**CITY COUNCIL**
**REGULAR MEETING AGENDA**

**Tuesday, February 3, 2026**
**7:00 PM**

**City Council Chamber**
**200 Old Bernal Avenue**
**Pleasanton, CA 94566**

**Cm. Nibert Teleconference Location:**
**52 Hopetoun Rd, Drouin, VIC, 3818 Australia**

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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.

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## CALL TO ORDER

• Welcome and Pledge of Allegiance - Cm. Gaidos — Resolution No. 2026-003
• Roll Call — Ordinance No. 2304

## 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 of January 13, 2025 and January 20, 2025

Library and Recreation

2. Authorize the City Manager to enter into the second amendment to the services agreement with Folger Graphics for Activities Guide and City Newsletter printing

services in an amount not to exceed $51,525 until November 30, 2026, for a total amount not to exceed $411,829

Public Works

3. Accept public improvements performed by Sierra Nevada Construction, Inc., for the Annual Slurry Sealing of Various Streets Project, CIP No. 25504, and approve a budget amendment to return $83,939 to the Gas Tax Fund

## MEETING OPEN TO THE PUBLIC

4. 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.*

5. Receive an update on the Regional Groundwater Facilities Improvement Project – Phase 1 Feasibility Study Results

6. Receive an update on stakeholder engagement and provide direction on a potential Transient Occupancy Tax (TOT) measure on the November 2026 ballot

7. Consider developing a policy for evaluation of development-related General Plan amendments and re-zoning requests

## MATTERS INITIATED BY COUNCIL

## COUNCIL REPORTS

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

## CITY MANAGER UPDATES

## ADJOURNMENT

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**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, January 13, 2026**
**2:00 PM**

## CALL TO ORDER

Mayor Balch called the Special Meeting Closed Session of the City Council to order at the hour of 2:03 p.m. from the Council Chamber located at 200 Old Bernal Avenue.

## ROLL CALL

Present: Councilmembers Eicher, Gaidos, Nibert (teleconference), Testa, Mayor Balch
Absent: None.

1. Public Comment

   Mayor Balch opened public comment. There being no speakers, Mayor Balch closed the public comment.

## ADJOURN TO CLOSED SESSION

2. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
   Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Gov't Code Section 54956.9: 1 potential case

## REPORT ON CLOSED SESSION

The City Council gave conditional direction to initiate an action. The action and other particulars shall, once formally commenced, be disclosed to any person upon inquiry. Approved by the following vote:

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

## ADJOURNMENT

Mayor Balch adjourned the meeting at 2:50 p.m.

Jocelyn Kwong, City Clerk

THE CITY OF PLEASANTON

**CITY OF PLEASANTON**
**CITY COUNCIL**
**MINUTES**

**Tuesday, January 20, 2026**
**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 (teleconference), Testa, Mayor Balch
Absent: None.

## AGENDA AMENDMENTS

None.

## CONSENT CALENDAR

Mayor Balch opened public comment. There being no speakers, Mayor Balch closed the public comment.

**MOTION:** It was m/s by Councilmember Gaidos/Councilmember 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 |

<u>City Manager</u>

1. Approve meeting minutes of November 18, 2025, December 2, 2025, December 3, 2025, and December 16, 2025

   Recommendation: Approve meeting minutes of November 18, 2025, December 2, 2025, December 3, 2025, and December 16, 2025.

<u>Community and Economic Development</u>

2. Actions of the Zoning Administrator and Planning Commission

   Recommendation: Actions of the Zoning Administrator and Planning Commission.

3. Adopt a resolution approving a Ground Lease Amendment for Promenade Apartments at 5300 Case Avenue

   Recommendation: Adopt Resolution No. 2026-001 to:

   1. Approve the Ground Lease Amendment for the Promenade Apartments;
   2. Authorize the City Manager and City Attorney to make minor modifications to Ground Lease Amendment, including any extensions or minor amendments that are necessary in the future; and
   3. Authorize the City Manager or designee to execute such additional documents and take all necessary steps to implement the transactions described in the resolution.

Finance

4. Public Hearing - Adopt a resolution finding that certain development impact fees subject to the Mitigation Fee Act (Government Code section 66000, et seq.) are unexpended after five years and the funds are committed to particular projects

   Recommendation: Adopt Resolution No. 2026-002 finding that certain development impact fees subject to the Mitigation Fee Act (Gov. Code section 66000, et seq.) are unexpended after five years and the funds are committed to particular projects.

5. Accept the monthly disbursements and investment report for November 2025

   Recommendation: Accept claim disbursements in the amount of $13,696,577 and the investment report for the month of November 2025.

Library and Recreation

6. Approve the Library Commission's workplan priorities for fiscal years 2025/26-2026/27

   Recommendation: Approve the Library Commission's workplan priorities for fiscal years 2025/26-2026/27.

