	Unknown
Sewer Lift Station LS-10	1985	4,477	4	DIP
Sewer Lift Station LS-12	1998	2,445	4	PVC
Sewer Lift Station LS-13	1989	18	4	PVC
Sewer Lift Station LS-14	2002	2,163	6	Unknown
Sewer Lift Station LS-15	2003	862	4	DIP/PVC
Total Pressure Mains, linear feet		26,061		
Total Pressure Mains, miles		4.9		

¹Pipe material changed from VCP in the GIS based on as-built information.

Table 1–6: Sewer System Siphon Assets

Siphon Location	Construction Date	Number of Siphon Barrels	Length Linear Feet ¹	Size Inches	Pipe Material
S-5 Laguna Vista Siphon	1988	1	200	10	VCP
S-8 Siphon	1968	2	400	14	MJCIP
Meadowlark Siphon-1	1968	1	588	8	PVC
Meadowlark Siphon-2	2018	1	784	8	MJCIP
Highland Oaks Siphon	1965	2	280	10, 14	CIP
Amberwood Siphon	1986	2	360	8	DIP
Nobhill Siphon	1966	2	400	8	DIP
Laguna Creek Siphon	2002	2	620	8	DIP
West Las Positas Siphon	1968	2	350	10	VCP
Total, Linear Feet:			3982		
Total, Miles:			0.75		

¹Total length of siphon pipes for multiple-barrel siphons.

Table 1–7: Sewer Service Connections

Service Connection Type	Number	Percentage of System
Residential	19,617	93.3%
Multi Family	425	2.0%
Commercial	954	4.5%
Industrial	3	0.1%
Institutional	16	0.1%
Total	21,015	100%

1.4: References

- WDR Attachment D – Section 1

2.0: Element 2 – Organization

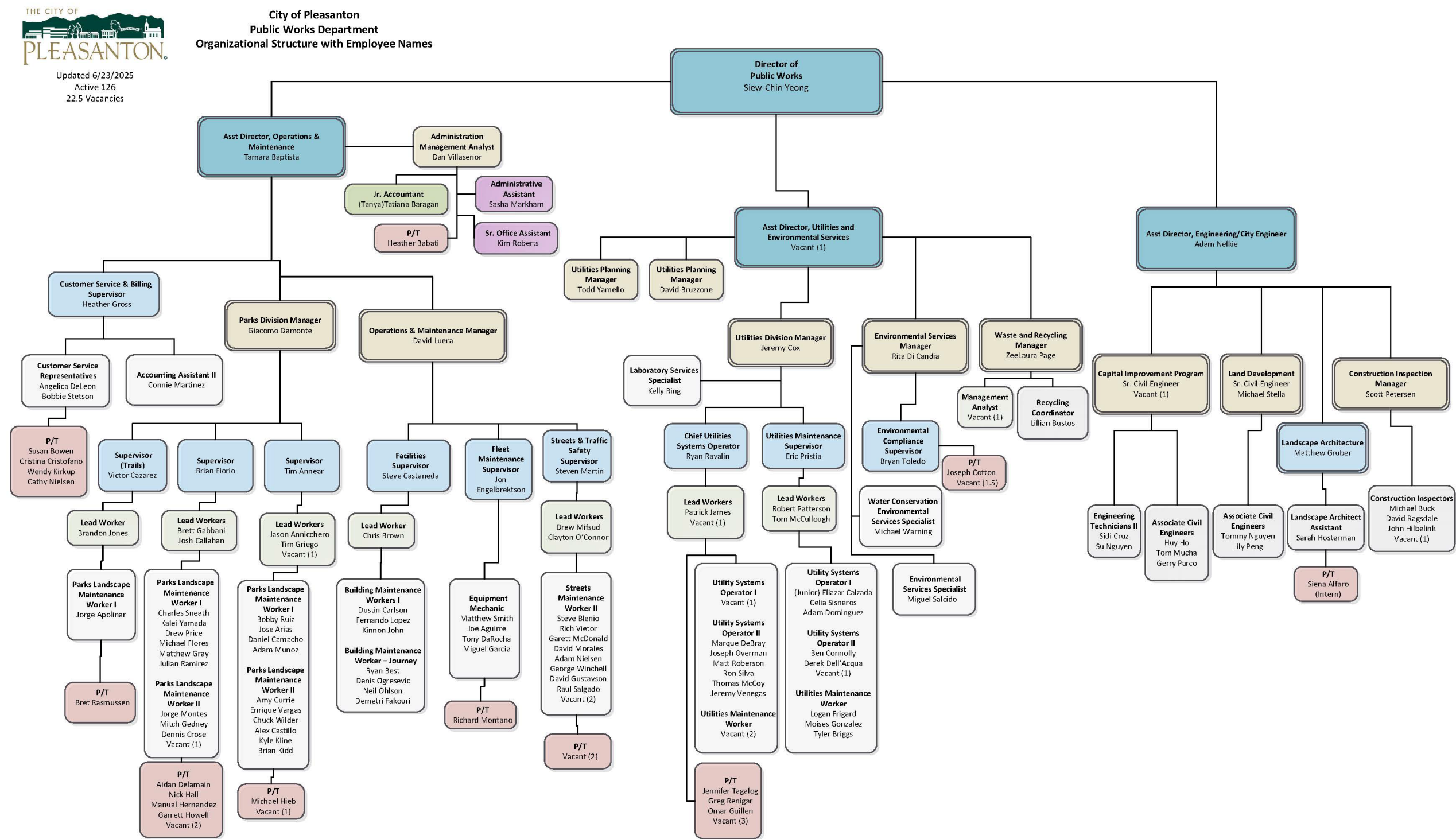
The SSMP must identify organizational staffing responsible and integral for implementing the SSMP through an organizational chart or other similar narrative documentation that includes:

- a. The name of the Legally Responsible Official (LRO).
- b. The position titles, telephone numbers, and email addresses for management, administrative, and maintenance positions responsible for implementing specific SSMP elements.
- c. Organizational lines of authority.
- d. Chain of communication for reporting spills.

2.1: Organizational Chart

Implementation of the SSMP primarily falls under the City’s Public Works Department. Divisions responsible for implementing elements of the sewer program include Utilities and Environmental Services, Engineering, and Customer Service & Billing. The City’s current Public Works Department organizational chart is illustrated in **Figure 2–1**.

Figure 2–1: Public Works Department Organizational Chart



Positions responsible for management and implementation of the SSMP are described below.

Director of Public Works

To plan, organize, direct and review the activities and operations of the Public Works Department including the operations and maintenance of the City's streets, parks and trails, buildings, fleet, and utilities systems; to coordinate assigned activities with other departments and outside agencies; and to provide highly responsible and complex administrative support to the City Manager.

Assistant Director of Public Works – Utilities and Environmental Services

Under general direction from the Director of Public Works, the Assistant Director of Public Works-Utilities and Environmental Services is responsible for directing a wide variety of comprehensive functions and/or programs related to planning, operation and maintenance of the City's potable water facilities, recycled water facilities, sewer collection and storm drain systems; laboratory, environmental and regulatory compliance, as well as contract management with Zone 7 Water Agency, Dublin San Ramon Services District, DERWA, LAVWMA, City of Livermore and the County of Alameda. Additionally, this position provides administrative and operational management in assigned areas to advance the goals and mission of the City and the Public Works Department.

Utilities Planning Manager

Under general direction from the Assistant Director of Public Works, the Utilities Planning Manager performs planning level duties to support the City's utility systems including potable water, recycled water, sanitary sewer collection, and storm water. This position is responsible for utility infrastructure and water supply master planning efforts; assists in preparation of Capital Improvement Programs in the area of utilities; assists in annual planning and budgeting of Utilities Division led projects; assists in utility rate and connection fee studies; provides technical assistance to the Utilities Division; and acts as the Utilities Division liaison for planning related tasks with outside agencies and other City divisions and departments.

Utilities Division Manager

Under general direction from the Assistant Director of Public Works, the Utilities Division Manager manages, administers, directs, and provides oversight of the operation and maintenance (O&M) of the water, recycled water, sewer, and storm drain systems for the Utilities Division of the Public Works Department. This includes overseeing all day-to-day O&M and water laboratory activities; developing and directing goals, procedures, and programs; providing professional assistance to City management staff and outside agencies in area of expertise; ensuring regulatory compliance and quality control; managing personnel; administering budget; assisting in the development of safety and training programs; ensuring capital improvement and asset management programs meet the needs of the Utilities Division; and overseeing public communication.

Chief Utilities System Operator – Water System

Under the general direction of the Utilities Division Manager, oversees the O&M activities of the water system. This includes planning, organizing and directing all operations and maintenance functions required; supervising assigned crews that perform technically complex duties in the operations and maintenance of the water system; responding to citizens' needs and inquiries; providing reasonable and technical assistance to staff. The classification is regarded as the Chief System Operator in relation to State regulations for operation of the City's drinking water system.

Utilities Maintenance Supervisor – Sewer & Storm Systems

Under the general direction of the Utilities Division Manager, plans, organizes, directs, and oversees a comprehensive maintenance and repair program for sewer and storm drain systems. This includes prioritizing and scheduling maintenance and repair of wastewater collection and stormwater systems and lift stations, utilizing the computerized maintenance management program (CMMS); implementing special projects or programs such as the Sewer System Management Plan (SSMP); developing Standard Operating Procedures (SOPs); providing technical direction and quality assurance; assisting in budget and contract preparation and administration; perform duties of a California Integrated Water Quality System (CIWQS) Data Submitter and assisting the Legally Responsible Official (LRO) with preparing monthly and daily reports, while supervising assigned staff.

Lead Utility Systems Operator

Under limited supervision from the Chief Utilities System Operator and Utilities Systems Maintenance Supervisor, directs and supervises the work of maintenance and operations crews in charge of the water, sewer and storm drain systems. Performs difficult tasks associated with the repair, maintenance and operations of these systems. In addition, is responsible for specific administrative functions and performs related work as required. This position is considered to be the shift supervisor.

Utility System Operator I/II

Operator I is an entry-level operator classification and Operator II is a journey-level operator classification. Under supervision and through training and experience employees in these classifications are assigned increasingly more responsible duties in the operation and maintenance of the City's water, sewer and storm drain systems. Operators I and II are assigned on a rotating basis to crews responsible for either water, sewer, or storm drain systems. Operator II rotates through a 24-hr standby duty, responding to emergencies that deal with the water, sewer and storm drain systems.

Utilities Maintenance Worker

Under supervision performs a variety of duties associated with the City's operation and maintenance within the Utilities Division of the Public Works Department. Utilities work is

focused on potable/drinking water distribution, sanitary sewer collections, stormwater collections, urban runoff protection, recycled water distribution, water conservation and utility customer service.

Environmental Services Manager

Under general direction from the Assistant Director of Public Works, the Environmental Services Manager oversees environmental programs including the City's water conservation and recycled water program, hazardous materials management, storm water pollution prevention and the sewer pipe blockage control program.

Environmental Compliance Supervisor

Under general direction from the Environmental Services Manager, this position supervises and trains staff and assists in the administration of the Environmental Services Division. Performs duties in the areas of budgeting, purchasing, contract administration, short- and long-term planning, organizing and supervising operations and functions within the NPDES Permit, Industrial Inspection, Storm Water Inspection, Sewer Pipe Blockage Control Program, Environmental Hazmat programs, and the Backflow Protection Program.

Environmental Services Specialist

Under general direction, performs duties in one of two disciplines: Water Resources or Environmental Compliance. ESS-Water Resources performs day-to-day water conservation/recycled water program administration, landscape irrigation surveys, water conservation customer service, outreach, and inspections, and recycled water program related tasks including cross-connection testing, inspections, and program tracking. ESS-Environmental Compliance performs technical tasks in support of environmental compliance in regards to NPDES compliance, hazardous materials management, environmental analyses and assessments, fats, oils, and grease (FOG) program inspections, clean water program outreach, and other related work.

Assistant Director of Public Works – Engineering

Under the general direction of the Director of Public Works, the position oversees Public Works Capital Improvement Program, Land Development, Landscape Architecture and Public Works Inspection. Provides leadership, management, and supervision to professional and technical support staff and serves as City Engineer. Responsible for the development and implementation of City standards.

Assistant Director of Public Works – Operations & Maintenance

Under the general direction of the Director of Public Works, the position oversees Customer Service and Billing, Parks Division, and Operations and Maintenance Division which includes City buildings, fleet, streets, sidewalks and sign shop.

2.2: LRO and Data Submitters

An LRO must have authority to ensure compliance with the provisions of the General Order and make managerial decisions regarding the operation of the sewer system. The LRO must have direct authority over individuals that have the necessary qualifications, such as a recognized degree or certificate in sanitary sewer operations and maintenance or professional training and experience in sewer system management. In addition, the LRO must be authorized to make major capital improvement recommendations. The City's LROs by position are as follows:

- **Primary LRO**
 - Assistant Director of Public Works: Utilities and Environmental Services
 - *This position is vacant at the time of this SSMP Update. In its vacancy the primary LRO is the Public Works Director.*
- **Secondary LRO**
 - Utilities Division Manager
 - The scope of the Utilities Division Manager's legal responsibilities is limited to certification of spill reports.

Data Submitters are authorized to enter spill data and other WDR required information into the California Integrated Water Quality System (CIWQS) prior to LRO approval and certification. The City's Data Submitters by position are as follows:

- **Data Submitters**
 - Utilities Maintenance Supervisor
 - Lead Utilities Systems Operators

2.3: Responsible and Authorized Representatives

The City's responsible and authorized representatives are summarized in **Table 2–1**.

Note that while the position of Assistant Director of Public Works – Utilities and Environmental Services remains vacant, the Director of Public Works will fill the respective roles.

Table 2–1 : Responsible and Authorized Representatives

Element	Element Name	Representative	Phone	Email
1	Introduction and Goals	Director of Public Works: Siew-Chin Yeong	925-931-5506	syeeong@cityofpleasantonca.gov

Element	Element Name	Representative	Phone	Email
2	Organization	Director of Public Works: Siew-Chin Yeong	925-931-5506	syeong@cityofpleasantonca.gov
3	Legal Authority	City Attorney: Daniel Sodergren	925-931-5015	dsodergren@cityofpleasantonca.gov
4	O&M Program	Utilities Division Manager: Jeremy Cox	925-931-5522	jcox@cityofpleasantonca.gov
5	Design and Performance Provisions	Planning - Utilities Planning Manager: David Bruzzone	925-931-5542	dbruzzone@cityofpleasantonca.gov
		CIP - Assistant Director of Public Works – Engineering: Adam Nelkie	925-931-5675	anelkie@cityofpleasantonca.gov
6	Spill Emergency Response Plan	Utilities Division Manager: Jeremy Cox	925-931-5522	jcox@cityofpleasantonca.gov
7	Sewer Pipe Blockage Control Program	Environmental Services Manager: Rita Di Candia	925-931-5513	rdicandia@cityofpleasantonca.gov
8	System Evaluation, Capacity Assurance, CIP	Planning - Utilities Planning Manager: David Bruzzone	925-931-5542	dbruzzone@cityofpleasantonca.gov
		CIP - Assistant Director of Public Works – Engineering: Adam Nelkie	925-931-5675	anelkie@cityofpleasantonca.gov
9	Monitoring, Measurement and Program Modifications	Utilities Division Manager: Jeremy Cox	925-931-5522	jcox@cityofpleasantonca.gov
10	Internal Plan Audit	Director of Public Works: Siew-Chin Yeong	925-931-5506	syeong@cityofpleasantonca.gov

Element	Element Name	Representative	Phone	Email
11	Communications	Director of Public Works: Siew-Chin Yeong	925-931-5506	syelong@cityofpleasantonca.gov
A	Council Adoption	Director of Public Works: Siew-Chin Yeong	925-931-5506	syelong@cityofpleasantonca.gov
B	SSMP Performance Tracking	Utilities Division Manager: Jeremy Cox	925-931-5522	jcox@cityofpleasantonca.gov
C	SSMP Change Log	Director of Public Works: Siew-Chin Yeong	925-931-5506	syelong@cityofpleasantonca.gov

2.4: Chain-of-Communication for Reporting and Responding to Spills

In response to a spill event, the Public Works Department staff shall immediately implement the Spill Emergency Response Plan (SERP), discussed in more detail in Element 6. The SERP provides directions for the immediate verbal and written notification of City staff and agencies. The chain-of-communication for reporting and responding to spills is described in the SERP.

2.5: References

- WDR Attachment D – Section 2
- [City of Pleasanton Spill Emergency Response Plan](#)

3.0: Element 3 – Legal Authority

The SSMP must include copies or an electronic link to the Enrollee’s current sewer system use ordinances, services agreements, and/or other legally binding procedures to demonstrate the Enrollee possess the necessary legal authority to:

- a. Prevent illicit discharges into its sanitary sewer system.
- b. Collaborate with storm sewer agencies to coordinate emergency spill responses, ensure access to storm sewer systems during spill events, and prevent unintentional cross connections sanitary sewer infrastructure to storm sewer infrastructure.
- c. Require that sewer system components and connections be properly designed and constructed.
- d. Ensure access for maintenance, inspection, and/or repairs for portions of the service laterals owned and/or operated by the Enrollee.
- e. Enforce any violation of its sewer ordinances, services agreements, or other legally binding procedures.
- f. Obtain easement accessibility agreements for locations requiring sewer system operations and maintenance, as applicable.

3.1: Municipal Code

The City’s legal authority to implement its sewer program is provided by the City’s Municipal Code, Title 15 Sewerage. The specific sections applicable to the requirements of the Sewer System Management Plan (SSMP) are stated in the table below.

Table 3–1: Summary of Legal Authorities

Legal Authority Issue	Pleasanton Municipal Code
Prevent illicit discharges into the sanitary sewer system	15.28
Limit the discharge of fats, oils, and grease and other debris that may cause blockages	15.44
Require that sewers and connections be properly designed and constructed	15.32
Clearly defined maintenance responsibility	15.32.100
Enforce any violation of its sewer ordinances	15.12

The City Attorney Office has procedures in place to update the municipal code when deficiencies are discovered by staff.

3.2: Agreements

The City has agreements with DSRSD and City of Livermore for wastewater treatment and a joint powers agreement under LAVWMA for treated wastewater disposal. The City also has

agreements with Alameda County that allows sewage flows from their Castlewood Service Area to be transported through the City’s collection system (including LS-10) for treatment at DSRSD.