Public Works

7. Authorize the City Manager to enter into the first amendment to the Maintenance and Trade Services agreement with East Bay Pool Service, Inc. for pool maintenance services and repairs, increasing the annual not-to-exceed amount by $75,000 to $254,950, increasing the cumulative not-to-exceed amount to $1,124,750, and extending the term through fiscal year 2027/28

Recommendation: Authorize the City Manager to enter into the first amendment to the Maintenance and Trade Services agreement with East Bay Pool Service, Inc. for pool maintenance services and repairs, increasing the annual not-to-exceed amount by $75,000 to $254,950, increasing the cumulative not-to-exceed amount to $1,124,750, and extending the term through fiscal year 2027/28.

8. Authorize the City Manager to amend the professional services contracts and increase the on-call general civil engineering professional services agreements with Pakpour Consulting Group, Inc., Mark Thomas, Wood Rodgers, Inc., and Ruggeri-Jensen-Azar to a grouped aggregate not-to-exceed contract limit of $1,250,000, an increase of $500,000, through June 30, 2026

   Recommendation:

   1. Authorize the City Manager to amend the professional services contracts and increase the on-call general civil engineering professional services agreements with Pakpour Consulting Group, Inc., Mark Thomas, Wood Rodgers, Inc., and Ruggeri-Jensen-Azar to a grouped aggregate not-to-exceed contract limit of $1,250,000, an increase of $500,000, through June 30, 2026.
   2. Authorize the City Manager or designee to approve task authorizations.

9. Authorize the City Manager to enter into a professional services agreement with Operational Technical Services, LLC for staff augmentation services in an amount not-to-exceed $1,500,000 for a three-year term

   Recommendation: Authorize the City Manager to enter into a professional services agreement with Operational Technical Services, LLC for staff augmentation services in an amount not-to-exceed $1,500,000 for a three-year term.

10. Authorize the City Manager to enter into a professional services agreement with Woodard & Curran, Inc. to support sewer system operations in an amount not-to-exceed $500,000 for a five-year term

    Recommendation: Authorize the City Manager to enter into a professional services agreement with Woodard & Curran, Inc. to support sewer system operations in an amount not-to-exceed $500,000 for a five-year term.

11. Authorize the City Manager to enter into an on-call professional services agreement with Pakpour Consulting Group, Inc. for Utility Program Manager Services, in an amount not-to-exceed $5 million for a five-year term and approve the budget amendments

    Recommendation:

    1. Authorize the City Manager to enter into an on-call professional services agreement with Pakpour Consulting Group, Inc. for Utility Program Manager

Services, in an amount not-to-exceed $5 million for a five-year term and approve the budget amendments.
2. Authorize the Public Works Director to approve future task authorizations under this contract without further council approval.
3. Approve the budget amendments to transfer $150,000 from Fund 431 (Sewer CIP Fund) to Fund 430 (Sewer Operating Fund) and appropriate $150,000 to the Sewer Operating Fund Professional Services account (43041202-430101).

**MEETING OPEN TO THE PUBLIC**

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: Kelly Cousins, Jan Coleman-Knight.

Mayor Balch closed the public comment.

**PUBLIC HEARINGS AND OTHER MATTERS**

13. Accept the audited financial statements of the City of Pleasanton including the Annual Comprehensive Financial Report and other related audit reports for the fiscal year ended June 30, 2025

Recommendation: Accept the audited financial statements, including the Annual Comprehensive Financial Report (ACFR) and the related audit reports for FY 2024/25.

Presentation by Susan Hsieh, Director of Finance.

Mayor Balch opened public comment. There being no speakers, Mayor Balch closed the public comment.

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

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

14. Receive an update on Utilities System Activity advancing the ONE Pleasanton Strategic Priority, Investing in Our Environment

Recommendation: Receive an update on Utilities System Activity advancing the ONE Pleasanton Strategic Priority, Investing in Our Environment.

Presentation by Siew-Chin Yeong, Director of Public Works.

Mayor Balch opened public comment. There being no speakers, Mayor Balch closed the public comment.

## MATTERS INITIATED BY COUNCIL

Councilmember Eicher requested a revisit of Downtown ground floor use restrictions at a future City Council meeting. City Manager Beaudin requested if the City Council would be willing to have the item be considered with the next City Council workplan review in a month and a half. The City Council agreed to the future update.

Councilmember Gaidos asked if a formal request was needed to initiate a new appointment to the Altamont Community Monitor Committee. Staff confirmed that the position will be advertised as part of the spring 2026 recruitment.

## COUNCIL REPORTS

Councilmembers reported on regional and local meetings attended.

## CITY MANAGER UPDATES

The City Manager provided informational updates on the community and organization.

## ADJOURNMENT

Mayor Balch adjourned the meeting at 9:10 p.m.

Jocelyn Kwong, City Clerk

THE CITY OF PLEASANTON.

**Item #2**

**CITY COUNCIL AGENDA REPORT**

February 3, 2026
Library and Recreation

**TITLE: AUTHORIZE THE CITY MANAGER TO ENTER INTO THE SECOND AMENDMENT TO THE SERVICES AGREEMENT WITH FOLGER GRAPHICS FOR ACTIVITIES GUIDE AND CITY NEWSLETTER PRINTING SERVICES IN AN AMOUNT NOT TO EXCEED $51,525 UNTIL NOVEMBER 30, 2026, FOR A TOTAL AMOUNT NOT TO EXCEED $411,829**


**SUMMARY**

The City produces an Activities Guide highlighting its programs and services, which is now distributed twice per year (reduced from three times per year) and a City Newsletter. This amendment extends the existing agreement with Folger Graphics for printing services for an additional year and reflects the reduced number of Activities Guides, resulting in a decrease to the annual not-to-exceed amount, with additional savings possible depending on the final page counts of the Activities Guide and City Newsletter.


**RECOMMENDATION**

Authorize the City Manager to enter into the second amendment to the services agreement with Folger Graphics for Activities Guide and City Newsletter printing services in an amount not to exceed $51,525 until November 30, 2026, for a total amount not to exceed $411,829.

**BACKGROUND**

The City offers a range of recreational classes, preschool activities, environmental education, and civic arts programs. It also manages and coordinates youth sports programs and recreational activities for adults with developmental disabilities, as well as community-wide special events. The City advertises these classes and programs in its biannual Activities Guide, which residents use to register for the wide variety of activities available.

The City provides the Progress Newsletters to inform residents of important topics, events, and key milestones.

The City and Folger Graphics executed the original agreement on November 20, 2021 with a three-year term and a not to exceed amount of $91,000 in year one, $94,640 in year two, and $98,426 in year three for a total amount of $284,066 (four percent increase per year). In December 2024 the City executed an amendment to the agreement for a one-year term, for $76,238, for a total amount not to exceed $360,304.

**DISCUSSION**

In an effort to reduce General Fund expenses while maintaining effective community outreach, the City has transitioned from printing three Activities Guides per year to two. This change reflects updated program scheduling and marketing practices, resulting in cost savings while continuing to provide residents with a comprehensive and accessible overview of programs and services.

Printing two guides per year allows the City to better align content with seasonal programming, reduce redundancy, and streamline production and distribution costs. This adjustment also reduces the total number of pages printed annually and lowers the overall not-to-exceed amount under the printing agreement.

The City will continue to publish the Progress Newsletter in the upcoming year.

Folger Graphics has provided excellent service to the City of Pleasanton and has demonstrated a high level of professionalism and quality of work.

**EQUITY AND SUSTAINABILITY**

The proposed agreement supports equity by providing the Activities Guide and City Newsletter in both print and digital formats, ensuring broad access for residents. Sustainability is supported by combining the Spring and Summer Activities Guides into a single publication, reducing paper use and printing impacts.

**OUTREACH**

As a matter of routine business, no outreach was associated with this item.

**STRATEGIC PLAN ALIGNMENT**

By reducing printing costs for the Activities Guide, this Amendment advances the ONE Pleasanton Goal A - Funding our Future to support financial health and sound fiscal policies through long-term planning, cost recovery, and cost containment.

**FISCAL IMPACT**

Funding for this contract is included in the Library and Recreation Department budget (00150100 435135) and in the City Manager's Office's Communication Division budget (00132400 435135). The not-to-exceed amount is $31,790 for the Library and Recreation, and $19,735 for the City Manager's Office, for a total of $51,525, with the total not-to-exceed amount of $411,829 for five years (Attachment 1).

| Prepared by: | Submitted by: | Approved by: |
|---|---|---|
| Ania Pawlak | Heidi M. Murphy | |
| Ania Pawlak, Management Analyst | Heidi Murphy, Director of Library and Recreation | Gerry Beaudin, City Manager |

Attachments:

1. Folger Graphics - Second Amendment to Agreement

# SECOND AMENDMENT TO AGREEMENT

This Second Amendment to Agreement ("Second Amendment") is entered into this First day of January 2026 by the City of Pleasanton ("City") and Folger Graphics, Inc. ("Contractor")

**Whereas**, on November 30, 2021, City and Contractor entered into an Agreement for printing services ("Agreement"); and

**Whereas**, on December 1, 2024, City and Contractor entered into a First Amendment to the Agreement, and

**Whereas** the parties desire to extend the Agreement

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

1. Section 6 of the Agreement, "Terms," is amended to extend the term through November 30, 2026.

2. Section 7 of the Agreement, "Compensation," is amended to read: the compensation from December 1, 2025 to November 30, 2026 shall not exceed $51,525 and the total compensation for this Agreement shall not exceed $411,829.

3. This 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.

4. All other terms and conditions of the Agreement shall remain in full force and effect.

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

**CITY OF PLEASANTON**

______________________________
Gerry Beaudin, City Manager

**CONTRACTOR *or CONSULTANT***

By: DocuSigned by: Kirk Folger
2CE858047DF4478...
Signature

Kirk Folger
Print name

Title: VP of Sales

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

ATTEST:

____________________________
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

____________________________
Daniel G. Sodergren, City Attorney

By: ____________________________
Signature

____________________________
Print name

Title: ____________________________

Rev. 3/23

# Exhibit A for Second Amendment

# Scope of Work with Folger Graphics

*Scope of work will include the following projects and tasks:*

**Library and Recreation Activities Guide**

Task 1: Produce a final printing proof from an uploaded file (PDF) received from City's contract graphics artist. The production timeline should allow for changes (spelling, dates, grammar, corrections, etc.) before the final draft is printed. The contractor shall submit costs associated with revisions made on the printing proof to the Project Manager and receive the Project Manager's approval before final printing of the project.