3.3: References

- WDR Attachment D – Section 3
- [City of Pleasanton Municipal Code Chapter 15](#)
- Agreement with DSRSD: Wastewater Disposal Services (1992) and Supplemental Agreements 1 through 7 (through 2022)
- Agreement with City of Livermore: Wastewater and Disposal Services (1993) and First Amendment (2017)
- Agreements with Alameda County: Castlewood Service Agreement (1985); Maintenance and Operation Agreement (1985); and City Permit to Connect and Use of County Sewer System (1994)
- Joint Exercise of Powers Agreement for the LAVWMA (1997)

4.0: Element 4 – Operations and Maintenance Program

The SSMP must include the items listed below that are appropriate and applicable to the Enrollee's system:

- a. An up-to-date map(s) of the sanitary sewer system, and procedures for maintaining and providing SWRCB staff access to the map(s). The map(s) must show gravity line segments and manholes, pumping facilities, pressure pipes and valves, and applicable stormwater facilities within the sewer system service area boundaries.
- b. A scheduling system and a data collection system for preventative operations and maintenance activities conducted by staff and contractors including inspection and maintenance activities, higher frequency inspections, maintenance of known problem areas including areas with tree root problems, and regular visual and closed-circuit television (CCTV) inspections of manholes and sewer pipes. The data collection system must document the data from the system inspection and maintenance activities.
- c. In-house and external training provided on a regular basis for sanitary sewer system operations and maintenance staff and contractors. The training must cover the requirements of this General Order, the Enrollee's SERP, and CIWQS reporting.
- d. An inventory of sewer system equipment, including the identification of critical replacement and spare parts.

4.1: Collection System Map

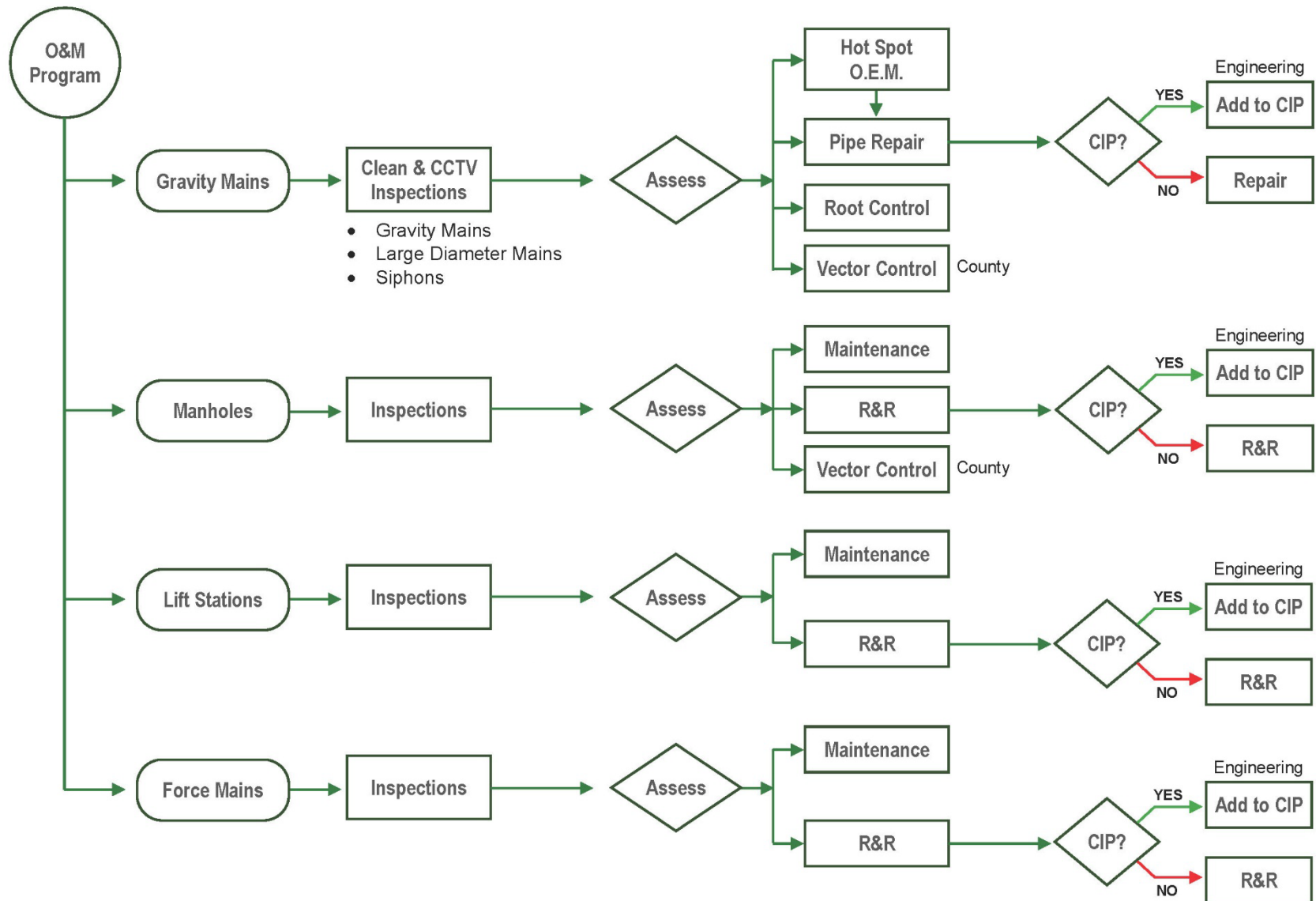
The City has a Geographic Information System (GIS) that deploys ESRI ArcGIS platform which hosts sewer system assets information. The current sewer asset includes: gravity line segments, manholes, pumping facilities, and pressure pipes (force mains). The City also has similar information in its GIS for the storm water drainage and conveyance system within and around the City service area. The GIS information is available to internal City staff in the field and can be made available externally. The City's CCTV software and CMMS software are linked to its GIS.

Any new additions, improvements or modifications to the sewer systems are "as built" documented by Engineering or Utilities staff and forwarded to the City's GIS team where it is reviewed and then updated in GIS. These updates occur on a monthly basis and are available to all city employees thereafter.

4.2: Operations and Maintenance Program

The City's O&M program is based on regular inspections and condition assessments of assets. **Figure 4–1** provides a workflow for the City's O&M program. The elements of the program are described below. Record keeping of O&M activities are kept in the City's CMMS, MaintStar.

Figure 4–1: O&M Program Workflow



4.2.1: Gravity Mains

Cleaning: Sewer collection systems require continuous maintenance to ensure proper function/performance. In addition to common maintenance defects (roots, debris, grease, etc.), items not intended for the sewer system (non-dispersible wipes, kitty litter, floss, etc.) can be introduced at any time, which makes regular cleaning a high priority. Gravity mains will be cleaned on a 7-year frequency cycle and in a systematic manner to ensure flow efficiency. Gravity main segments will be cleaned from the downstream manhole to the upstream manhole whenever possible. Exceptions can be made in some cases: (1) there are no lateral connections on the gravity main being cleaned, or (2) a forward-cleaning nozzle is being used. The City will primarily use in-house resources to perform cleaning for piping 15-inch and smaller. However, until a resource study is completed (see Section 4.5) and needed employees are identified and hired, contract services will be used to supplement staff. For large diameter sewers (greater than 15-inch diameter) and siphons, all cleaning will be performed by contract services.

Inspection: CCTV inspection of gravity mains will follow cleaning and occur on a 7-year frequency cycle. The City will primarily use in-house resources to perform inspection for piping 15-inch and smaller. However, until a resource study is completed (see Section 4.5) and needed employees are identified and hired, contract services will be used to supplement staff. For large diameter sewers (greater than 15-inch diameter) and siphons, all inspections will be performed by contract services. CCTV inspections are intended to evaluate system performance and drive much of the maintenance and repair activities needed to properly operate the sewer collection system. Defects and other findings will be coded using the National Association of Sewer Service Companies (NASSCO), Pipeline Assessment Certification Program (PACP) and Pioneer software.

CCTV inspections will also occur as a follow-up to SSOs to determine the cause of the SSO and to ensure the affected pipe is performing adequately. This inspection will be performed as soon as possible after the SSO event. This inspection will be used to verify findings when reporting to CIWQS and will help determine maintenance and repair activities to prevent reoccurrence of the SSO.

Hot Spots: The City keeps a hot spot list, which are sewer pipe segments that have been identified by staff as requiring high frequency cleaning. When placed on the hot spot list, the pipe segment is assigned a maintenance frequency (i.e., monthly, quarterly, biannually, annually, etc.) and maintenance method (i.e., appropriate nozzle type). The pipe segment is also evaluated for feasibility, cost, and benefit of repair to determine if and when is the most appropriate time to implement improvements and remove the segment from the hot spot list.

Root Control: Gravity main segments to be included in the root control program are generally informed by the results of the cleaning and inspection program. Gravity main segments that

are included have roots cut by in-house staff prior to chemical applications by contracted services.

Vector Control: The objective of the vector control program is to: (1) maintain a safe working environment for staff and (2) proactively address public concerns and maintain good public image by reducing the likelihood of disease-transmitting vectors (i.e., spiders, insects, rats, etc.) migrating from the collection system to homes and businesses. This program is currently the responsibility of Alameda County. Any areas of infestation that are identified during inspection are alerted to Alameda County.

Pipe Repair: Pipe segments identified as requiring repair are either placed on the Utilities Division repair and replacement plan or flagged for further evaluation as part of the engineering-based condition assessments that inform the CIP (see Section 8). Pipe repairs on the Utilities Division repair and replacement plan are primarily performed utilizing contract services.

4.2.2: Manholes

The City will inspect manholes during the pipe cleaning and inspection process utilizing City inspection forms. Results of the inspection inform of the maintenance and/or repair activities needed. Manholes identified as requiring repair are either placed on the Utilities Division repair and replacement plan or flagged for further evaluation as part of the engineering-based condition assessments that inform the CIP (see Section 8). Manhole repairs on the Utilities Division repair and replacement plan are primarily performed utilizing contract services.

The City has 34 SMART covers installed in strategic locations to provide advanced notification of sewage surcharge and possibility of spill. These covers provide continuous monitoring/alerts and are maintained on a monthly basis by in-house staff.

4.2.3: Lift Stations

The City will inspect its lift stations utilizing City inspection forms. *Note that the City is in the process of standardizing its lift station inspection form at the time of this SSMP Update.*

Inspections vary based on the type of inspection activity. Results of the inspection inform the maintenance and/or repair activities needed. Items identified as requiring repair are either placed on the Utilities Division repair and replacement plan or flagged for further evaluation as part of the engineering-based condition assessments that inform the CIP (see Section 8). Repairs on the Utilities Division repair and replacement plan are performed in-house or with contracted services based on the nature of the repair.

4.2.4: Force Mains

The City will inspect its force mains on a yearly basis by walking the alignment and looking for evidence of leaks such as sink holes or depressions. The City will also inspect its valve vaults and air valves on a quarterly basis. Results of the inspections inform of the maintenance and/or repair activities needed. Items identified as requiring repair are either placed on the

Utilities Division repair and replacement plan or flagged for further evaluation as part of the engineering-based condition assessments that inform the CIP (see Section 8). Repairs on the Utilities Division repair and replacement plan are primarily performed utilizing contract services.

4.3: Training

Sewer training currently falls under the Public Works Department’s training program managed by the Emergency Services Manager. The purpose of the sewer training program is to provide knowledge, to develop the skills and abilities of Utilities staff to ensure competent performance and adherence to safe and efficient work practices, and to set performance expectations for new and existing employees. Training includes (1) safety in accordance with CalOSHA requirements and industry best practices and (2) job skills that are based off job competencies assessments. Training methods include discussion-based, computer-based, operations-based / drills, and on-the-job training. Training topics include the WDR, the City’s SSMP and SERP, and CIWQS training for LROs and Data Submitters. Training topics also incorporate the Utilities Division’s Standard Operating Procedures (SOPs). Training activities are documented by the Emergency Services Manager.

The City provides financial support and training opportunities for employees to advance their CWEA certification grades. Staff are actively involved in Bay Area Clean Water Agencies (BACWA) and CWEA. The City also requires contractors working in the wastewater collection system to provide training for their employees related to safety and in the activities that may cause spills and in responding to contractor-caused spills.

Note that the City is in the process of reorganizing the structure of its training and emergency services programs at the time of this SSMP Update. As changes are put into place, the City will update the SSMP to reflect. Additionally, as part of the Resource Evaluation discussed in Section 4.5, the City will evaluate in-house staffing and/or contract services needs to properly implement the program.

4.4: Vehicle and Equipment Inventories

The City’s water and sewer-related vehicle and equipment is managed by the Public Works Department’s Operations and Maintenance / Fleet Division. The division maintains a city-wide database of vehicles and equipment that includes those assigned to water and sewer. Major water and sewer vehicles and equipment are summarized in **Table 4–1**. The division implements a policy for funding the replacement of vehicles and equipment that includes funds dedicated to water and sewer. *The City is currently working on an Asset Management Plan (AMP) which will include enhancement of the management of its City-wide vehicles and equipment. The plan is expected to be complete at the end of calendar year 2025.*

The City has interagency agreements and informal arrangements with neighboring agencies for vehicle and equipment support in the event of failure.

The Utilities Division maintains an inventory of routine parts for repair of sewer piping and lift stations. *Note that the City is in the process of developing a critical spare parts list at the time of this SSMP Update.*

Table 4–1: Major Vehicles and Equipment

Vehicles	Equipment
Dump Truck, 1.5 ton w/ crane	Camera Inspection, Crawler
Stake Bed LG (8Wx12Lx4H)	Camera Inspection, Crawler
Step van CCTV Truck	Pump Hose Trailer
Utility bed, 1-1/2-ton with mounted hoist and auxiliary fuel tank	Sandbagger
12 ft. Dump Truck, 7-9 YD	Traffic Arrow Board
Flusher	6" Trash Pump
Utility Truck w/Scelzi Body (air compressor 369 ER)	Portable Generator 300kW
12 ft. Dump Truck, 7-9 YD	Compressor
Hydro-Excavator Muddog	Light Tower
Hydro Excavator Camel	Portable Generator 400kW
Hydro Excavator (On Order)	4" Trash Pump
Dump Truck 7-9 YD	Forklift
Dump Truck 7-9 YD	Backhoe
Dump Truck 7-9 YD	Backhoe
	Backhoe
	Equipment Trailer
	Bobcat Loader

4.5: Resource Evaluation

To properly implement the O&M program defined in this SSMP, the City will perform a resource evaluation with an estimated completion date listed in Section 1.2. The resource evaluation will consider reorganizing the Utilities Division structure to establish dedicated sewer O&M staffing that is separate from dedicated water O&M staffing. The resource evaluation will also review the adequacy of internal staffing, contract service agreements/budgets, and vehicles/equipment. The results of the resource evaluation will inform the sewer rate study, which has an estimated completion date listed in Section 1.2.

4.6: References

- WDR Attachment D – Section 4
- [NAASCO PACP](#)

5.0: Element 5 – Design and Performance Provisions

The SSMP must include the following items as appropriate and applicable to the Enrollee's system:

- a. Updated design criteria, and construction standards and specifications, for the construction, installation, repair, and rehabilitation of existing and proposed system infrastructure components, including but not limited to pipelines, pump stations, and other system appurtenances.
- b. Procedures, and standards for the inspection and testing of newly constructed, newly installed, repaired, and rehabilitated system pipelines, pumps, and other equipment and appurtenances.

5.1: Design Criteria and Construction Standards

The City's capacity and performance criteria for its sewer system are defined in the November 2024 Sewer Capacity Evaluation Report. The City's construction standards for its sewer system are defined in the July 2024 Standard Specifications and Details. These minimum standards shall apply to the City's capital improvement projects and private development projects. These standards will be reviewed and updated periodically.

5.2: Inspection and Testing of New Facilities

The City's July 2024 Standard Specifications and Details outlines the standards and procedures for testing newly installed facilities in addition to applicable state standards. For new facilities not addressed in the City's Standard Specifications and Details, such as lift stations, the City uses consultants to design improvements and identify inspection and testing requirements. The City utilizes a combination of in-house staff and consultants to inspect and oversee testing of new installations.

5.3: References

- WDR Attachment D – Section 5
- [City Standard Specifications and Details Standards, July 2024](#)
- Sewer Capacity Evaluation Report, November 2024

6.0: Element 6 – Spill Emergency Response Plan

The Plan must include an up-to-date Spill Emergency Response Plan (SERP) to ensure prompt detection and response to spills to reduce spill volumes and collect information for prevention of future spills. The SERP must include procedures to:

- a. Notify primary responders, appropriate local officials, and appropriate regulatory agencies of a spill in a timely manner.
- b. Notify other potentially affected entities (for example, health agencies, water suppliers, etc.) of spills that potentially affect public health or reach waters of the State.
- c. Comply with the notification, monitoring and reporting requirements of the General Order, State law and regulations, and applicable Regional Water Board Orders.
- d. Ensure that appropriate staff and contractors implement the SERP and are appropriately trained.
- e. Address emergency system operations, traffic control and other necessary response activities.
- f. Contain a spill and prevent/minimize discharge to waters of the State or any drainage conveyance system.
- g. Minimize and remediate public health impacts and adverse impacts on beneficial uses of waters of the State.
- h. Remove sewage from the drainage conveyance system.
- i. Clean the spill area and drainage conveyance system in a manner that does not inadvertently impact beneficial uses in the receiving waters.
- j. Implement technologies, practices, equipment, and interagency coordination to expedite spill containment and recovery.
- k. Implement pre-planned coordination and collaboration with storm drain agencies and other utility agencies/departments prior, during, and after a spill event.
- l. Conduct post-spill assessments of spill response activities.
- m. Document and report spill events as required in this General Order.
- n. Annually, review and assess effectiveness of the Spill Emergency Response Plan, and update the Plan as needed.

6.1: Policy

Pursuant to the reissued WDR, the City has updated its Spill Emergency Response Plan (SERP), which incorporates water quality monitoring requirements. The purpose of the City's SERP is to support a prompt, orderly and effective response to spills, reduce spill volumes,

and collect information for prevention of future spills. A “spill or SSO” is defined by State Water Board Order No. WQ 2022-0103-DWQ as a discharge of sewage from any portion of a sanitary sewer system due to a sanitary sewer system overflow, operational failure, and/or infrastructure failure.

The City’s employees are required to report all spills from City owned sewer mains and laterals and to take the appropriate action to secure the spill area, properly report to the appropriate regulatory agencies, relieve the cause of the spill, and ensure that the affected area is cleaned as soon as possible to minimize health hazards to the public and protect the environment. The City’s goal is to respond to sewer system spills as soon as possible following notification. The City will follow reporting procedures regarding sewer spills as set forth by the San Francisco RWQCB and the SWRCB Order No. WQ 2022-0103-DWQ (SSSWDR).

The SERP provides guidelines for City personnel to follow in responding to, cleaning up, reporting, and properly documenting spills that may occur within the City’s service area. Additionally, the SERP outlines procedures for responding to sanitary sewer spill backups into structures as required by the City’s insurer. “Backup” is a term typically used by insurers to describe property damage resulting from exposure and contact to untreated or partially treated sewage.

The link to the Spill Emergency Response Plan document is included in Section 6.2. The SERP includes a narrative of the plan, Sewer Spill/Backup Response Workbook that contains all documents used to properly document the City’s response activities to all spill events, and procedures for water quality monitoring when applicable.

6.2: References

- WDR Attachment D – Section 6
- [City of Pleasanton Spill Emergency Response Plan](#)

7.0: Element 7 – Sewer Pipe Blockage Control Program

The Sewer System Management Plan must include procedures for the evaluation of the Enrollee's service area to determine whether a sewer pipe blockage control program is needed to control fats, oils, grease, rags, and debris. If the Enrollee determines that a program is not needed, the Enrollee shall provide justification in its Plan for why a program is not needed.

The procedures must include, at minimum:

- a. An implementation plan and schedule for a public education and outreach program that promotes proper disposal of pipe-blocking substances.
- b. A plan and schedule for the disposal of pipe-blocking substances generated within the sanitary sewer system service area. This may include a list of acceptable disposal facilities and/or additional facilities needed to adequately dispose of substances generated within a sanitary sewer system service area.
- c. The legal authority to prohibit discharges to the system and identify measures to prevent spills and blockages.
- d. Requirements to install grease removal devices (such as traps or interceptors), design standards for the removal devices, maintenance requirements, best management practices requirements, recordkeeping, and reporting requirements.
- e. Authority to inspect grease producing facilities, enforcement authorities, and whether the Enrollee has sufficient staff to inspect and enforce the fats, oils, and grease ordinance.
- f. An identification of sanitary sewer system sections subject to fats, oils, and grease blockages and establishment of a cleaning schedule for each section.
- g. Implementation of source control measures for all sources of fats, oils, and grease reaching the sanitary sewer system for each section identified above.

7.1: Public Education and Outreach

The City's public education and outreach includes a website (see link in Section 7.3). The website includes information for food service establishments (FSE) including requirements for grease interceptors or traps, maintenance requirements, record keeping requirements (including sample logs), and a link to State-registered Transporter of Inedible Kitchen Grease to service grease removal devices. The website also includes information for residents. In addition to the website, FSEs are given publications and BMP literature as part of the inspection process.

7.2: Disposal of Pipe-Blocking Substances

Nearby drop-off facilities and wastewater treatment plants that accept FOG products include:

Location	Address	Phone
Alameda County Household & Business Hazardous Waste Programs (Livermore Facility)	5584 La Ribera Street Livermore, CA 94550	(800) 606-6606
Alameda County Household & Business Hazardous Waste Programs (Fremont Location)	41149 Boyce Rd. Fremont, CA 94538	(800) 606-6606
East Bay Municipal Utility District	2020 Wake Ave. Oakland, CA 94607	(510) 287-1651

7.3: Legal Authority

The City’s legal authority to implement its sewer pipe blockage control program is provided by the City’s Municipal Code, Title 15 Sewerage, Chapter 15.44.

7.4: Requirements to Install Grease Removal Devices

The City’s Municipal Code, Title 15 Sewerage, Chapter 15.44 includes the City’s requirements and standards for grease removal devices.

7.5: Authority to Inspect and Enforce

The City’s Municipal Code, Title 15 Sewerage, Chapter 15.44 provides the City with authority to inspect and enforce against FOG producing facilities.

7.6: Sewer System Segments Subject to FOG

The largest concentration of commercial FOG sources are food service establishments (FSEs) located on Main Street in the downtown area. These facilities receive information on BMPs, and their effectiveness is monitored. Segments of the sewer system subject to FOG blockages are identified in the City’s Hot Spot List and include cleaning frequencies.

7.7: Program Update and Future Implementation

The Environmental Services Division is responsible for managing the sewer pipe blockage control program. At the time of this SSMP Update, the division is in the process of hiring contract services to assist staff in updating the existing program for compliance with the new WDR and to provide inspection services on an interim basis. As part of the Resource Evaluation discussed in Section 4.5, the City will evaluate in-house staffing and/or contract services needs to properly implement the program including administration, inspection, and enforcement. As the sewer pipe blockage control program is updated, the City will update the SSMP to reflect.

7.8: References

- WDR Attachment D – Section 7
- [FOG Program Website](#)

- [City of Pleasanton Municipal Code Chapter 15](#)

8.0: Element 8 – System Evaluation, Capacity Assurance, and Capital Improvements

The Plan must include procedures and activities for:

- a. Routine evaluation and assessment of system conditions.
- b. Capacity assessment and design criteria.
- c. Prioritization of corrective actions.
- d. A capital improvement plan.

8.1: Long-Term Capital Improvement Plan

The purpose of the City’s long-term capital improvement plan (CIP) is to ensure sustainability of the sewer system’s infrastructure and determine funding needs. The long-term CIP is a living plan that is reviewed on a 2-year cycle to evaluate implementation progress and updated on a 6-year cycle to reflect any changes in drivers and needs. Development of the long-term CIP is based on technical evaluations that include condition assessments and system capacity. The long-term CIP includes prioritized projects with cost estimates over a 20-year span. The long-term CIP is developed in coordination with Utilities Division O&M staff and Engineering Division staff.

The City’s Engineering Division is responsible for implementing CIP projects. Engineering will utilize the long-term CIP as a guide for developing its 5-Year CIP budget that is updated every 2 years.

At the time of this SSMP Update, the City’s initial long-term CIP is in the process of being prepared by Woodard & Curran and will be completed by the date shown in Section 1.2.

8.2: Condition Assessments

8.2.1: Gravity Mains

As discussed in Section 4, the City performs CCTV inspections of its gravity mains up to 15 inches in diameter. As part of the condition assessment process, this inspection data is evaluated for the purposes of identifying CIP projects. The latest evaluation was completed in November 2024 by Woodard & Curran for pipes inspected and coded through June 2024. In total, 424,370 linear feet (or about 30 percent of the City-owned pipes in the gravity collection system) had CCTV data and defect scoring that could be utilized for a risk based assessment. InfoAsset Planner™ risk assessment software was used to develop likelihood of failure (LOF) and consequence of failure (COF) scores for each pipe in the system. LOF scoring was based on structural condition based on CCTV data, a “structural vulnerability” factor reflecting the age and material of the pipe (also used as a preliminary surrogate for structural condition for pipes without CCTV data), and frequency of required cleaning (“hot spots”). COF scoring considered the pipe size (reflecting its potential flow volume), environmental consequence

(e.g., proximity to storm drains or Waters of the State), location (road type), and community impact (proximity to commercial areas and public facilities). A weighting system was applied to each of the LOF and COF factors to determine an overall risk score and risk category (very low, low, medium, or high), reflecting its priority. Based on the risk assessment results, gravity sewers were identified for continued preventive maintenance (pipes without major defects) or R&R. Pipes with R&R recommendations of medium or high-risk ratings were identified for inclusion in the City's long-term CIP.

The City plans to expand the condition assessment evaluation to the remaining sewer pipes that have been inspected/coded since June 2024 (~103,000 linear feet inspected and coded and ~110,000 linear feet inspected and awaiting coding). Moving forward, the City plans to maintain an overall 7-year inspection frequency. The City will also consider making future refinements to COF criteria to more specifically identify sewers in other environmentally sensitive areas (e.g., steep terrain, high groundwater areas, areas near creeks, etc.) or areas that may be more vulnerable to the impacts of climate change. As part of the long-term CIP's 2-year review and 6-year update process, the City will review its CCTV inspection program to incorporate up-to-date information.

8.2.2: Large Diameter Sewers, Siphons, and Manholes

Inspection of the City's large diameter sewers, siphons, and manholes were not performed or conditions evaluated as part of the City's current CIP. Budget for these inspections and condition assessments will be included in the City's long-term CIP currently under development. Results of the inspections will be evaluated, and recommended improvements included in future 2-year reviews and 6-year updates of the long-term CIP.

8.2.3: Lift Stations

As discussed in Section 4, lift stations are regularly inspected by operators utilizing the City's lift station inspection forms. The lift stations also undergo an engineering assessment as part of the long-term CIP process. The last engineering assessment was completed in January 2025 by Woodard & Curran. The evaluation process included an initial review of record drawings and miscellaneous documents followed by onsite inspections and assessments of each station's configuration, process condition, mechanical condition, observed structural condition, safety, operations and maintenance insight, electrical, and overall long-term reliability. In addition, Woodard & Curran coordinated with City staff for input on which lift stations present the highest risk in terms of day-to-day operations. The assessment also incorporated the findings and recommendations of a separate generator study completed by TJC and Associates.

During the inspection of each lift station, issues were highlighted that may warrant additional attention or future improvements. For each facility, these identified issues were given numerical criticality (1 = Fair, 2 = Poor, 3 = Crucial) and categorized into six (6) groups: Process, Mechanical, Electrical, Structural, Site, and Health & Safety. Recommended lift

station improvements based on the results of the lift station condition assessments were prioritized and will be scheduled into the City’s long-term CIP.

The East Amador Lift Station (EALS) which is owned and operated by Dublin-San Ramon Services District (DSRSD), conveys flow from the City of Pleasanton to the DSRSD Wastewater Treatment Plant. Although DSRSD is responsible for the condition assessment and implementation of improvements needed to this lift station, the City is responsible for funding these improvements. An allocation for those costs will be included in the long-term CIP.

8.2.4: Force Mains

Force mains are inspected as discussed in Section 4. Due to the challenges of inspecting force mains, the City will also include an engineering evaluation as part of its long-term CIP process. The evaluation will first include a desktop assessment of the force mains, which will include a review of pipe attributes (alignment, age, material, etc.), geotechnical conditions in the proximity of the force mains, pump cycling data, and break history. This analysis will help identify feasible and appropriate inspection methods for each force main. The inspections will be prioritized based on the same types of factors used for gravity pipe risk assessment. The force main inspections may include visual assessment of pipe alignments, inspection of discharge manholes, ultrasonic pipe thickness testing, and actual internal CCTV inspection or other technology to assess pipe condition. Any force mains that can be CCTV inspected (or partially inspected) may be added to the gravity pipe CCTV inspection program to be conducted by contractors. Once available, needed improvements based on the results of the condition assessments will be prioritized and scheduled into the City’s long-term capital improvement plan as appropriate.

Evaluation of the City’s force mains were not performed as part of the City’s current CIP. Budget for these inspections and condition assessments will be included in the long-term CIP currently under development. Results of the inspections will be evaluated, and recommended improvements included in future 2-year reviews and 6-year updates of the long-term CIP.

8.3: Capacity Assessments

The City completed a Sewer Capacity Evaluation Report in November 2024 by Woodard & Curran, which summarizes the development of a calibrated hydraulic model used to analyze the capacity of the system, identify areas of capacity deficiencies, and develop recommendations for capacity improvements to be incorporated into the City’s long-term CIP. Note that the City has not had any capacity-related spills from the sewer collection system.

8.3.1: Hydraulic Analysis

The hydraulic model was developed in InfoWorks™ ICM modeling software and includes all active City-owned sewers, lift stations, and force mains in the system. Flows in the model were based on recent winter water use data (to estimate base wastewater flows) and flow monitoring data collected at 14 sites and during the 2022/23 wet weather season. The model

was calibrated to the flow monitoring data to confirm that it would predict both dry and peak wet weather flows with reasonable accuracy. Potential increases in sewer flows were also estimated and included in the hydraulic analysis based on projected future development and land use changes within the sewer service area.

8.3.2: Design and Performance Criteria

The City selected a 25-year return period, 24-hour rainfall event¹ as the basis for capacity assessment and design of its sanitary sewer system. This design event is considered to provide reasonable protection from the risk of sewer spills due to infrequent, extreme wet weather events.

The calibrated hydraulic model was used to simulate peak flows that would be expected in the system under both normal dry weather flows and during a design storm event, for both existing and future development conditions. Pipes with flow exceeding a flow depth to pipe diameter ratio of 0.75 under peak dry weather flow were considered deficient and in need of upgrade. Areas with excessive predicted surcharge (i.e., hydraulic gradeline reaching within 3 feet of the ground, indicating a potential risk of a sewer spill) under design storm peak wet weather flow were identified, and required capacity improvements to alleviate those capacity deficiencies were developed. However, if any surcharge was predicted to occur solely due to future development, then the City may require a capacity relief project evaluation before additional development could be connected to the system.

8.3.3: Capacity Assurance

The results of the hydraulic modeling indicated that the City's sewer system has adequate capacity to convey peak dry weather flows under both existing and future conditions. The results for design storm model simulations indicated two areas of the system that may be considered capacity deficient under existing conditions and two areas that could become capacity deficient in the future due to increased flows from future development. The capacity assessment also determined that all of the modeled system pump stations have sufficient firm capacity (capacity with largest pumping unit out of service) to convey the predicted design storm peak flow without exceeding the maximum allowable surcharge in upstream sewers.

The 2024 Sewer Capacity Evaluation identified four potential capacity improvement projects required to meet the City's capacity criteria. In several cases, alternatives were also identified, which could be evaluated as part of additional pre-design studies. Required system capacity improvements would be designed in accordance with the City's Engineering Standards (see Element 5). The recommended projects have been incorporated into the City's long-term CIP.

At the time of this SSMP Update, the City is evaluating potential development alternatives for the East Pleasanton Specific Plan area and respective impacts to sewer capacity. Any

¹ Based on NOAA Atlas 14, Volume 6, point precipitation frequency estimates and spatial variation across the Pleasanton sewer service area. Reference: https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ca.

required capacity improvements will be funded and constructed by future developers and/or incorporated into the long-term CIP once identified.

8.3.4: Infiltration and Inflow

The hydraulic model was used to evaluate the magnitude of infiltration and inflow (I/I) into the City's sewer system. Peak I/I flow (for the 25-year design storm) was expressed as a wet weather peaking factor (ratio of peak I/I flow to average dry weather flow) for each flow meter tributary area. The wet weather peaking factors ranged from about 1.5 to 5, with most areas having peaking factors less than 4. While these values certainly indicate that the system is subject to I/I, the values are lower than many other San Francisco Bay Area systems. Based on the results of the capacity assessment, the City does not consider I/I to be excessive and warranting a targeted I/I investigation program, but it will continue to monitor flows (at its key pump stations and influent to the DSRSD treatment plant, and through future flow monitoring programs) and re-visit the need for a focused I/I program in the future.

8.4: Impacts of Climate Change

It is generally accepted that storm frequency and intensity will increase in the future as a result of climate change. Already, published rainfall statistics (e.g., NOAA Atlas 14) are likely out-of-date and are currently being updated. NOAA Atlas 15 is anticipated to be released in 2026. At that time, the City will re-evaluate its design storm and make adjustments if warranted in the capacity assessment. The City will continue to monitor conditions in the system during large wet weather events and take future action if observations indicate increased flows or risk of spills due to insufficient capacity during such events.

8.5: Project Funding

The City conducts sewer rate and connection fee studies on a periodic basis to assess the funding needs to support CIP, as well as O&M programs. The next sewer rate and connection fee study is scheduled to be complete as shown in Section 1.2.

8.6: References

- WDR Attachment – Section 8
- Sewer Capacity Evaluation Report, November 2024
- [NOAA Atlas 14](#)

9.0: Element 9 – Monitoring, Tracking and Reporting System

The SSMP must include an Adaptive Management section that addresses SSMP implementation effectiveness and the steps for necessary SSMP improvement, including:

- a. Maintaining relevant information, including audit findings, to establish and prioritize appropriate Plan activities.
- b. Monitoring the implementation and measuring the effectiveness of each element of the Plan.
- c. Assessing the success of the preventative operation and maintenance activities.
- d. Updating Plan procedures and activities, as appropriate, based on monitoring and performance evaluation.
- e. Identifying and illustrating spill trends, including spill frequency, locations, and estimated volumes.

9.1: Adaptive Management

The City regularly tracks and updates the performance results of its sanitary sewer program. In March of each year, the SWRCB requires that the City prepare and submit an Annual Report of its findings in CIWQS. During preparation and prior to certification of the Annual Report, the City will also perform the following related activities:

- Review the SERP for effectiveness and make any changes to ensure proper and timely responses.
- Evaluates the SSMP Audit Report's corrective actions to monitor implementation status.
- Report on key performance indicators summarized in Table 9-1 and update performance tracking graphs (see Appendix B).
- Document any required SSMP changes in the SSMP Change Log.

9.2: References

- WDR Attachment D – Section 9
- Appendix B – Spill and Operational Performance Tracking

Table 9–1: Key Performance Indicator Targets per Calendar Year

Key Performance Indicator	Target
Regulatory Compliance	
• Number of Spills	5
• Spill Reports Completed on Time	100%
• Annual Report Completed on Time	100%
• SSMP Audit Completed on Time	100%
• SSMP Update Completed on Time	100%
Spill Response	
Response Time (receipt of call to arrival at site)	
• During Business Hours	Less than 30 min 95% of the time
• After Business Hours	Less than 90 min 95% of the time
Spill Recovery Volume (average)	75%
Spill Reduction	
Number of Repeat Spills	0
Inspections & Maintenance	
• Gravity Mains & Manhole Cleaning and Inspections Completed	7-Year Cycle (190,000 linear feet/year of piping and respective manholes)
• Lift Station Inspections Completed	75%
• Force Main Inspections Completed	
○ Yearly Alignment Walks	100%
○ Quarterly Vault/ARVs	75%
• Open vs. Total Work Orders	25%

10.0: Element 10 – SSMP Audits

The Plan shall include internal audit procedures, appropriate to the size and performance of the system, for the Enrollee to comply with section 5.4 the General Order.

10.1: City SSMP Audit Procedures

The City shall perform internal audits of the SSMP on a triennial (every 3 years) basis per the requirements of the General Order and a certified Audit Report will be completed, certified and uploaded to CIWQS no later than six (6) months following the end of the three-year audit period. If the results of the audit require updates or changes to the sewer program, the content and timeline to complete those changes will be described in the audit correctives action plan, and as the changes are made, they will be tracked in the SSMP Change Log.

The milestone for the next SSMP audit is included in Section 1.2.

10.2: References

- WDR Attachment D – Section 10
- SSMP Audit Report: 8/2/21 to 8/2/24

11.0: Element 11 – Communication Program

The SSMP must include procedures for the Enrollee to communicate with:

- a. The public for spills and discharges resulting in closures of public areas, or that enter a source of drinking water, and the development, implementation, and update of its Plan, including opportunities for public input to Plan implementation and updates.
- b. Owners/operators of systems that connect into the Enrollee’s system, including satellite systems, for system operation, maintenance, and capital improvement-related activities.

11.1: Communication Program

The SSMP Update shall be adopted by City Council at a City Council meeting prior to upload to CIWQS. To facilitate the City Council meeting, staff will include a draft version of the SSMP and prepare a staff report and presentation that provides background on regulatory requirements, SSMP purpose and content, and relationship to existing City policies and programs. The draft SSMP and staff report will be available to the public through posting of the City Council meeting agenda on the City’s website. The City Council meeting will be open to the public and include a period for public comment. The final and adopted SSMP will incorporate input from the City Council meeting. Any significant changes to the adopted SSMP in the future will be approved by City Council through a similar process.

The SSMP Update report (including referenced SERP) that is adopted and uploaded to CIWQS will be posted on the City’s Utilities Division webpage (see link in Section 11.2). Any changes to the SSMP Update report will be made in the report, documented in the SSMP change log, and then reposted to the City’s Utilities Division webpage. Note that unless the changes are significant, the SSMP Update report will not be resubmitted to CIWQS until the next 6-year due date.

Other communication efforts of the sewer program will include annual check-ins with City Council on KPIs, and public outreach on SSOs and the sewer pipe blockage control plan as described in those programs.