Task 2: Provide same-day courier service to drop off and deliver printing proof copy to and from the City of Pleasanton Library and Recreation Office, located at 400 Old Bernal Avenue, Pleasanton, CA.

Task 3: Produce up to 32,000 copies of the Library and Recreation Activities Guide two (2) times a year. Each brochure will contain up to 92 pages, cover to cover, depending upon content, and will be produced in accordance with the specifications below:

The document shall consist of a four-color, smooth Hi-Brite offset cover (outside front cover, inside front cover, inside back cover, outside back cover), and inside document color shall consist of four-color standard throughout. Paperweight shall be 70# gloss book for cover and 27.7# Newsprint for inside material. Bindery shall be stapled using saddle stitch.

Task 4: Obtain City of Pleasanton residential mailing list/routes for zip codes 94566 and 94588 and deliver the appropriate number of activities guides to Pleasanton Post Office, located at 4300 Black Avenue, Pleasanton, CA. *Post office boxes and commercial addresses are not to be included*.

Task 5: Deliver remaining activities guides to the Library and Recreation Department-Administration Office on the same day as delivery is made to the Post Office.

| **Printing for up to 32,000 copies per guide, by page count** | **Amount (Annual)** |
|---|---|
| 88 pages + 4-page cover | $ 31,690 |
| Annual sales tax on approximately 1,700 booklets (850 per guide @ 88 pages) to be delivered directly to the Library and Recreation Administration Office (400 Bernal Avenue) (based on 10.25 % rate) | $ 100 |
| **Timelines -***The parties shall agree in writing to a production timeline for each Activity Guide, which shall include these and other relevant elements.* | |
| Turnaround time to receive, print, and deliver blueline and color key to Library and Recreation Administration Office (400 Bernal Avenue) | 2-3 days |

| | |
|---|---|
| Turnaround time from receipt of blueline to print and deliver to the Post Office and Library and Recreation Administration Office (400 Bernal Avenue) | 7 days |

**City Newsletter**

Task 1: Produce up to 33,378 copies of the City's Newsletter up to three times per year, generally Spring, Summer, Fall. Each publication will contain up to 8 pages, cover to cover, depending upon content, and will be produced in accordance with the specifications below:

- 4 Color Process & 60# web offset Throughout
- Cut, Score, Fold, Mail

Task 2: Obtain City of Pleasanton residential mailing list/routes for zip codes 94566 and 94588 and deliver the appropriate number of newsletters to Pleasanton Post Office, located at 4300 Black Avenue, Pleasanton, CA. *Post office boxes and commercial addresses are not to be included*.

Task 3: Deliver remaining newsletters to the City of Pleasanton Administration Office, located at 200 Old Bernal Avenue, Pleasanton, CA, on the same day as delivery is made to the Post Office.

| **Printing for up to 33,378 per newsletter, by page count** | **Amount (Annual)** |
|---|---|
| 8 pages | $17,900 |
| Annual sales tax (based on 10.25% rate) | $1,835 |
| **Timelines -** *The parties shall agree in writing to a production timeline for each Activity Guide, which shall include these and other relevant elements.* | |
| Turnaround time to receive, print and deliver blueline and color key to the City of Pleasanton Administration Office (200 Bernal Avenue) | 2-3 days |
| Turnaround time from receipt of blueline to print and deliver to the Post Office and City of Pleasanton Administration Office (200 Bernal Avenue) | 7 days |

THE CITY OF PLEASANTON

**Item #3**

**CITY COUNCIL AGENDA REPORT**

February 3, 2026
Public Works - Engineering Division

**TITLE: ACCEPT PUBLIC IMPROVEMENTS PERFORMED BY SIERRA NEVADA CONSTRUCTION, INC., FOR THE ANNUAL SLURRY SEALING OF VARIOUS STREETS PROJECT, CIP NO. 25504, AND APPROVE A BUDGET AMENDMENT TO RETURN $83,939 TO THE GAS TAX FUND**

## SUMMARY

Slurry seal is an application of a thin coat of asphalt/aggregate slurry mixture that seals the road surface. The 2025 Annual Slurry Sealing of Various Streets project consisted of applying a slurry seal to existing pavement to prolong the useful life of the street infrastructure while providing a safe and smooth riding condition. On May 6, 2025, the City Council awarded the contract to Sierra Nevada Construction, Inc., in the amount of $293,007. The work has been completed to the satisfaction of the Director of Public Works and in accordance with the City Engineer's approved scope of work. It is recommended that the City Council accept the project as complete.