11.2: References

- WDR Attachment D – Section 11
- [Utilities Division Website](#)

Appendix A: SSMP City Council Adoption Documents

RESOLUTION NO. 2025-036

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO APPROVE THE 2025 SEWER SYSTEM MANAGEMENT PLAN

WHEREAS, the City of Pleasanton owns and operates a sewer collection system; and

WHEREAS, the State Water Resources Control Board on December 6, 2022, adopted the Statewide Waste Discharge Requirements General Order WQ 2022-0103-DWQ (Order), which became effective June 5, 2023 and established updated regulatory requirements for sewer collections systems within California; and

WHEREAS, the Order requires the preparation of a Sewer System Management Plan (SSMP) by all agencies enrolled under the Order;

WHEREAS, the Order requires that the SSMP be approved by the governing body of the agency at a public meeting.

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

SECTION 1. The City of Pleasanton approves the 2025 SSMP.

SECTION 2. The City's Legally Responsible Official, as designated in the SSMP, is authorized to submit the SSMP to the State Water Resources Control Board.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on June 17, 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 17th day of June 2025, by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Noes: None
Absent: None
Abstain: None



Jocelyn Kwong, City Clerk

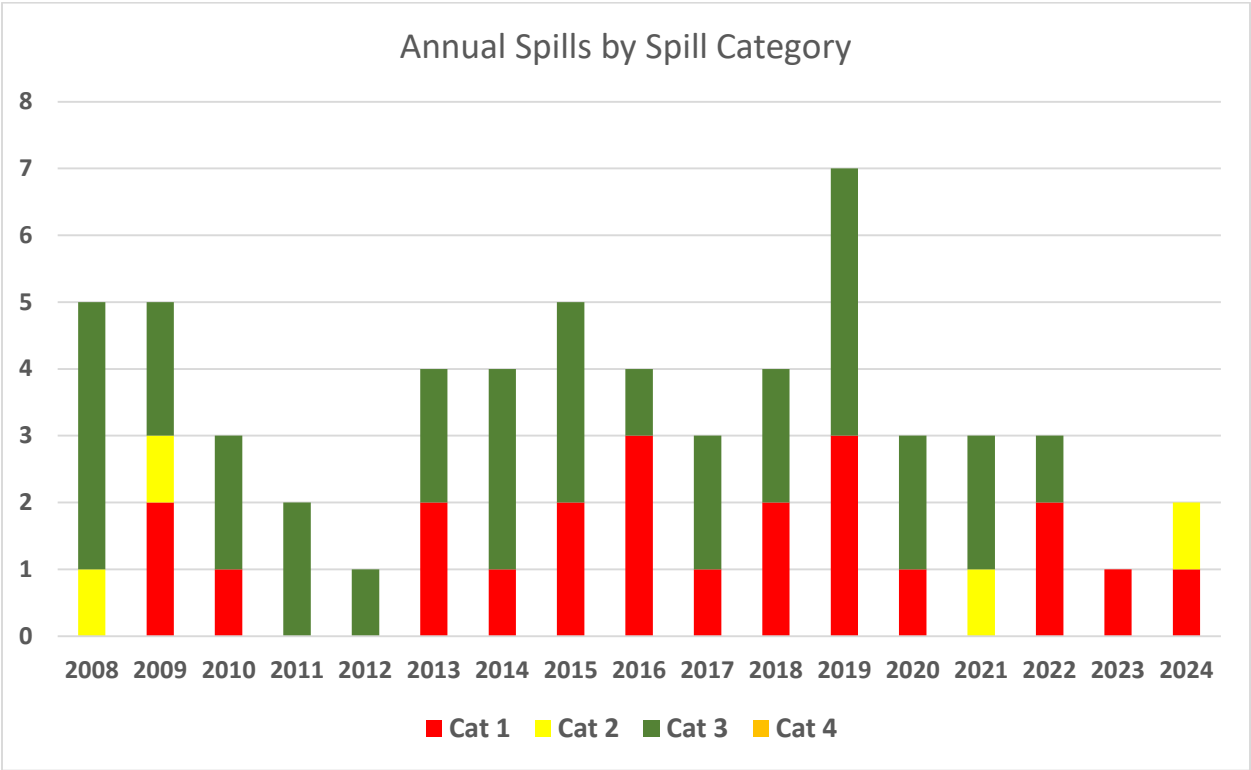
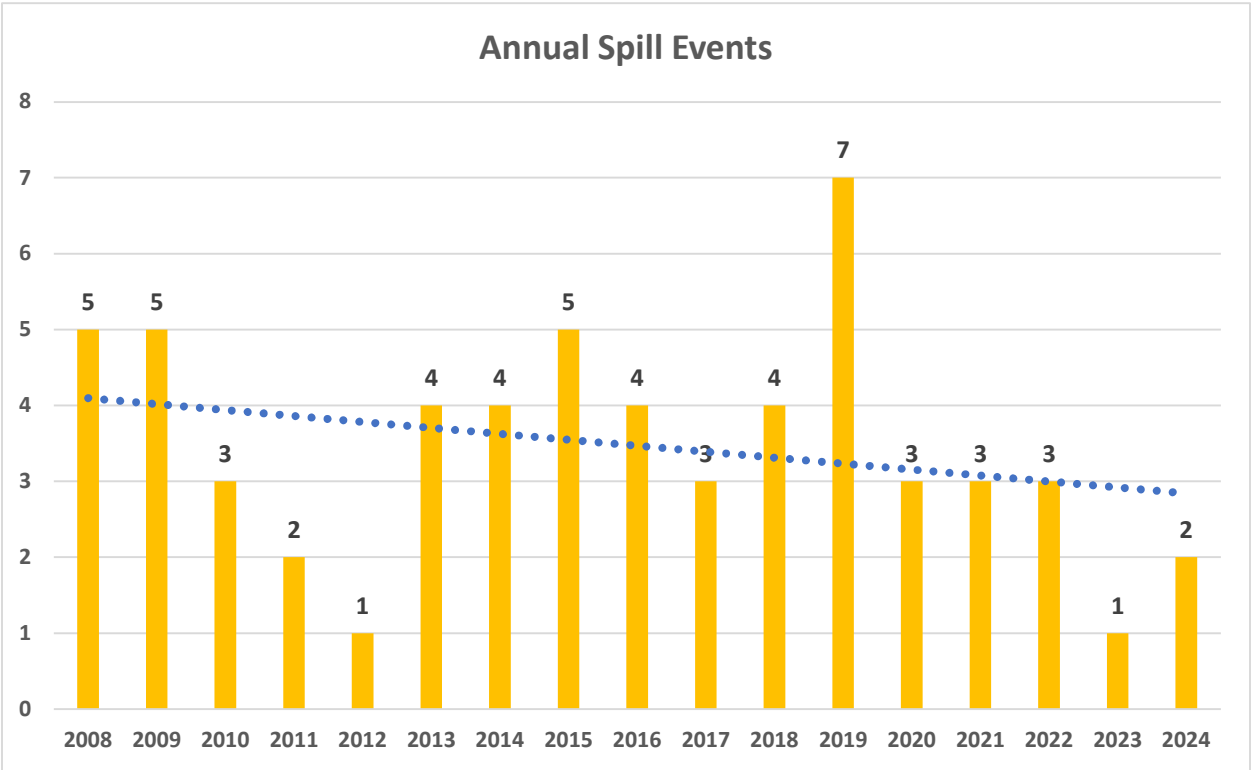
APPROVED AS TO FORM:

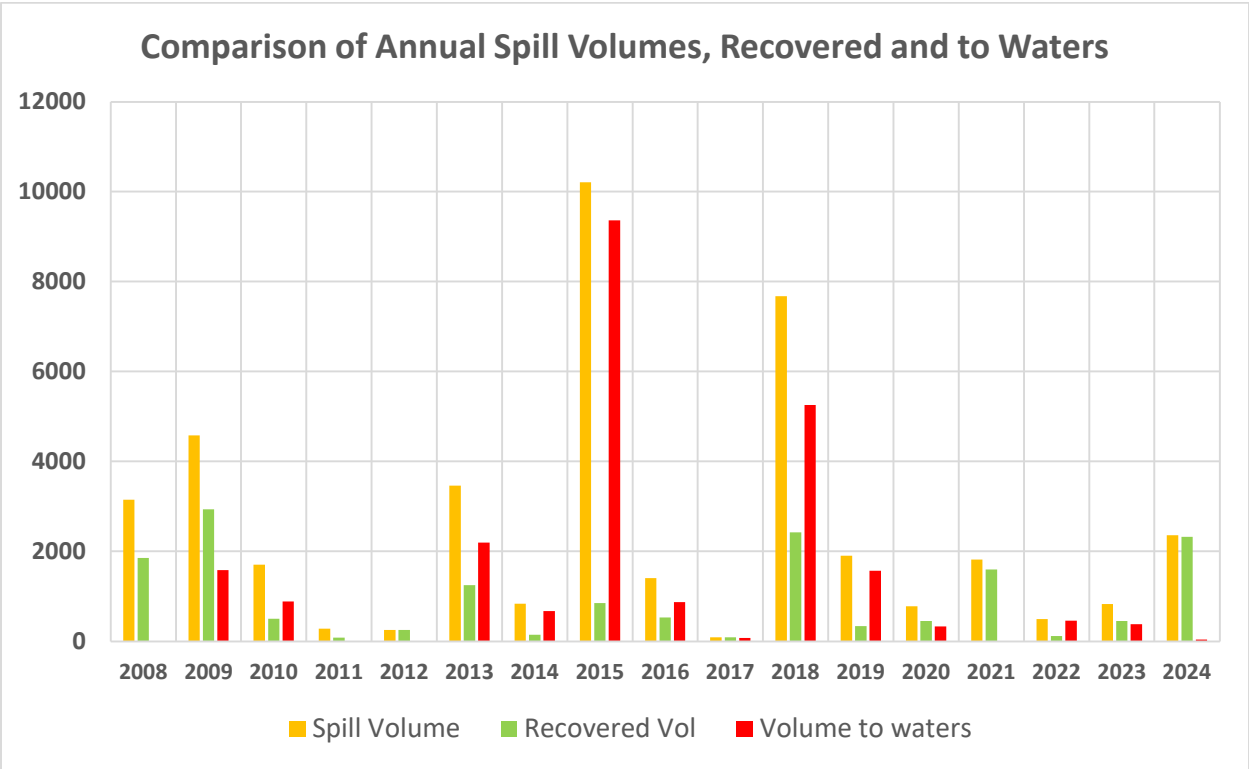
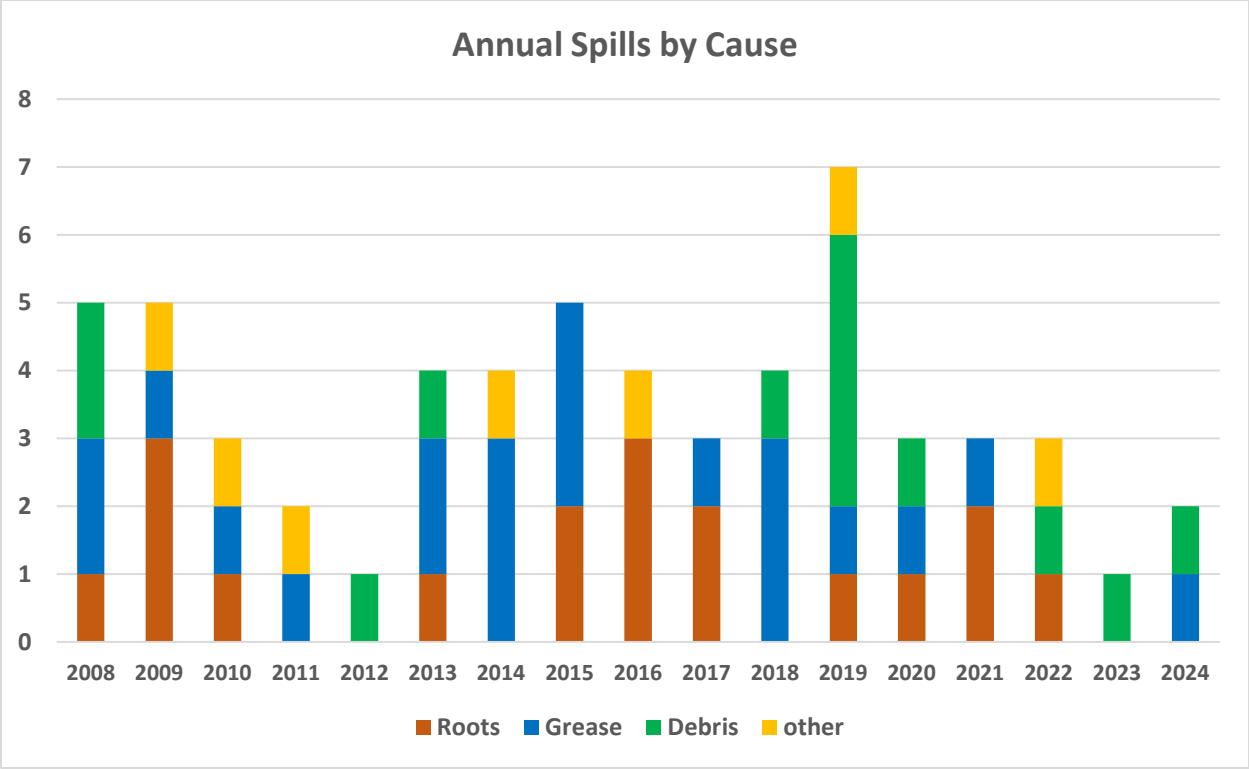


Daniel G. Sodergren, City Attorney

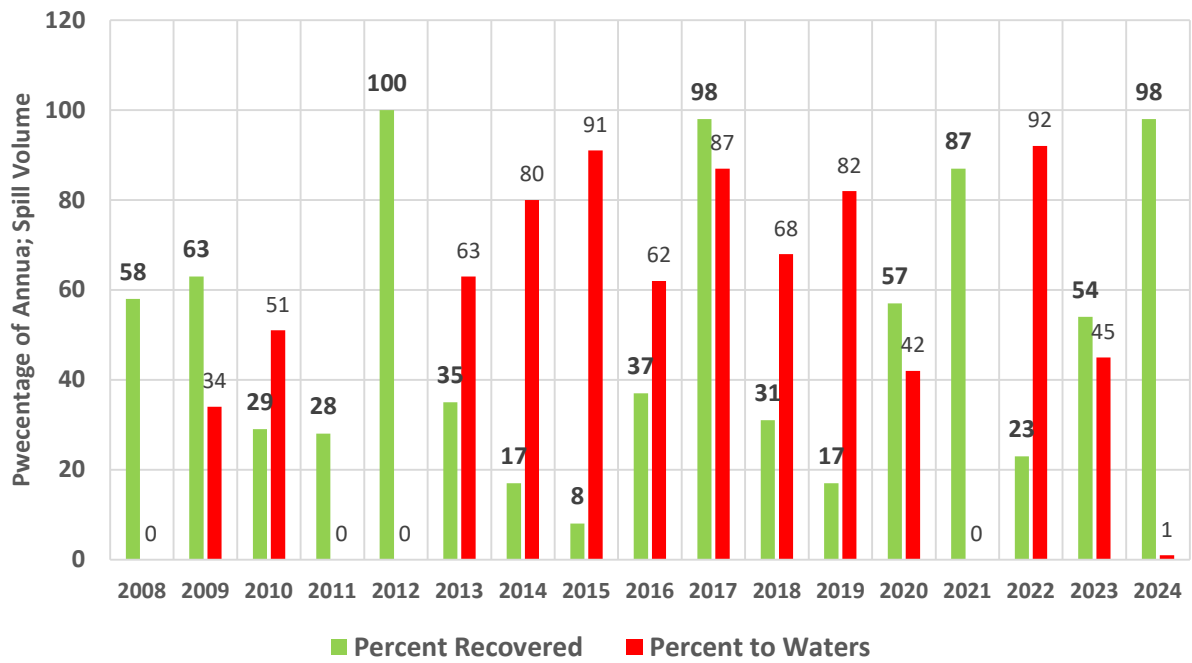
Appendix B: Spill and Operational Performance Tracking