## RECOMMENDATION

1. Accept the project as complete and authorize the City Clerk to file a Notice of Completion.
2. Authorize release of the retention in the amount of $14,743 to Sierra Nevada Construction, Inc., 30 days after the recordation of the Notice of Completion.
3. Approve a budget amendment to return the project's unused balance of $83,939 to the Gas Tax fund balance (Fund 160).

## BACKGROUND

On May 6, 2025, the City Council awarded Sierra Nevada Construction, Inc. a contract for $293,007 and authorized the Director of Public Works to approve change orders up to the project contingency amount of $29,301. Construction began in September 2025 and was successfully completed in October 2025.

## DISCUSSION

As part of the City's Pavement Program, this annual project applied slurry seal on approximately 744,000 square feet of existing pavement.

The new asset upgrade is captured in the geographic information system (GIS) and asset management databases for tracking. See Attachments 1 and 2 for the slurry street list and the project location map, respectively.

All work performed by Sierra Nevada Construction, Inc. has been reviewed and verified by the City Engineer to meet the City's approved plans and specifications and has been completed to the satisfaction of the Director of Public Works. Staff recommends the City Council accept the work, authorize the City Clerk to file a Notice of Completion, and authorize the release of the retention 30 days after recordation.

**EQUITY AND SUSTAINABILITY**

Ensuring the safe condition of Pleasanton's streets benefits all residents and visitors who travel on local roadways.

**OUTREACH**

Construction notices, social media messaging, and information on the City’s website were provided before the start of construction. The contractor hand-delivered construction notices to businesses and residents in the area where the project occurred.

**STRATEGIC PLAN ALIGNMENT**

Approval of this action advances the ONE Pleasanton strategic plan goal of *Investing in Our Environment*, Strategy 1 – Implement the four-year Capital Improvement Program (CIP) to complete design and construction of budgeted capital projects.

**FISCAL IMPACT**

Funding for this project totaled $785,000, and the available balance for the Annual Slurry Sealing of Various Streets project, following a transfer to the Annual Resurfacing and Preventative Maintenance, CIP No. 25503, to cover the costs for base repairs on slurry seal streets, was $385,000. Project expenditures totaled $301,061, including final contract ($293,007) and change order with Sierra Nevada Construction, Inc. ($1,847), material testing by the City’s on-call contractor ($5,384), and other project support costs ($824), leaving a balance of $83,939 (see Attachment 3). Staff recommends that the project balance be returned to the fund balance in the Gas Tax Fund (Fund 160) for all future eligible projects through the CIP Prioritization process.

| Prepared by: | Submitted by: | Approved by: |
| --- | --- | --- |
| Adam Nelkie, Assistant Dir. of Public Works - Engineering | Siew-Chin Yeong, Director of Public Works | Gerry Beaudin, City Manager |

Attachments:

1. Slurry Street List
2. Location Map
3. Financial Expenditure Summary, CIP No. 25504

ATTACHMENT 1

SLURRY STREET LIST

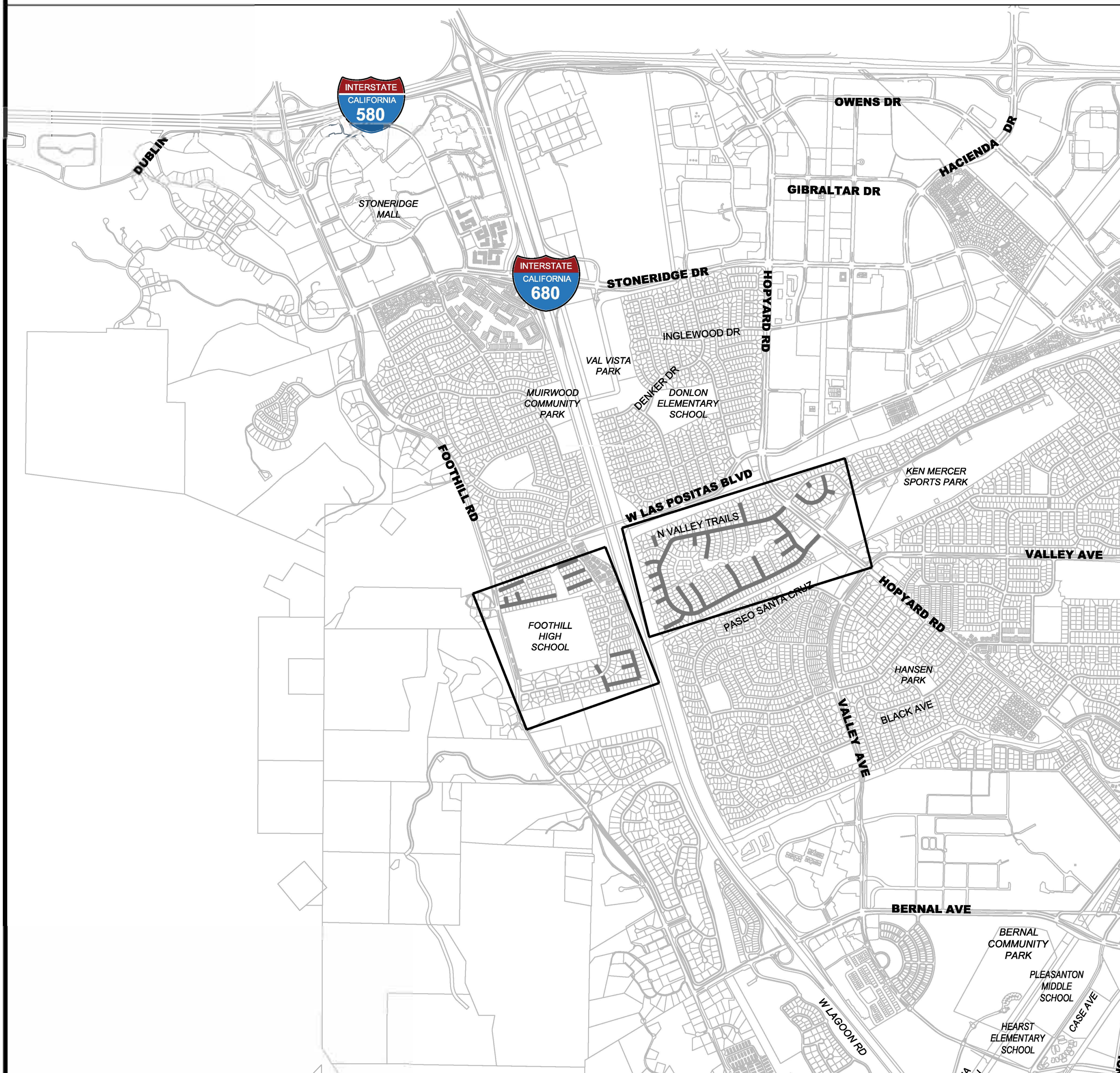
| **STREET NAME** | **BEGIN LOCATION** | **END LOCATION** | **SLURRY SEAL AREA (SF)** |
|---|---|---|---|
| MARIGOLD CT | COLUMBINE DR | END | 16356 |
| OAK CREEK CT | COLUMBINE DR | END | 14062 |
| OAK CREEK DR | FOOTHILL RD | COLUMBINE DR | 24253 |
| ARBUTUS CT | OAK CREEK DR | END | 6020 |
| CAMELLIA CT | OAK CREEK DR | END | 7258 |
| PALM CT | MUIRWOOD DR | END | 14042 |
| ASPEN CT | MUIRWOOD DR | END | 15556 |
| ALDER CT | MUIRWOOD DR | END | 16632 |
| LEMONWOOD WAY | MUIRWOOD DR | ASHWOOD DR | 12060 |
| ASHWOOD CT | ASHWOOD DR | END | 10022 |
| ASHWOOD DR | EASTWOOD WAY | LEMONWOOD DR | 42190 |
| EASTWOOD CT | MUIRWOOD DR | END | 8491 |
| EASTWOOD WAY | MUIRWOOD DR | COUNTY LINE | 12267 |
| GRAND CANYON CT | VALLEY TRAILS DR | END | 8,268 |
| MT MCKINLEY CT | LASSEN ST | END | 8,060 |
| N GLACIER CT | VALLEY TRAILS DR | END | 15,424 |
| MESA VERDE CT | VALLEY TRAILS DR | END | 10,935 |
| SHENANDOAH CT | VALLEY TRAILS DR | END | 17,705 |
| S GETTYSBURG CT | VALLEY TRAILS DR | END | 8,157 |
| PETRIFIED FOREST CT | VALLEY TRAILS DR | END | 8,422 |
| ISLE ROYAL CT | VALLEY TRAILS DR | END | 17,721 |
| ZION CANYON CT | VALLEY TRAILS DR | END | 19,508 |

| | | | |
|---|---|---|---|
| SEQUOIA CT | NATIONAL PARK RD | END | 11,932 |
| ACADIA CT | NATIONAL PARK RD | END | 11,163 |
| VIRGIN ISLAND CT | VALLEY TRAILS DR | END | 20,211 |
| HOT SPRINGS CT | VALLEY TRAILS DR | END | 8,431 |
| WIND CAVE CT | VALLEY TRAILS DR | END | 19,827 |
| S PLATT CT | VALLEY TRAILS DR | END | 18,233 |
| NATIONAL PARK RD | SEQUOIA | VALLEY TRAILS (S) | 12,228 |
| NATIONAL PARK RD | VALLEY TRAILS (N) | SEQUOIA | 16,588 |
| VALLEY TRAILS DR | HOPYARD RD | PLATT CT | 61,302 |
| VALLEY TRAILS DR | PLATT CT | PETRIFIED FOREST CT | 56,908 |
| VALLEY TRAILS DR | PETRIFIED FOREST CT | ZION CANYON CT | 68,476 |
| VALLEY TRAILS DR | ZION CANYON CT | HOPYARD RD | 64,966 |
| VIRGIL CIR | ARTHUR DR (WEST) | ARTHUR DR (EAST) | 39291 |
| KEVIN CT | VIRGIL CIR | END | 7,192 |
| KIM CT | ARTHUR DR | END | 6740 |

This is provided for information only.

# CITY OF PLEASANTON
## PUBLIC WORKS DEPARTMENT

## ANNUAL SLURRY SEALING OF VARIOUS STREETS PROJECT- CIP NO. 25504




**LOCATION MAP**

NOT TO SCALE

**ANNUAL SLURRY SEAL OF VARIOUS STREETS**
**CIP NO. 25504**
02/17/26

| Project Funding to Date | Amount | Totals |
|---|---|---|
| 2024-25 CIP Allocation (Fund 160 - Gas Tax) | $785,000 | |
| CCAR # 05/06/2025 transferred to CIP No. 25503 | (400,000) | |
| **TOTAL PROJECT FUNDING TO DATE** | | **$385,000** |
| | | |
| **Project Expenditures to Date** | | |
| Bay Area News Group (advertising) | $786 | |
| Sierra Nevada Construction, Inc. - Construction Contract | 293,007 | |
| Sierra Nevada Construction, Inc.- BCO#1 | 1,847 | |
| Testing/Inspection Services - Geocon (on-call consultant) | 5,384 | |
| Studio Blue Digital Print & Copy (printing services) | 38 | |
| **TOTAL PROJECT EXPENDITURES** | | **$301,061** |
| | | |
| **Funding Balance/ (Shortfall)** | | |
| Project Balance (Return to F160) | | **$83,939** |

THE CITY OF PLEASANTON

**Item #5**

**CITY COUNCIL AGENDA REPORT**

February 3, 2026
Public Works - Utilities Division

**TITLE: RECEIVE AN UPDATE ON THE REGIONAL GROUNDWATER FACILITIES IMPROVEMENT PROJECT – PHASE 1 FEASIBILITY STUDY RESULTS**

## SUMMARY

This report provides the City Council with an informational update on the Phase 1 Feasibility Study for the Regional Groundwater Facilities Improvement Project.

## RECOMMENDATION

Receive an update on the Regional Groundwater Facilities Improvement Project – Phase 1 Feasibility Study Results.

## BACKGROUND

On June 18, 2024, the City Council approved an agreement between the City of Pleasanton and Zone 7 Water Agency to perform a Phase 1 feasibility review for the Regional Groundwater Facilities Improvement Project. This work was necessary after per- and polyfluoroalkyl substances (PFAS) were discovered in the City's groundwater supply, and because the City's wells were aging and beginning to fail. Therefore, this effort supports the City's evaluation of options to recover the use of its Groundwater Production Quota (GPQ) of 3,500 acre-feet per year.

The City shared costs with Zone 7 to explore the feasibility of constructing new groundwater wells in Pleasanton. The City's cost-share portion for this phase is not to exceed $1,283,231. The three proposed sites for the Phase 1 feasibility work included Tennis Park, Hansen Park, and Del Prado Park, whichare located on property owned by the City of Pleasanton.

## DISCUSSION

As the Tri-Valley Groundwater Manager, Zone 7 Water Agency has taken the lead in performing the Phase 1 feasibility study for engineering and construction, water modeling, contract management and feasibility analysis.

The feasibility study was completed in December 2025. An informational update was presented by Zone 7 staff to their Board on January 21, 2026. The Zone 7 agenda report and presentation materials provided to the Board are included as Attachments 1 and 2, respectively.

The purpose of this report is to provide the City Council with the same informational update presented to the Zone 7 Board.

City staff is currently reviewing the final feasibility study report and conducting an independent evaluation. Staff anticipate completing this analysis and plan to return to the City Council in late March or early April with a recommendation and to seek City Council direction on next steps.

## EQUITY AND SUSTAINABILITY

This effort advances the Citywide Climate Action Plan 2.0 (CAP) - Water Resources - Reduce greenhouse gas (GHG) emissions from water usage (including conveyance) and prepare community water resources for a changing climate which will result in cost savings, enhance water quality and availability, improve infrastructure, and increase resiliency.

## OUTREACH

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

## STRATEGIC PLAN ALIGNMENT

Approval of this action advances the Citywide ONE Pleasanton strategic goal of *Investing in Our Environment,* Strategy 3 – Identify funding and implement the recommendations from the Water Supply Alternative Study to resolve PFAS water quality issues.