Spill Performance Results

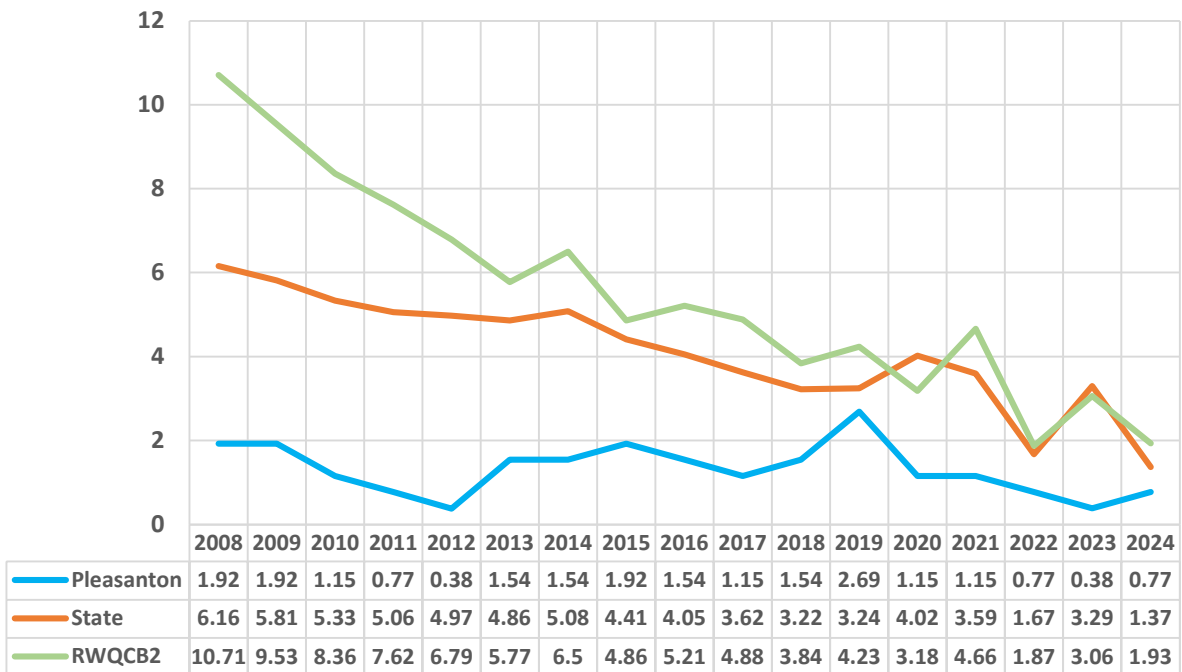


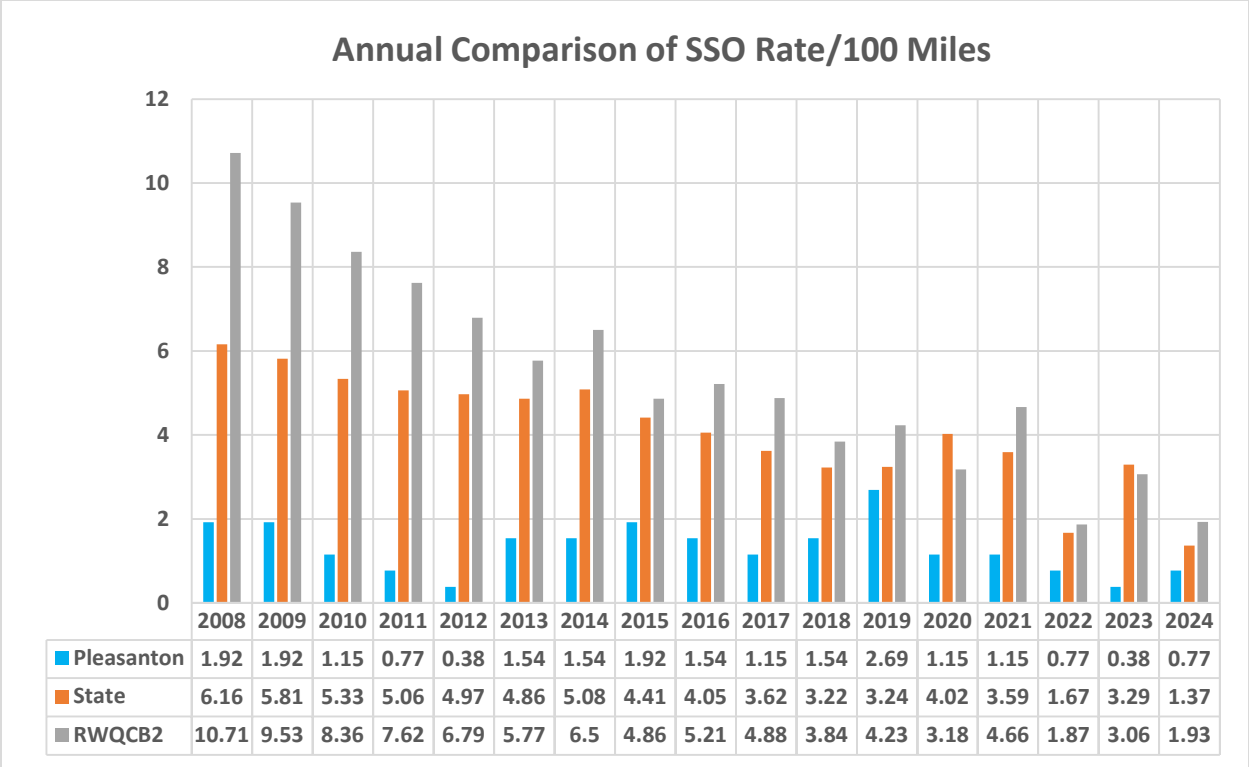


Comparison of Recovered versus To Waters

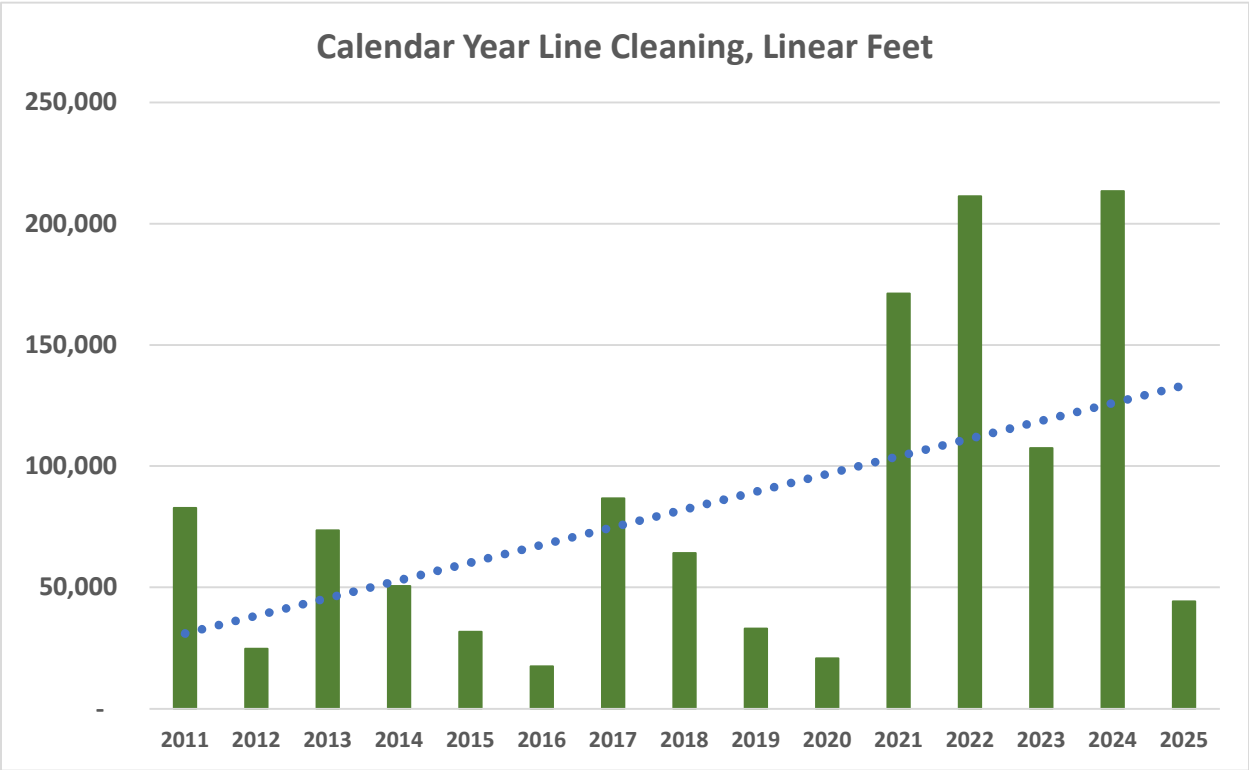


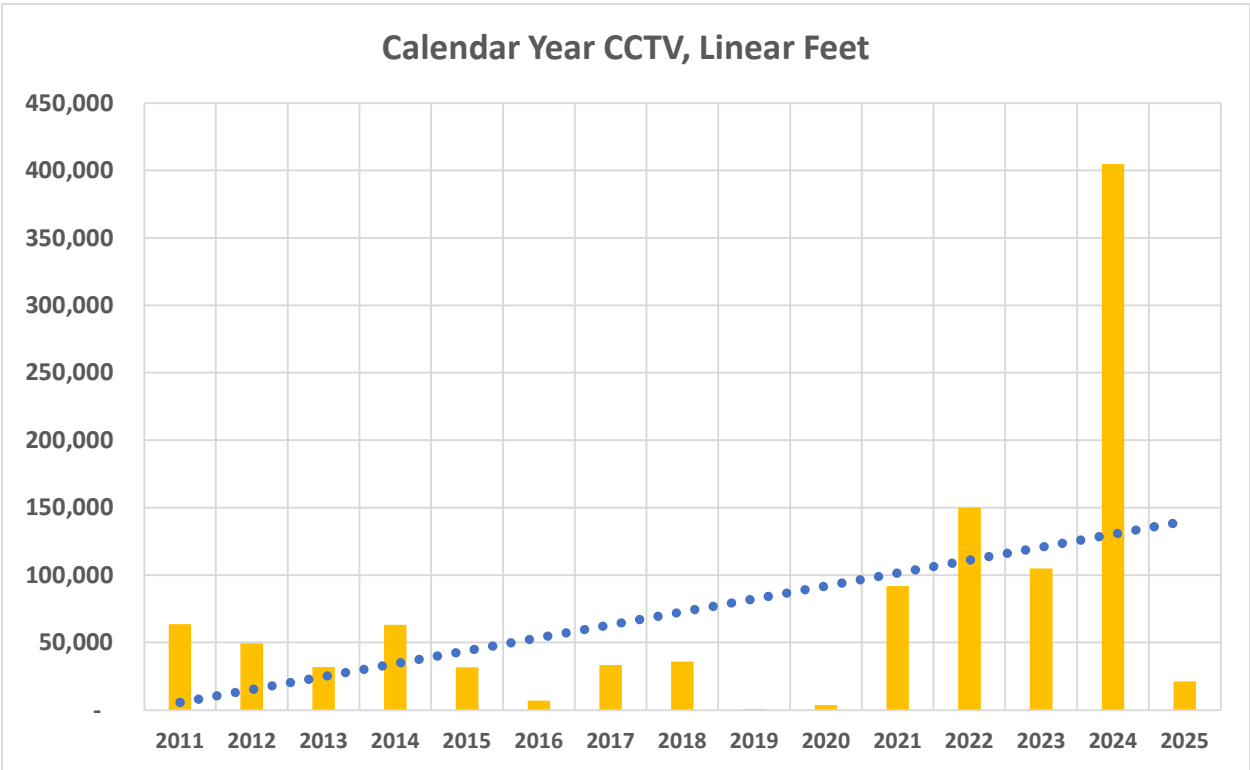
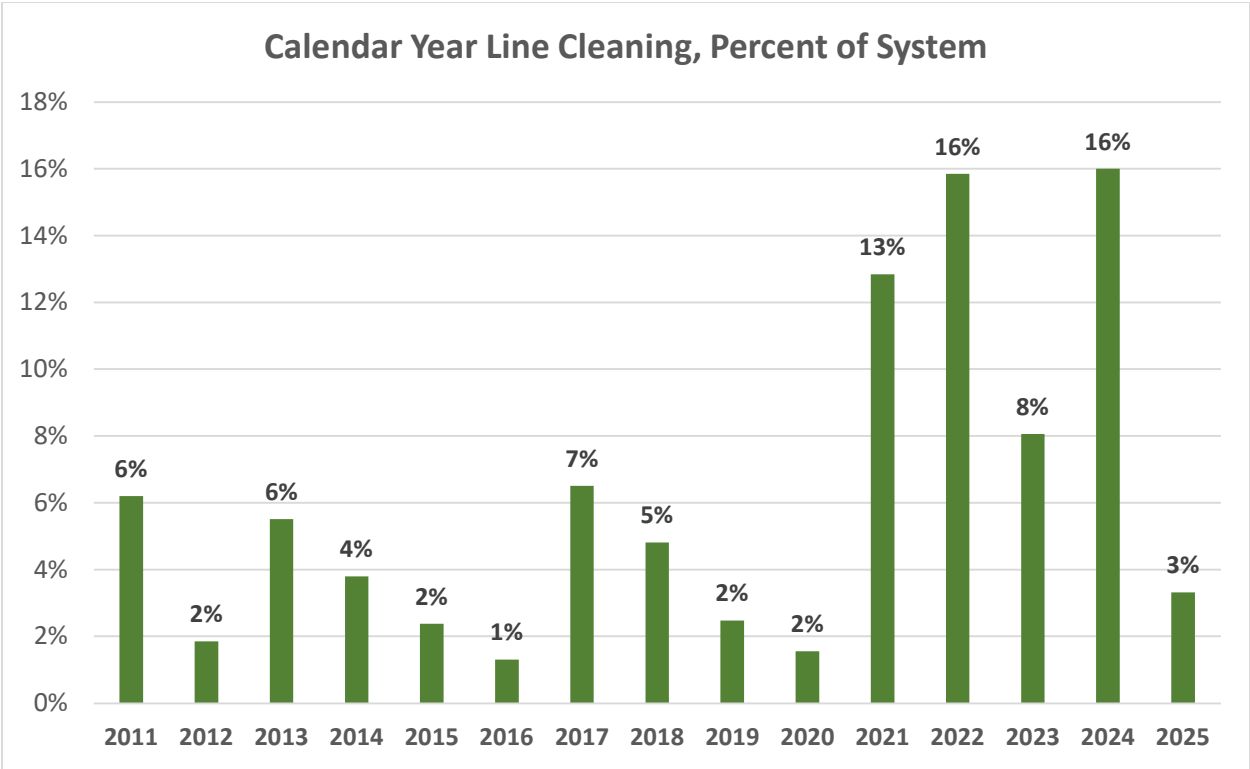
Annual Comparison of SSO Rate/100 Miles

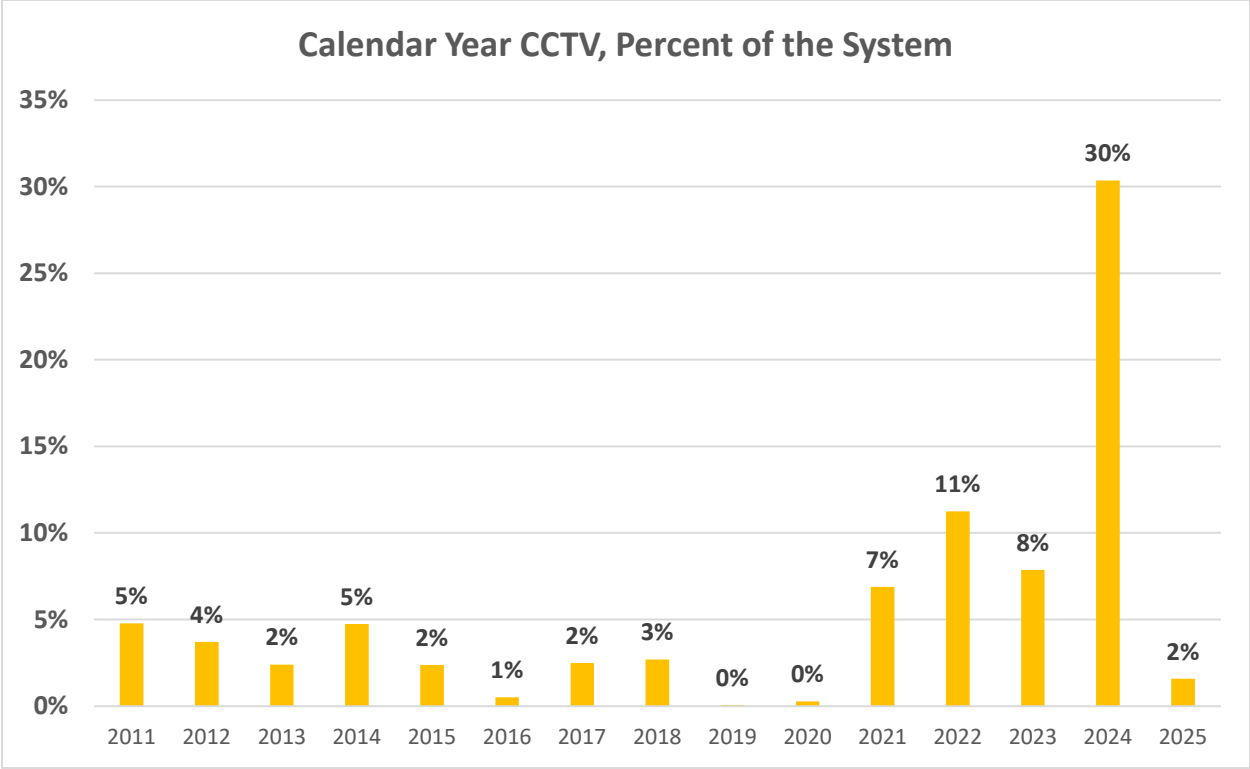




Operational Performance Results







Appendix C: SSMP Change Log

<u>SSMP CHANGE LOG</u>			
<i>Date</i>	<i>SSMP Element #</i>	<i>Description of Change / Revision Made</i>	<i>Person Authorizing Change</i>



woodardcurran.com

			Near Term					Mid Term					Long Term	Cost Sharing	
Capital Projects	Notes	Estimated Total Capital Cost	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35/36 - FY 44/45	Existing Customers	Future Customers
Priority A Projects															
Priority A - Capacity & Reliability Improvement Projects															
Project 1B: Upsize Sunol Blvd Sewers	preferred alt	\$1,600,000	\$ 790,000	\$ 810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -
Project 2A: Bernal Ave Pipe Bridge	preferred alt	\$3,330,000	\$ -	\$ 400,000	\$ 2,930,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ -
Project 3: Upsize Pipes downstream of Stoneridge Mall		\$3,660,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,660,000
Project 4A: East Pleasanton Capacity Project A (Kiewit and Arroyo Lago)	Note 1	\$2,972,000	\$ -	\$ -	\$ -	\$ -	\$ 222,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,275	\$ 2,749,725
Project 4B: East Pleasanton Capacity Project B (Amazon, East Lakes, Site H)	Note 2	\$4,314,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,314,000
Priority A - Lift Station Projects															
LS-02, -07, -08, -10 Improvements	Note 3	\$1,420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,420,000	\$ -
LS-04, -12, -13, -15 Improvements	Note 3	\$940,000	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 940,000	\$ -
LS-05 Full Replacement Project	Note 4	\$6,120,000	\$ -	\$ -	\$ 810,000	\$ 5,310,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,120,000	\$ -
EARS and EALS Condition Assessment, Capacity Evaluation, and Predesign		\$500,000	\$ 166,700	\$ 166,700	\$ 166,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Generator Replacement - Sewer and Storm	Note 5	\$9,860,000	\$ 150,000	\$ 1,710,000	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 9,860,000	\$ -
Priority A - Condition Assessment Projects															
Pipeline Replacement (1-2 mile of system)	Note 6	\$9,500,000	\$ -	\$ 500,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,500,000	\$ -
Amberwood Siphon		\$3,330,000	\$ -	\$ 270,000	\$ 3,060,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ -
Priority A - Annual Sewer System Improvements for Resurfacing		\$1,400,000	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ -
Large Diameter Inspection Study		\$150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Denker Road Sewer Replacement		\$1,650,000	\$ 150,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650,000	\$ -
Cathodic Protection and I&I Studies		\$150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Cathodic Protection Installation		\$9,000,000	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 9,000,000	\$ -
Force Main Desktop Analysis and Inspections		\$704,000	\$ 104,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 704,000	\$ -
Total Priority A Projects		\$60,600,000	\$ 1,360,700	\$ 6,306,700	\$ 11,586,700	\$ 10,630,000	\$ 7,072,275	\$ 1,920,000	\$ 1,500,000	\$ 3,500,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 49,876,275	\$ 10,723,725
Priority B Projects															
Priority B - Lift Station Projects															
Health and Safety Signage		\$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -
EALS R&R	Note 7	\$4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520,000	\$ 3,480,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -
EARS LS	Note 7	\$8,412,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,093,560	\$ 7,318,440	\$ -	\$ 8,412,000	\$ -
EARS LS Piping	Note 7	\$1,647,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,110	\$ 1,432,890	\$ -	\$ -	\$ 1,647,000	\$ -
LS-03, -09, 11 Abandonment	Note 8	\$600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ -
LS-06 Major Rehabilitation	Note 9	\$2,890,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,700	\$ 2,514,300	\$ -	\$ -	\$ -	\$ 2,890,000	\$ -
LS-08 Major Rehabilitation	Note 9	\$3,120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405,600	\$ 2,714,400	\$ -	\$ -	\$ -	\$ -	\$ 3,120,000	\$ -
LS-07 Major Rehabilitation	Note 9	\$3,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 481,000	\$ 3,219,000	\$ -	\$ -	\$ -	\$ 3,700,000	\$ -
Priority B - Condition Assessment Projects															
Priority B - Pipeline Replacement (1-2 mile of system)	Note 6	\$15,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 15,000,000	\$ -
Priority B - Large Diameter Pipe and Force Main Rehab	Note 10	\$6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 6,000,000	\$ -
Priority B - Sewer Siphon Replacement	Note 10	\$3,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ 3,330,000	\$ -
Force Main and Large Diameter Desktop Analysis and Inspections		\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ -	\$ 750,000	
Priority B - Annual Sewer System Improvements for Resurfacing	Note 10	\$1,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ 1,750,000	\$ -
Total Priority B Projects		\$51,209,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,875,600	\$ 12,411,100	\$ 11,297,410	\$ 5,876,450	\$ 11,418,440	\$ 3,330,000	\$ 51,209,000	\$ -
Priority C Projects															
Priority C - Lift Station Projects ¹¹															
LS-02 Major Rehabilitation	Note 9	\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ -
LS-04 Major Rehabilitation	Note 9	\$810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810,000	\$ 810,000	\$ -
LS-10 Major Rehabilitation	Note 9	\$880,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880,000	\$ 880,000	\$ -
LS-12 Major Rehabilitation	Note 9	\$1,230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,230,000	\$ 1,230,000	\$ -
LS-13 Major Rehabilitation	Note 9	\$1,150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,150,000	\$ 1,150,000	\$ -
LS-15 Major Rehabilitation	Note 9	\$710,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 710,000	\$ 710,000	\$ -
Priority C - Condition Assessment Projects															
Force Main and Large Diameter Desktop Analysis and Inspections	Note 12	\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ -
Priority C - Pipeline Replacement (1-2 mile of system)	Note 6	\$30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000,000	\$ 30,000,000	\$ -
Priority C - Large Diameter Pipe and Force Main Rehab	Note 10	\$12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000	\$ 12,000,000	\$ -
Priority C - Sewer Siphon Replacement	Note 10	\$3,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ 3,330,000	\$ -
Project Deferral - Unplanned Repair Costs	Note 13	\$3,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800,000	\$ 3,800,000	\$ -
Priority C - Annual Sewer System Improvements for Resurfacing	Note 10	\$3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -
Total Priority C Projects		\$58,910,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 58,910,000	\$ 58,910,000	\$ -
Estimated Total Capital Cost			\$1,360,700	\$6,306,700	\$11,586,700	\$10,630,000	\$7,072,275	\$8,795,600	\$13,911,100	\$14,797,410	\$6,376,450	\$11,918,440	\$67,240,000	\$159,995,275	\$10,723,725
Engineering/Administration FTE's Count			1	2	3	3	2	3	4	4	3	3	21	NA	NA
Engineering/Administration FTE's Cost			\$300,000	\$600,000	\$900,000	\$900,000	\$600,000	\$600,000	\$900,000	\$900,000	\$900,000	\$900,000	\$6,300,000	NA	NA
Total CIP			\$1,660,700	\$6,906,700	\$12,486,700	\$11,530,000	\$7,672,275	\$9,395,600	\$14,811,100	\$15,697,410	\$7,276,450	\$12,818,440	\$73,540,000	\$159,995,275	\$10,723,725

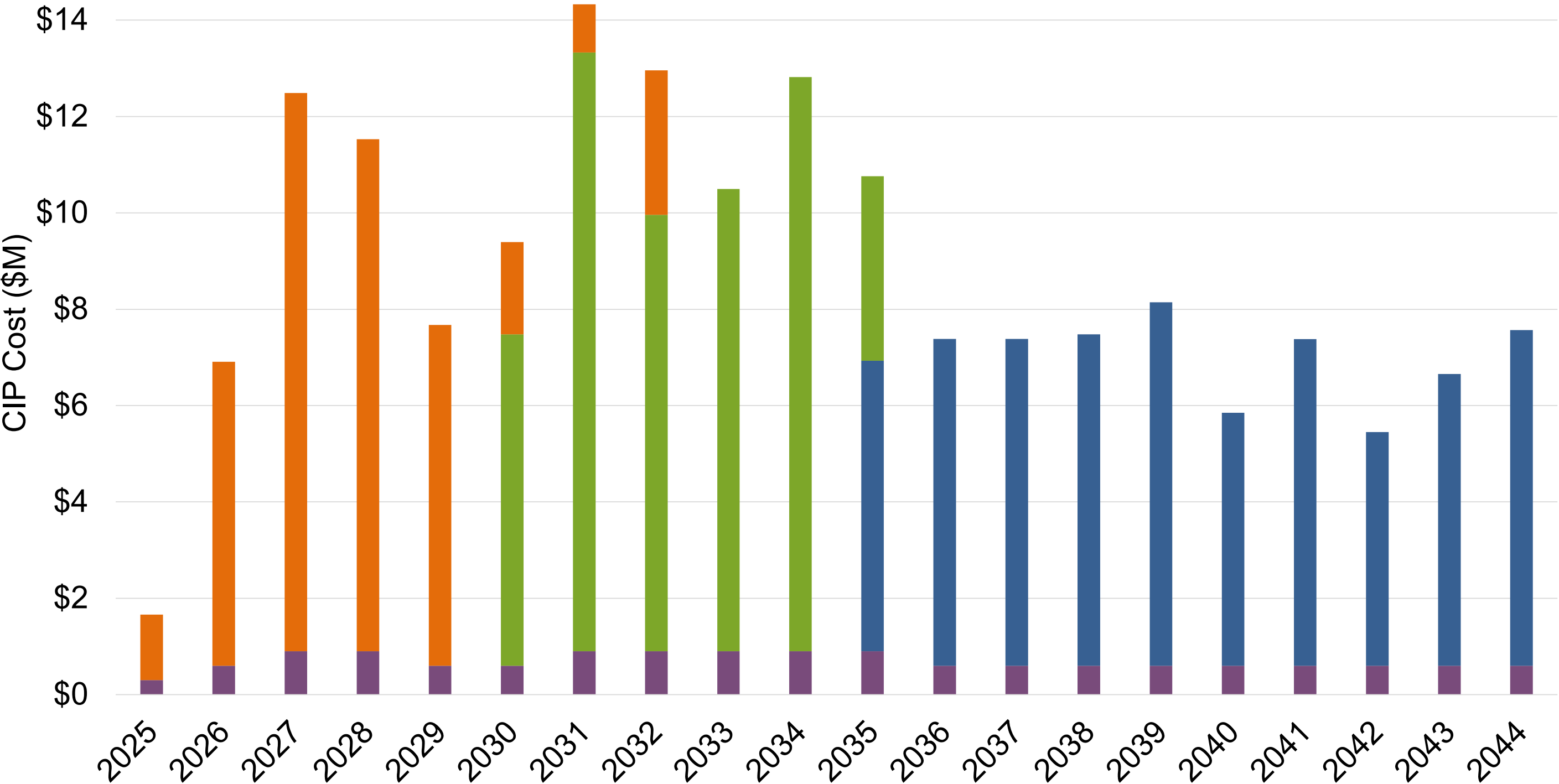
Project: City of Pleasanton Sewer Capital Implementation Plan
Capital Improvement Projects
20-Year Plan -- Scenario 1 Maintain

Capital Improvement Project Notes:

- 1) Estimated Total Capital Cost is derived from “Table 9: Cost Sharing for Scenario 3 CIP” from the Technical Memorandum dated February 11, 2025 concerning the East Pleasanton Annexation. Costs assume that development of the Kiewit property will contribute \$222,275 in payment while balance will be funded by the Arroyo Lago development.
- 2) Estimated Total Capital Cost is derived from “Table 12: Pro-Rata Cost Sharing Scenario 6 CIP” from the Technical Memorandum dated February 11, 2025 concerning the East Pleasanton Annexation. Costs assume that Project 4B costs will be the Total of all developments (Kiewit North, Site H, East Lakes, Arroyo Lago, and Amazon) minus the Project 4A cost (Kiewit North and Arroyo Lago). The City will seek funding from developments as applications are processed or will seek construction of these projects from the first development with reimbursements made to others on a pro rata share basis as others connect.
- 3) Priority A Lift Station projects encompass all Criticality 2 and 3 improvements, while Priority B represents Criticality 1 (included in rehabilitation projects), as identified in the 2024 LS Condition Assessment TM.
- 4) At the time of this project, a redundant siphon will also be installed. Costs include demolition of existing station and assumes full replacement, including cutover costs from the old to new station.
- 5) Includes all sewer and stormwater generators identified in the TJC Report (2023).
- 6) Pipeline Replacement includes replacement and repair (R&R) of high priority pipes and an allowance for future R&R work, as well as CCTV inspection and Sewer AI for pipes. This money can also be spent on other high priority assets like force mains, siphons, or large diameter sewers as needed depending on the findings of condition assessment efforts.
- 7) City funded work to be performed by DSRSD. CIP assumes EALS will be rehabilitated, and the EARS LS and associated piping will be installed to supplement this rehabilitated lift station
- 8) Estimation of \$200,000 for abandonment of Lift Stations currently not in service.
- 9) Major rehabilitation costs for lift stations were estimated based on the lift station's pump horse power and flow rate. A more refined cost estimate will be developed based on the extent of the rehabilitation required at each station prior to construction.
- 10) This line item is an allowance for the replacement or rehab of sewer siphons, forcemains, and large diameter sewers that are inspected as part of the Priority A analysis work. This cost will be refined as the analysis is completed
- 11) LS-14 Rehabilitation will take place under separate CIP funding, and therefore not included in this spreadsheet.
- 12) The SSMP will make subsequent recommendations about the scope and schedule of future condition assessment work, including CCTV, force main inspection, and manhole inspections.
- 13) Unplanned repair costs represent the risk associated with deferring capital projects. This cost is intended to account for potential emergency repairs that may arise if assets fail before they can be rehabilitated or replaced. To reflect this risk, a line item equal to 2.5% of City-funded capital projects is included in priority C, but spending would occur whenever an asset fails unexpectedly (in addition to the City's O&M budget).

CIP Implementation - Scenario 1

FTE Priority C Priority B Priority A



20-Year Plan -- Scenario 2 Projects Funded By Priority

City of Pleasanton Sewer Capital Implementation Plan

			Near Term					Mid Term					Long Term	Cost Sharing	
Capital Projects	Notes	Estimated Total Capital Cost	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35/36 - FY 44/45	Existing Customers	Future Customers
Priority A Projects															
Priority A - Capacity & Reliability Improvement Projects															
Project 1B: Upsize Sunol Blvd Sewers	preferred alt	\$1,600,000	\$ 790,000	\$ 810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -
Project 2A: Bernal Ave Pipe Bridge	preferred alt	\$3,330,000	\$ -	\$ 400,000	\$ 2,930,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ -
Project 3: Upsize Pipes downstream of Stoneridge Mall		\$3,660,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,660,000
Project 4A: East Pleasanton Capacity Project A (Kiewit and Arroyo Lago)	Note 1	\$2,972,000	\$ -	\$ -	\$ -	\$ -	\$ 222,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,275	\$ 2,749,725
Project 4B: East Pleasanton Capacity Project B (Amazon, East Lakes, Site H)	Note 2	\$4,314,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,314,000
Priority A - Lift Station Projects															
LS-02, -07, -08, -10 Improvements	Note 3	\$1,420,000	\$ -	\$ -	\$ -	\$ 710,000	\$ 710,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,420,000	\$ -
LS-04, -12, -13, -15 Improvements	Note 3	\$940,000	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 940,000	\$ -
LS-05 Full Replacement Project	Note 4	\$6,120,000	\$ -	\$ -	\$ 810,000	\$ 5,310,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,120,000	\$ -
EARS and EALS Condition Assessment, Capacity Evaluation, and Predesign		\$500,000	\$ 166,700	\$ 166,700	\$ 166,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Generator Replacement - Sewer and Storm	Note 5	\$9,860,000	\$ 150,000	\$ 1,710,000	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 9,860,000	\$ -
Priority A - Condition Assessment Projects															
Pipeline Replacement (1-2 mile of system)	Note 6	\$12,900,000	\$ -	\$ 900,000	\$ 6,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,900,000	\$ -
Amberwood Siphon		\$3,330,000	\$ -	\$ 270,000	\$ 3,060,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ -
Priority A - Annual Sewer System Improvements for Resurfacing		\$1,400,000	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ -
Large Diameter Inspection Study		\$150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Denker Road Sewer Replacement		\$1,650,000	\$ 150,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650,000	\$ -
Cathodic Protection and I&I Studies		\$150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Cathodic Protection Installation		\$18,000,000	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 10,000,000	\$ 18,000,000	\$ -
Force Main Desktop Analysis and Inspections		\$704,000	\$ 104,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 704,000	\$ -
Total Priority A Projects		\$73,000,000	\$ 1,360,700	\$ 6,706,700	\$ 15,086,700	\$ 11,840,000	\$ 8,282,275	\$ 1,000,000	\$ 2,000,000	\$ 4,000,000	\$ 1,000,000	\$ 1,000,000	\$ 10,000,000	\$ 62,276,275	\$ 10,723,725
Priority B Projects															
Priority B - Lift Station Projects															
Health and Safety Signage		\$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -
EALS R&R	Note 7	\$4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520,000	\$ 3,480,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -
EARS LS	Note 7	\$8,412,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,093,560	\$ 7,318,440	\$ -	\$ 8,412,000	\$ -
EARS LS Piping	Note 7	\$1,647,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,110	\$ 1,432,890	\$ -	\$ -	\$ 1,647,000	\$ -
LS-03, -09, 11 Abandonment	Note 8	\$600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,000	\$ 522,000	\$ -	\$ -	\$ 600,000	\$ -
LS-06 Major Rehabilitation	Note 9	\$2,890,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,700	\$ 2,514,300	\$ -	\$ -	\$ -	\$ 2,890,000	\$ -
LS-08 Major Rehabilitation	Note 9	\$3,120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405,600	\$ 2,714,400	\$ -	\$ -	\$ -	\$ -	\$ 3,120,000	\$ -
LS-07 Major Rehabilitation	Note 9	\$3,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 481,000	\$ 3,219,000	\$ -	\$ -	\$ -	\$ 3,700,000	\$ -
Priority B - Condition Assessment Projects															
Priority B - Pipeline Replacement (1-2 mile of system)	Note 6	\$15,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 15,000,000	\$ -
Priority B - Large Diameter Pipe and Force Main Rehab	Note 10	\$6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 6,000,000	\$ -
Priority B - Sewer Siphon Replacement	Note 10	\$3,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 432,900	\$ 2,897,100	\$ -	\$ -	\$ 3,330,000	\$ -
Force Main Desktop Analysis and Inspections	Note 11	\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -
Priority B - Annual Sewer System Improvements for Resurfacing	Note 10	\$1,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ 1,750,000	\$ -
Total Priority B Projects		\$51,209,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,275,600	\$ 12,411,100	\$ 11,808,310	\$ 9,295,550	\$ 11,418,440	\$ -	\$ 51,209,000	\$ -
Priority C Projects															
Priority C - Lift Station Projects ¹¹															
LS-02 Major Rehabilitation	Note 9	\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$750,000	\$750,000	\$ -
LS-04 Major Rehabilitation	Note 9	\$810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$810,000	\$810,000	\$ -
LS-10 Major Rehabilitation	Note 9	\$880,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$880,000	\$880,000	\$ -
LS-12 Major Rehabilitation	Note 9	\$1,230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,230,000	\$1,230,000	\$ -
LS-13 Major Rehabilitation	Note 9	\$1,150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,150,000	\$1,150,000	\$ -
LS-15 Major Rehabilitation	Note 9	\$710,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$710,000	\$710,000	\$ -
Priority C - Condition Assessment Projects															
Force Main and Large Diameter Desktop Analysis and Inspections	Note 12	\$1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,500,000	\$1,500,000	\$ -
Priority C - Pipeline Replacement (1-2 mile of system)	Note 6	\$30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$30,000,000	\$30,000,000	\$ -
Priority C - Large Diameter Pipe and Force Main Rehab	Note 10	\$12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$12,000,000	\$12,000,000	\$ -
Priority C - Sewer Siphon Replacement	Note 10	\$3,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,330,000	\$3,330,000	\$ -
Priority C - Annual Sewer System Improvements for Resurfacing	Note 10	\$3,500,000	\$ -										\$3,500,000	\$3,500,000	\$ -
Total Priority C Projects		\$55,860,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,860,000	\$55,860,000	\$ -
Estimated Total Capital Cost			\$1,360,700	\$6,706,700	\$15,086,700	\$11,840,000	\$8,282,275	\$7,275,600	\$14,411,100	\$15,808,310	\$10,295,550	\$12,418,440	\$65,860,000	\$169,345,275	\$10,723,725
Engineering/Administration FTE's Count			1	2	4	3	3	2	4	4	3	4	21	NA	NA
Engineering/Administration FTE's Cost			\$300,000	\$600,000	\$1,200,000	\$900,000	\$600,000	\$600,000	\$1,200,000	\$1,200,000	\$900,000	\$900,000	\$6,000,000	NA	NA
Total CIP			\$1,660,700	\$7,306,700	\$16,286,700	\$12,740,000	\$8,882,275	\$7,875,600	\$15,611,100	\$17,008,310	\$11,195,550	\$13,318,440	\$71,860,000	\$169,345,275	\$10,723,725

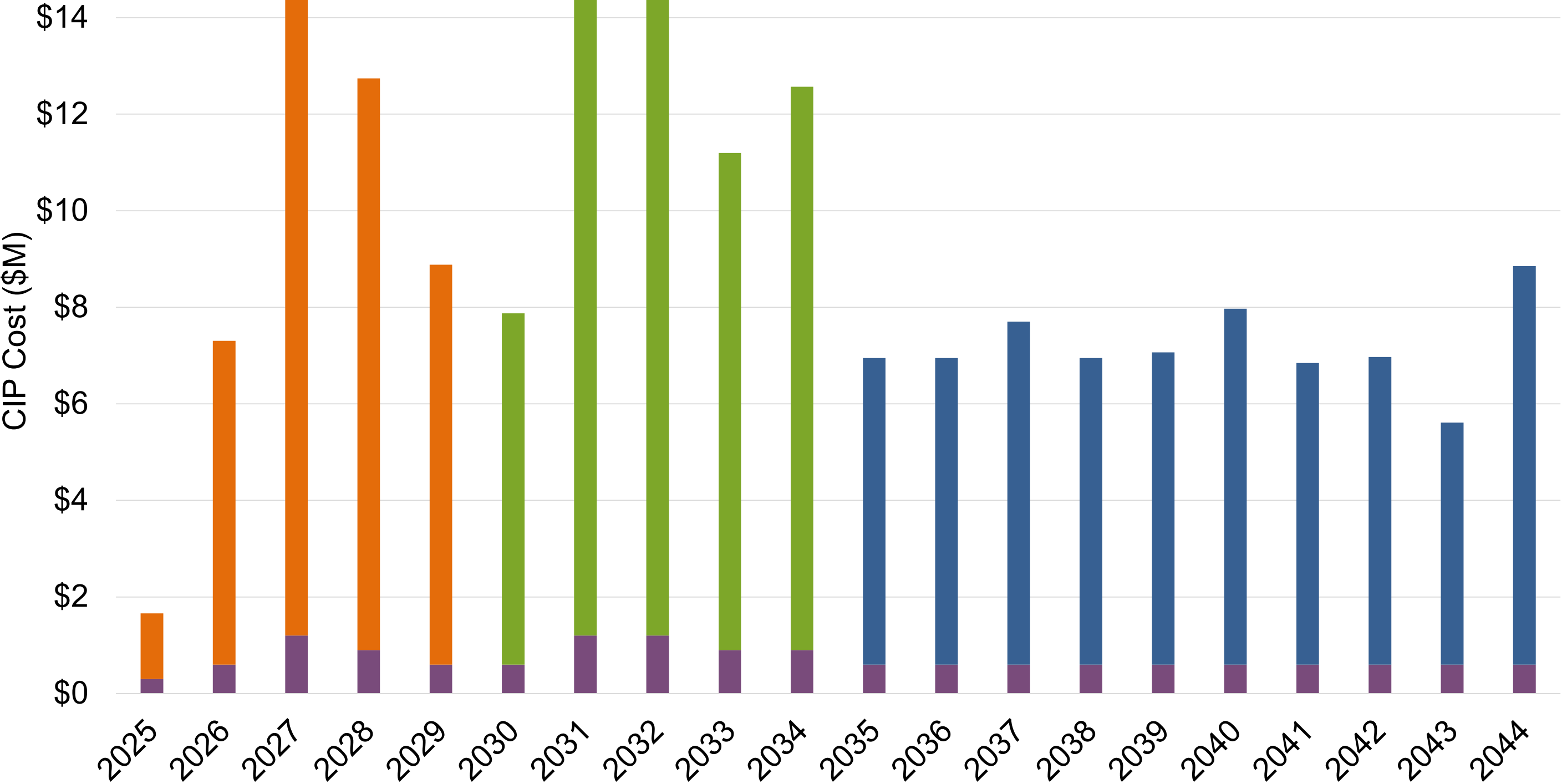
Project: City of Pleasanton Sewer Capital Implementation Plan
Capital Improvement Projects
20-Year Plan -- Scenario 2 Funded By Priority

Capital Improvement Project Notes:

- 1) Estimated Total Capital Cost is derived from "Table 9: Cost Sharing for Scenario 3 CIP" from the Technical Memorandum dated February 11, 2025 concerning the East Pleasanton Annexation. Costs assume that development of the Kiewit property will contribute \$222,275 in payment while balance will be funded by the Arroyo Lago development.
- 2) Estimated Total Capital Cost is derived from "Table 12: Pro-Rata Cost Sharing Scenario 6 CIP" from the Technical Memorandum dated February 11, 2025 concerning the East Pleasanton Annexation. Costs assume that Project 4B costs will be the Total of all developments (Kiewit North, Site H, East Lakes, Arroyo Lago, and Amazon) minus the Project 4A cost (Kiewit North and Arroyo Lago). The City will seek funding from developments as applications are processed or will seek construction of these projects from the first development with reimbursements made to others on a pro rata share basis as others connect.
- 3) Priority A Lift Station projects encompass all Criticality 2 and 3 improvements, while Priority B represents Criticality 1 (included in rehabilitation projects), as identified in the 2024 LS Condition Assessment TM.
- 4) At the time of this project, a redundant siphon will also be installed. Costs include demolition of existing station and assumes full replacement, including cutover costs from the old to new station.
- 5) Includes all sewer and stormwater generators identified in the TJC Report (2023).
- 6) Pipeline Replacement includes replacement and repair (R&R) of high priority pipes and an allowance for future R&R work, as well as CCTV inspection and Sewer AI for pipes. This money can also be spent on other high priority assets like force mains, siphons, or large diameter sewers as needed depending on the findings of condition assessment efforts.
- 7) City funded work to be performed by DSRSD. CIP assumes EALS will be rehabilitated, and the EARS LS and associated piping will be installed to supplement this rehabilitated lift station
- 8) Estimation of \$200,000 for abandonment of Lift Stations currently not in service.
- 9) Major rehabilitation costs for lift stations were estimated based on the lift station's pump horse power and flow rate. A more refined cost estimate will be developed based on the extent of the rehabilitation required at each station prior to construction.
- 10) This line item is an allowance for the replacement or rehab of sewer siphons, forcemains, and large diameter sewers that are inspected as part of the Priority A analysis work. This cost will be refined as the analysis is completed
- 11) LS-14 Rehabilitation will take place under separate CIP funding, and therefore not included in this spreadsheet.
- 12) The SSMP will make subsequent recommendations about the scope and schedule of future condition assessment work, including CCTV, force main inspection, and manhole inspections.

CIP Implementation - Scenario 2

FTE Priority C Priority B Priority A



20-Year Plan -- Scenario 3 Maximum Deferrals

			Near Term					Mid Term					Long Term	Cost Sharing	
Capital Projects	Notes	Estimated Total Capital Cost	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35/36 - FY 44/45	Existing Customers	Future Customers
Priority A Projects															
Priority A - Capacity & Reliability Improvement Projects															
Project 1B: Upsize Sunol Blvd Sewers	preferred alt	\$1,600,000	\$ 790,000	\$ 810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -
Project 2A: Bernal Ave Pipe Bridge	preferred alt	\$3,330,000	\$ -	\$ 400,000	\$ 2,930,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ -
Project 3: Upsize Pipes downstream of Stoneridge Mall		\$3,660,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,660,000
Project 4A: East Pleasanton Capacity Project A (Kiewit and Arroyo Lago)	Note 1	\$2,972,000	\$ -	\$ -	\$ -	\$ -	\$ 222,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,275	\$ 2,749,725
Project 4B: East Pleasanton Capacity Project B (Amazon, East Lakes, Site H)	Note 2	\$4,314,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,314,000
Priority A - Lift Station Projects															
LS-02, -07, -08, -10 Improvements	Note 3	\$1,420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,420,000	\$ -
LS-04, -12, -13, -15 Improvements	Note 3	\$940,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ -	\$ -	\$ -	\$ -	\$ 940,000	\$ -
LS-05 Full Replacement Project	Note 4	\$6,120,000	\$ -	\$ -	\$ 810,000	\$ 5,310,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,120,000	\$ -
EARS and EALS Condition Assessment, Capacity Evaluation, and Predesign		\$500,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Generator Replacement - Sewer and Storm	Note 5	\$9,860,000	\$ 150,000	\$ 1,710,000	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 9,860,000	\$ -
Priority A - Condition Assessment Projects															
Pipeline Replacement (1-2 mile of system)	Note 6	\$6,615,000	\$ -	\$ 315,000	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,615,000	\$ -
Amberwood Siphon		\$3,330,000	\$ -	\$ -	\$ -	\$ 270,000	\$ 3,060,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$ -
Priority A - Annual Sewer System Improvements for Resurfacing		\$1,050,000	\$ -	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050,000	\$ -
Large Diameter Inspection Study		\$150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Denker Road Sewer Replacement		\$1,650,000	\$ 150,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650,000	\$ -
Cathodic Protection and I&I Studies		\$150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Cathodic Protection Installation		\$9,000,000	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 9,000,000	\$ -
Force Main Desktop Analysis and Inspections		\$704,000	\$ 104,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 704,000	\$ -
Total Priority A Projects		\$57,365,000	\$ 1,444,000	\$ 5,585,000	\$ 6,990,000	\$ 9,530,000	\$ 9,232,275	\$ 2,390,000	\$ 1,970,000	\$ 3,500,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 46,641,275	\$ 10,723,725
Priority B Projects															
Priority B - Lift Station Projects															
Health and Safety Signage		\$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -
EALS R&R	Note 7	\$4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520,000	\$ 3,480,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -
EARS LS	Note 7	\$8,412,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,093,560	\$ 7,318,440	\$ -	\$ 8,412,000	\$ -
EARS LS Piping	Note 7	\$1,647,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,110	\$ 1,432,890	\$ -	\$ -	\$ 1,647,000	\$ -
LS-03, -09, 11 Abandonment	Note 8	\$600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ -
LS-06 Major Rehabilitation	Note 9	\$2,890,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,890,000	\$ 2,890,000	\$ -
LS-08 Major Rehabilitation	Note 9	\$3,120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,120,000	\$ 3,120,000	\$ -
LS-07 Major Rehabilitation	Note 9	\$3,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 481,000	\$ 3,219,000	\$ -	\$ -	\$ -	\$ 3,700,000	\$ -
Priority B - Condition Assessment Projects															
Priority B - Pipeline Replacement (1-2 mile of system)	Note 6	\$12,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$0	\$ 12,500,000	\$ -
Priority B - Large Diameter Pipe and Force Main Rehab	Note 10	\$6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$6,000,000	\$ 6,000,000	\$ -
Priority B - Sewer Siphon Replacement	Note 10	\$3,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,330,000	\$ 3,330,000	\$ -
Priority B - Annual Sewer System Improvements for Resurfacing	Note 10	\$1,650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ -	\$ 1,650,000	\$ -
Total Priority B Projects		\$47,859,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,370,000	\$ 7,421,000	\$ 6,283,110	\$ 5,376,450	\$ 10,168,440	\$ 15,340,000	\$ 47,859,000	\$ -
Priority C Projects															
Priority C - Lift Station Projects ¹¹															
LS-02 Major Rehabilitation	Note 9	\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$750,000	\$ -
LS-04 Major Rehabilitation	Note 9	\$810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810,000	\$810,000	\$ -
LS-10 Major Rehabilitation	Note 9	\$880,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880,000	\$880,000	\$ -
LS-12 Major Rehabilitation	Note 9	\$1,230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,230,000	\$1,230,000	\$ -
LS-13 Major Rehabilitation	Note 9	\$1,150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,150,000	\$1,150,000	\$ -
LS-15 Major Rehabilitation	Note 9	\$710,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 710,000	\$710,000	\$ -
Priority C - Condition Assessment Projects															
Force Main and Large Diameter Desktop Analysis and Inspections	Note 12	\$750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$750,000	\$ -
Priority C - Pipeline Replacement (1-2 mile of system)	Note 6	\$30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000,000	\$30,000,000	\$ -
Priority C - Large Diameter Pipe and Force Main Rehab	Note 10	\$12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000	\$12,000,000	\$ -
Priority C - Sewer Siphon Replacement	Note 10	\$3,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,330,000	\$3,330,000	\$ -
Project Deferral - Unplanned Repair Costs	Note 13	\$7,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,600,000	\$7,600,000	\$ -
Priority C - Annual Sewer System Improvements for Resurfacing	Note 10	\$3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$3,500,000	\$ -
Total Priority C Projects		\$62,710,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,710,000	\$62,710,000	\$ -
Estimated Total Capital Cost			\$1,444,000	\$5,585,000	\$6,990,000	\$9,530,000	\$9,232,275	\$5,760,000	\$9,391,000	\$9,783,110	\$5,876,450	\$10,668,440	\$83,050,000	\$157,210,275	\$10,723,725
Engineering/Administration FTE's Count			1	2	2	3	3	2	3	3	2	3	25	NA	NA
Engineering/Administration FTE's Cost			\$300,000	\$600,000	\$600,000	\$900,000	\$900,000	\$600,000	\$900,000	\$900,000	\$600,000	\$900,000	\$6,900,000	NA	NA
Total CIP			\$1,744,000	\$6,185,000	\$7,590,000	\$10,430,000	\$10,132,275	\$6,360,000	\$10,291,000	\$10,683,110	\$6,476,450	\$11,568,440	\$89,950,000	\$157,210,275	\$10,723,725

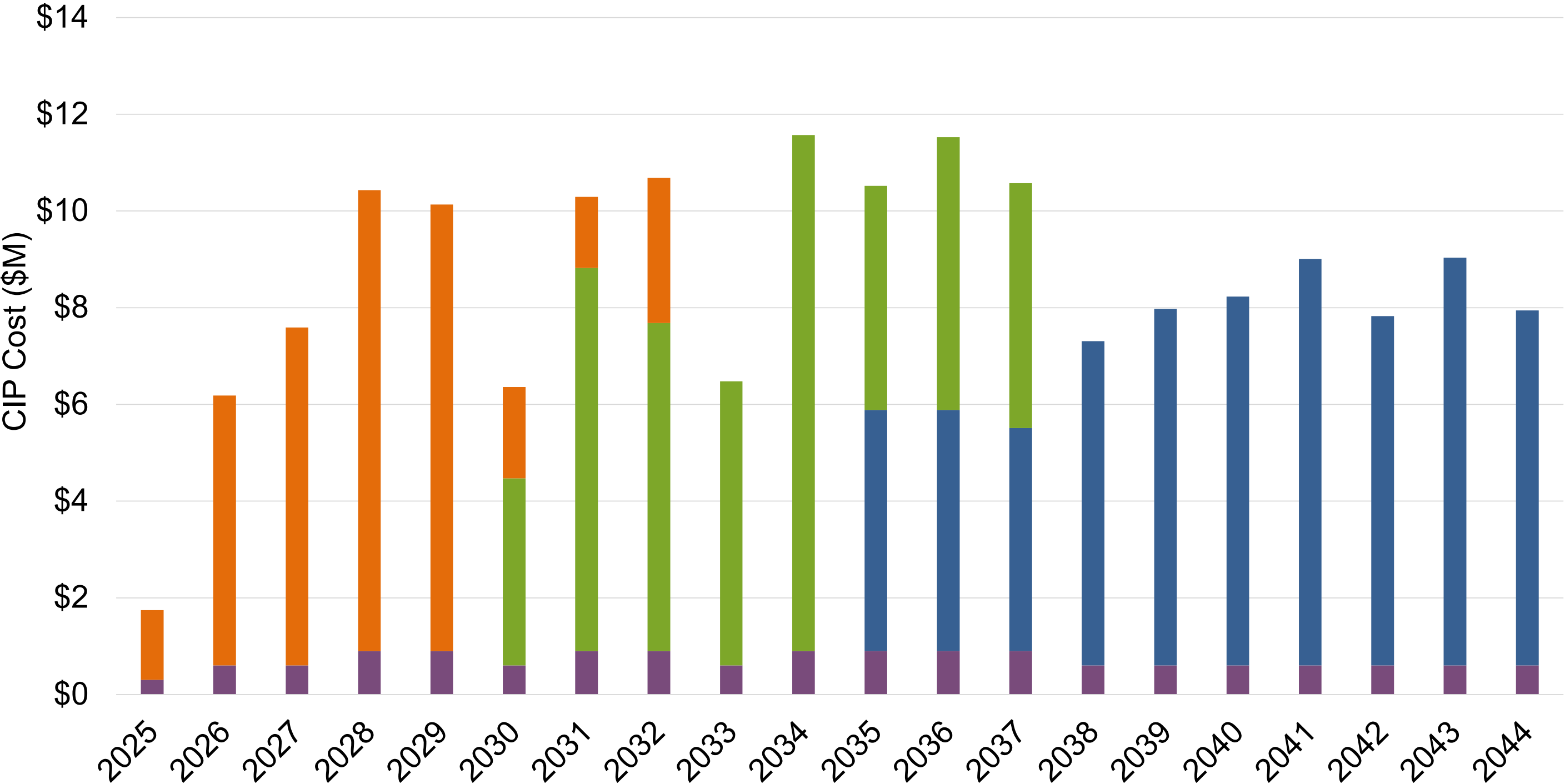
Project: City of Pleasanton Sewer Capital Implementation Plan
Capital Improvement Projects
20-Year Plan -- Scenario 3 Maximum Deferrals

Capital Improvement Project Notes:

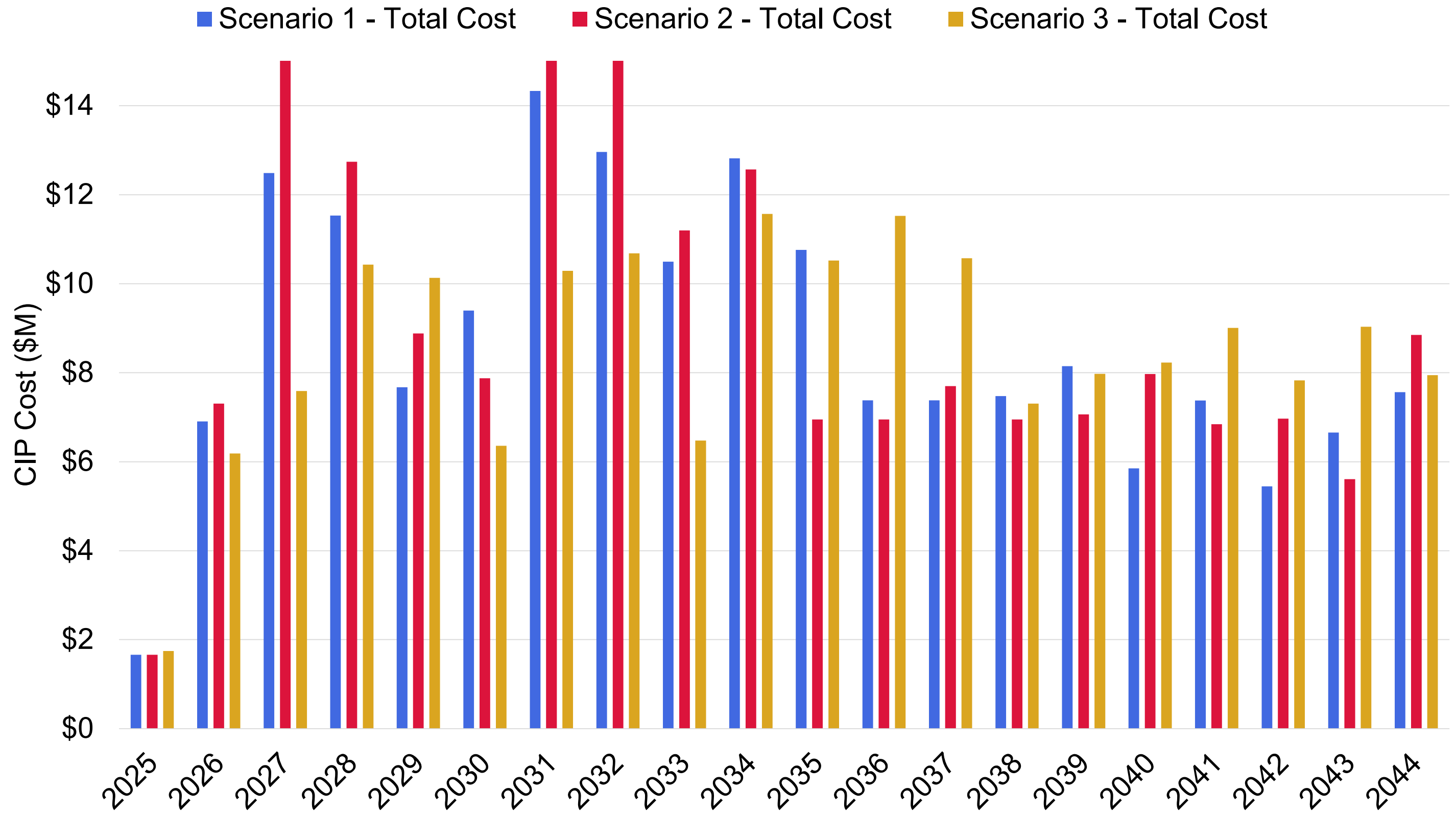
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- 3) Priority A Lift Station projects encompass all Criticality 2 and 3 improvements, while Priority B represents Criticality 1 (included in rehabilitation projects), as identified in the 2024 LS Condition Assessment TM.
- 4) At the time of this project, a redundant siphon will also be installed. Costs include demolition of existing station and assumes full replacement, including cutover costs from the old to new station.
- 5) Includes all sewer and stormwater generators identified in the TJC Report (2023).
- 6) Pipeline Replacement includes replacement and repair (R&R) of high priority pipes and an allowance for future R&R work, as well as CCTV inspection and Sewer AI for pipes. This money can also be spent on other high priority assets like force mains, siphons, or large diameter sewers as needed depending on the findings of condition assessment efforts.
- 7) City funded work to be performed by DSRSD. CIP assumes EALS will be rehabilitated, and the EARS LS and associated piping will be installed to supplement this rehabilitated lift station
- 8) Estimation of \$200,000 for abandonment of Lift Stations currently not in service.
- 9) Major rehabilitation costs for lift stations were estimated based on the lift station's pump horse power and flow rate. A more refined cost estimate will be developed based on the extent of the rehabilitation required at each station prior to construction.
- 10) This line item is an allowance for the replacement or rehab of sewer siphons, forcemains, and large diameter sewers that are inspected as part of the Priority A analysis work. This cost will be refined as the analysis is completed
- 11) LS-14 Rehabilitation will take place under separate CIP funding, and therefore not included in this spreadsheet.
- 12) The SSMP will make subsequent recommendations about the scope and schedule of future condition assessment work, including CCTV, force main inspection, and manhole inspections.
- 13) Unplanned repair costs represent the risk associated with deferring capital projects. This cost is intended to account for potential emergency repairs that may arise if assets fail before they can be rehabilitated or replaced. To reflect this risk, a line item equal to 5% of City-funded capital projects is included in priority C, but spending would occur whenever an asset fails unexpectedly (in addition to the City’s O&M budget).

CIP Implementation - Scenario 3

FTE Priority C Priority B Priority A



CIP Implementation - Scenario Comparison





Outline

Purpose of Long-Term CIP

Overview of Sewer System Assessments

Prioritization and Scheduling

Questions and discussions

Council Action

Long-Term CIP Purpose

- Develop a "comprehensive" capital improvement program to ensure "long-term" sustainability of sewer system
- Inform the upcoming sewer rate study
- Comply with new SWRCB General Waste Discharge Requirements



Long-Term CIP updates Element 8 of City's 2025 SSMP

- | | |
|--------------------------------------|---|
| 1. Goals and Introduction | 8. System Evaluation, Capacity Assurance, and Capital Improvements |
| 2. Organization | 9. Monitoring, Tracking, & Reporting System |
| 3. Legal Authority | 10. SSMP Audits |
| 4. Operations & Maintenance Program | 11. Communication Program |
| 5. Design and Performance Provisions | <u>Appendices</u> |
| 6. Spill Emergency Response Plan | A. Council Adoption Documents |
| 7. Sewer Pipe Blockage Control Plan | B. Performance Tracking |
| | C. SSMP Change Log |



Step 1
Identify CIP Needs

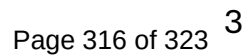
Step 2
Select Implementation Timing

Step 3
Update SSMP

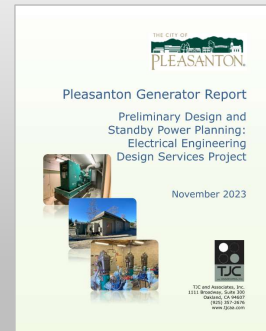
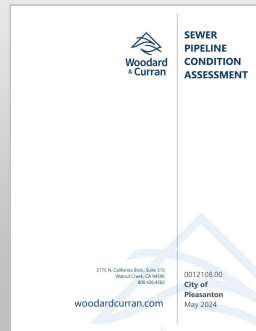
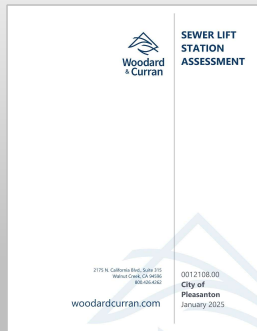
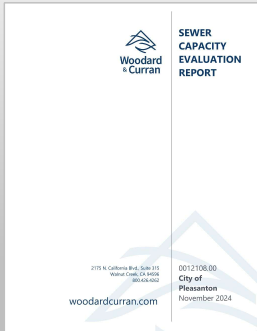
Long-Term CIP Report

Sewer Rate Study

SWRCB Change Log Process

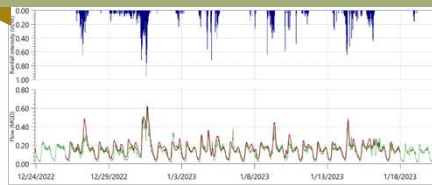


Projects Are Based on Various Assessments

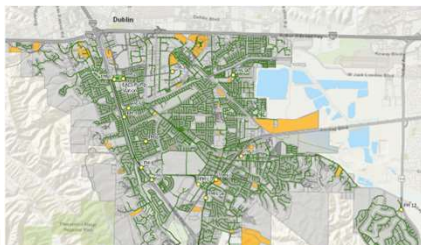


Capacity Assessment

Model Calibration

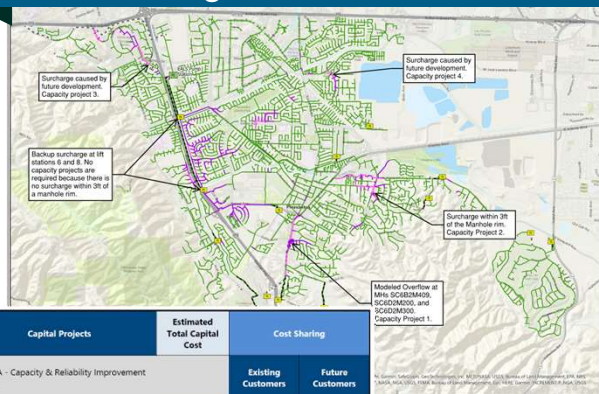


2022/2023 Flow Monitoring



Future Development

Design Storm Results



Capital Projects	Estimated Total Capital Cost	Cost Sharing	
		Existing Customers	Future Customers
Priority A - Capacity & Reliability Improvement Projects			
Project 1B: Upsize Sunol Blvd Sewers	\$1,600,000	\$ 1,600,000	\$ -
Project 2A: Bernal Ave Pipe Bridge	\$3,330,000	\$ 3,330,000	\$ -
Project 3: Upsize Pipes downstream of Stoneridge Mall	\$3,660,000	\$ -	\$ 3,660,000
Project 4A: East Pleasanton Capacity Project A (Kiewit and Arroyo Lago)	\$2,972,000	\$ 222,275 ¹	\$ 2,749,725
Project 4B: East Pleasanton Capacity Project B (Amazon, East Lakes, Site H)	\$4,314,000	\$ -	\$ 4,314,000



Lift Station Assessments

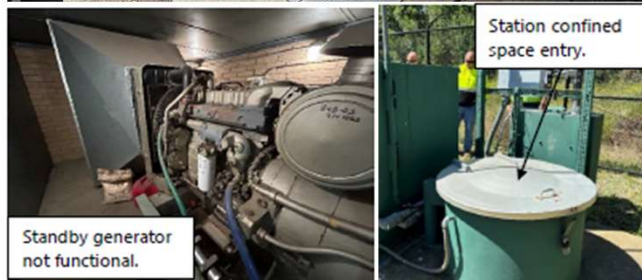
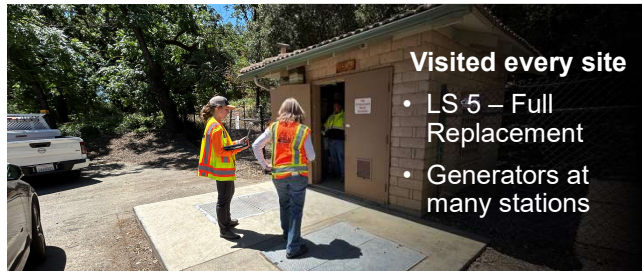


Table 4-4: Summary of Costs by Discipline

Discipline	Estimated Costs (\$)			Total Estimated Costs ¹ (\$)
	Criticality 3	Criticality 2	Criticality 1	
Process	5,544,000	143,000	114,000	5,801,000
Mechanical	146,000	538,000	278,000	962,000
Electrical	2,834,000	1,163,000	43,000	4,040,000
Structural	-	43,000	107,000	150,000
Site	381,000	179,000	277,000	837,000
Health & Safety	44,000	3,000	3,000	50,000
Subtotals	8,949,000	2,069,000	822,000	11,840,000

¹Repair cost summaries rounded to the nearest \$1,000.

Table 4-5: Summary of Costs By List Station

Lift Station	Estimated Costs (\$)			Total Estimated Costs ¹ (\$)
	Criticality 3	Criticality 2	Criticality 1	
LS-2	15,000	444,000	270,000	729,000
LS-4	269,000	106,000	26,000	401,000
LS-5	5,544,000	-	-	5,544,000
LS-6	526,000	10,000	17,000	553,000
LS-7	668,000	140,000	190,000	998,000
LS-8	778,000	64,000	131,000	973,000
LS-10	72,000	200,000	-	272,000
LS-12	434,000	179,000	82,000	695,000
LS-13	4,000	386,000	35,000	425,000
LS-14	612,000	289,000	68,000	969,000
LS-15	27,000	251,000	3,000	281,000
Subtotals	8,949,000	2,069,000	822,000	11,840,000

¹Repair cost summaries rounded to the nearest \$1,000.

Some Assessments Still Needed

- ☐ Force Mains
- ☐ Large Diameter Sewers
- ☐ Siphons
- ☐ EALS
- ☐ Ongoing CCTV by City crews

Capital improvement projects were grouped by prioritization categories

Priority Grouping A

- Health & Safety Risks
- Criteria Violations
- High Risk of Failure
- Inspection of Critical Assets

Priority Grouping B

- Near-term rehab/replacement
- Assumed high risk rehab/replacement needs after inspection

Priority Grouping C

- Equipment nearing end of life, but in good condition
- Anticipated work based on ongoing inspection work
- Preventative maintenance

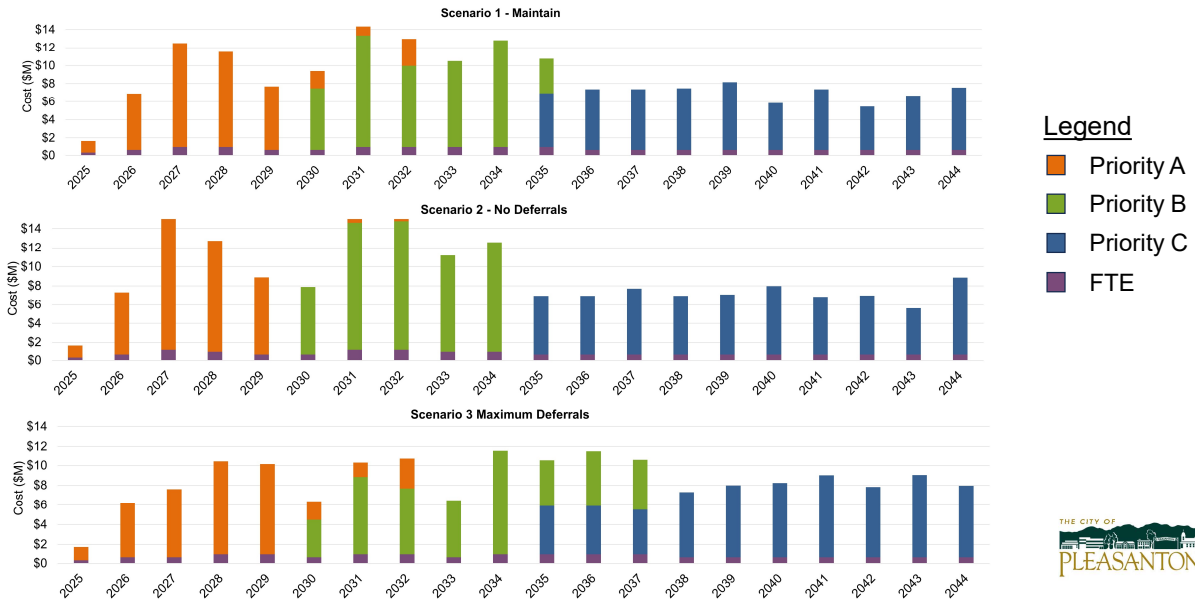


Summary of Projects

Project Type	Project Priority		
	Priority A	Priority B	Priority C
Capacity Projects	\$ 15,876,000	\$ -	\$ -
Lift Station Projects	\$ 18,840,000	\$ 24,379,000	\$ 5,530,000
Condition Assessment Projects	\$ 25,180,000	\$ 26,830,000	\$ 53,380,000
Total Project Cost by Priority	\$ 59,896,000	\$ 51,209,000	\$ 58,910,000



Three Scenarios with Varying Spend Levels



Next Steps

STEP 1

SEWER SYSTEM MANAGEMENT PLAN (SSMP)

Update the City's Sewer System Management Plan and long-term Capital Improvement Plan (CIP) to identify existing assets, operating and capital improvement needs, maintenance schedules, and spill prevention and mitigation requirements for the next 6 years.

Serves as the foundation for completing a Sewer Rate Study in a financially sound manner.

STEP 2

SEWER SYSTEM FINANCIAL ANALYSIS & PLAN

Analyzes funding scenarios to establish a **financial framework** for how the City will prioritize and fund critical sewer maintenance and infrastructure projects.

Sets the City's **planned approach** while balancing financial responsibility, infrastructure investment, and ratepayer impacts **to guide the Sewer Rate Study.**

STEP 3

SEWER RATE STUDY & COST-OF-SERVICE ANALYSIS

Determines **recommended rates and rate structures** that align with the needs of the SSMP, CIP, and the funding priorities as determined by the Financial Plan to **ensure sewer rates adequately cover the City's costs for service.**

Ensures financial sustainability, equitable cost distribution, and compliance with legal requirements for sewer rate setting.

Where Can
You Find
Information
on the Sewer
System?

Our GOVERNMENT

HOME » OUR GOVERNMENT » PLEASANTON WATER » SEWER SERVICE & PROGRAMS

PLEASANTON WATER

- About Our Water
- Water Quality & Safety
- Investing in the Future
- Sewer Service & Programs**
- Customer Service & Utility Billing
- Water Conservation Programs
- Water Rates
- Sewer Rates
- Recycled Water Program
- Near-Term Water Improvement Projects
- Joint Groundwater Wells Project
- Cross-Connection Control & Backflow Prevention Program
- Clean Water Program

SEWER SERVICE & PROGRAMS

The City of Pleasanton manages and maintains the community's wastewater (sewer) collection system, which serves around 21,000 residential, multi-family, commercial, industrial, and institutional customers. This underground network is essential for safely transporting wastewater, protecting the environment, and safeguarding public health.

Whenever you flush a toilet, drain a bathtub, or run your dishwasher, Pleasanton's system is ready to safely collect and transport that wastewater to regional treatment facilities. Most of the City's wastewater is sent to [Dublin San Ramon Services District's Regional Wastewater Treatment Facility](#), while all wastewater from the Ruby Hill area goes to the [City of Livermore's Water Reclamation Plant](#). At these facilities, the water undergoes thorough treatment before being discharged into local waterways or reused as recycled water.

- Sewer System by the Numbers
- Planning for the Future
- Pay Your Sewer Bill
- Sewer Rates
- Sewer Pipe Blockage Control Program
- Report a Sewer Issue

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- Water Conservation Programs
- Water Rates
- Sewer Rates**
- Recycled Water Program
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SEWER RATES

The City of Pleasanton is committed to maintaining equitable and justifiable rate structures that support the needs of the sewer system and ensure long-term financial sustainability. Pleasanton's sewer system is funded through a separate Sewer Enterprise Fund, which covers all sewer-rated services and infrastructure exclusively. These funds cannot be used for water services, projects, or other general city expenses.

Pleasanton has taken a phased and thoughtful approach to funding the future of our water and sewer systems, balancing infrastructure needs, financial stability, and the impact on our community. The City's rate-setting process is transparent, compliant with legal requirements, and informed by community input.

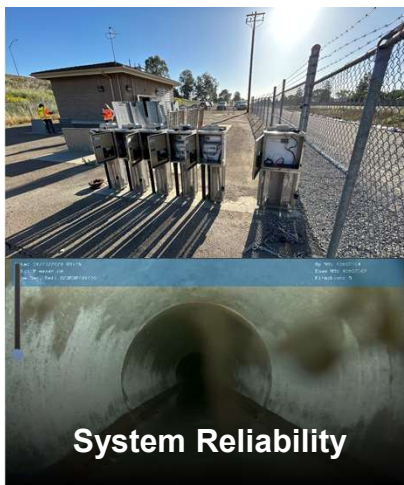
The City is currently reviewing its sewer rates. Adjusted rates are expected to be announced and take effect by July 2026. Similar to the water rate setting process, the City is implementing a three-step approach to ensure sewer rates accurately reflect the actual system needs while maintaining consistency and financial health:

- Step 1:** Update the City's SSMP and develop a long-term capital improvement plan.
- Step 2:** Perform a financial analysis and create a financial plan to serve as the basis for the sewer rate study.
- Step 3:** Prepare a Sewer Rate Study and Cost-of-Service Analysis to identify recommended rates, changes to the rate structure, and related fees.

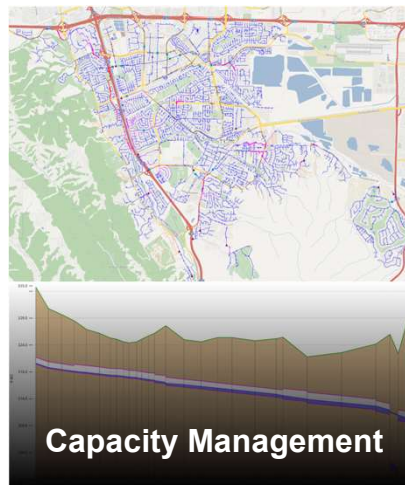
Questions?



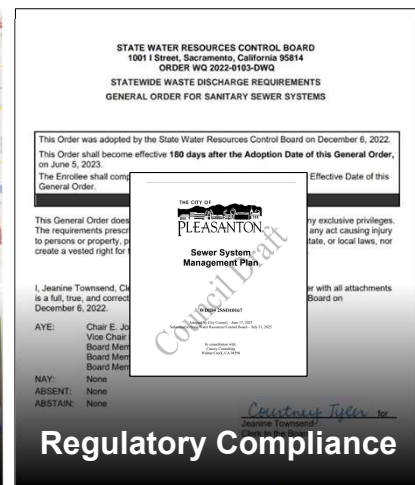
In Combination with the SSMP, the Long-Term CIP provides a sustainable approach to managing the City's Sewer System



System Reliability



Capacity Management



Regulatory Compliance