## FISCAL IMPACT

There is no fiscal impact associated with receiving this informational update.

| Prepared by: | Submitted by: | Approved by: |
| --- | --- | --- |
| Siew-Chin Yeong, Director of Public Works | Siew-Chin Yeong, Director of Public Works | Gerry Beaudin, City Manager |

Attachments:

1. Zone 7 Water Agency Board Agenda – January 21, 2026 (Item 11)
2. Regional Groundwater Facilities Project – Phase 1 Feasibility Study Results Presentation (Zone 7)
3. Presentation

WATER AGENCY
Delivering Quality, Reliability and Safety

100 North Canyons Parkway
Livermore, CA 94551
(925) 454-5000

**ORIGINATING SECTION:** Groundwater
**CONTACT:** Colleen Winey/Ken Minn

**AGENDA DATE:** January 21, 2026

**SUBJECT:** Update on the Regional Groundwater Facilities Improvement Project – Phase I Feasibility Study Results

**SUMMARY:**

- To support the Mission to deliver safe, reliable, efficient, and sustainable water, Zone 7 Water Agency (Zone 7) partnered with the City of Pleasanton to evaluate the feasibility of a Joint Regional Groundwater Facilities Project (the joint project) in the Bernal subbasin. This action supports Strategic Plan Goal B – Reliable Water Supply and Infrastructure, Goal C – Safe Water, and Goal D – Groundwater Management. It is also to implement Strategic Plan Initiative #5 – Develop a diversified water supply plan and implement supported projects and programs, Initiative #9 – Implement the PFAS Management Strategy, and Initiative #11 - Manage the Groundwater Sustainability Agency and implement the Groundwater Sustainability Plan.

- Zone 7 has been exploring the Bernal subbasin to recover the groundwater production capacity, which has been reduced due to out-of-commission wells and per- and polyfluoroalkyl substances (PFAS) treatment process, and to meet projected future demands. The City of Pleasanton is also planning to install new groundwater wells to recover its annual groundwater pumping quota of 3,500 acre-feet.

- If feasible, installing additional groundwater wells in the Bernal subbasin will enable Zone 7 to become more resilient to multi-year droughts by providing additional groundwater supply, operational flexibility, and redundancy, thereby increasing water supply reliability. The project could be upsized to accommodate Pleasanton's groundwater pumping quota.

- Developing a joint project with the City of Pleasanton will be mutually beneficial, as it will enable both parties to achieve significant cost savings through economies of scale, minimize the impact on the local community and environment, and gain operational efficiencies through centralized treatment.

- Zone 7's existing infrastructure, including the distribution system and the water treatment facilities at Hopyard well field, can be upgraded to make integrating new production wells to the existing system more cost-effective and efficient without the need to construct a new (non-PFAs) groundwater treatment facility. Groundwater treatment typically includes the addition of standard disinfectants.

- Phase I of the project, the feasibility study, has involved installing up to three test wells on the City of Pleasanton's property to assess potential yields at these locations and analyze groundwater quality. It also involved analyzing PFAS mobilization using the newly developed groundwater flow model and developing a basis of design for the transmission pipeline and water treatment facility upgrades at the Hopyard well field. Preliminary results were presented to the Board at the June 18, 2025, meeting.

- The feasibility study and the Basis of Design Report (BODR) were completed on December 31, 2025. The City of Pleasanton and Zone 7 Staff will analyze the study findings and the BODR to determine the optimal number and locations of wells, pipelines, and facility upgrades, roles and responsibilities, and terms of cost-sharing, construction, and O&M agreements.

- At the January 21 Board meeting, the findings of the Feasibility Study will be presented. The discussion at the January 21 Board meeting will not include next steps. That discussion would occur after staff from Zone 7 and Pleasanton have fully reviewed the Feasibility Study and have worked together to recommend next steps.

**FUNDING:**

No funding is requested at this time.

**RECOMMENDED ACTION:**

Information only.

ATTACHMENT 2


ZONE 7 WATER AGENCY

1

## Supporting Strategic Goals and Initiatives

### Strategic Goals

**GOAL B**
Reliable Water Supply and Infrastructure
Provide customers with reliable water supply and infrastructure.

**GOAL C**
Safe Water
Provide customers with safe water.

**GOAL D**
Groundwater Management
Manage and protect the groundwater basin as the State designated Groundwater Sustainability Agency.

### Initiatives

| | |
|---|---|
| # 5 | Develop a diversified water supply plan and implement supported projects and programs |
| # 9 | Implement the PFAs Management Strategy |
| # 11 | Manage the Groundwater Sustainability Agency and implement the Groundwater Sustainability Plan |

ZONE 7 WATER AGENCY

2

# Topics of Discussion

- Project Workflow
- Project Overview
- Feasibility Study Results
- Basis of Design Report
- Q&A

WATER AGENCY



# Project Workflow

| Aug 2024 | Oct 2024 | Dec 2024 | June 2025 | Aug 2025 | Nov 2025 | Nov 2025 | Dec 2025 |
|---|---|---|---|---|---|---|---|
| Agreements | Awarding Contracts | Drilling | Yield Testing and WQ Analysis | Modeling Analysis | Exploratory Findings Report | Basis of Design Report | Feasibility Report |

WATER AGENCY

# Scope of Work

- Drilled exploratory bore holes and constructed three test wells at:
  1. Del Prado Park
  2. Pleasanton Tennis & Community Park
  3. Hansen Park
- Conducted Yield and Water Quality Testing at all sites
- Ran Model Scenarios to analyze sustainability and PFAS mobilization
- Feasibility Study
- Basis of Design

WATER AGENCY

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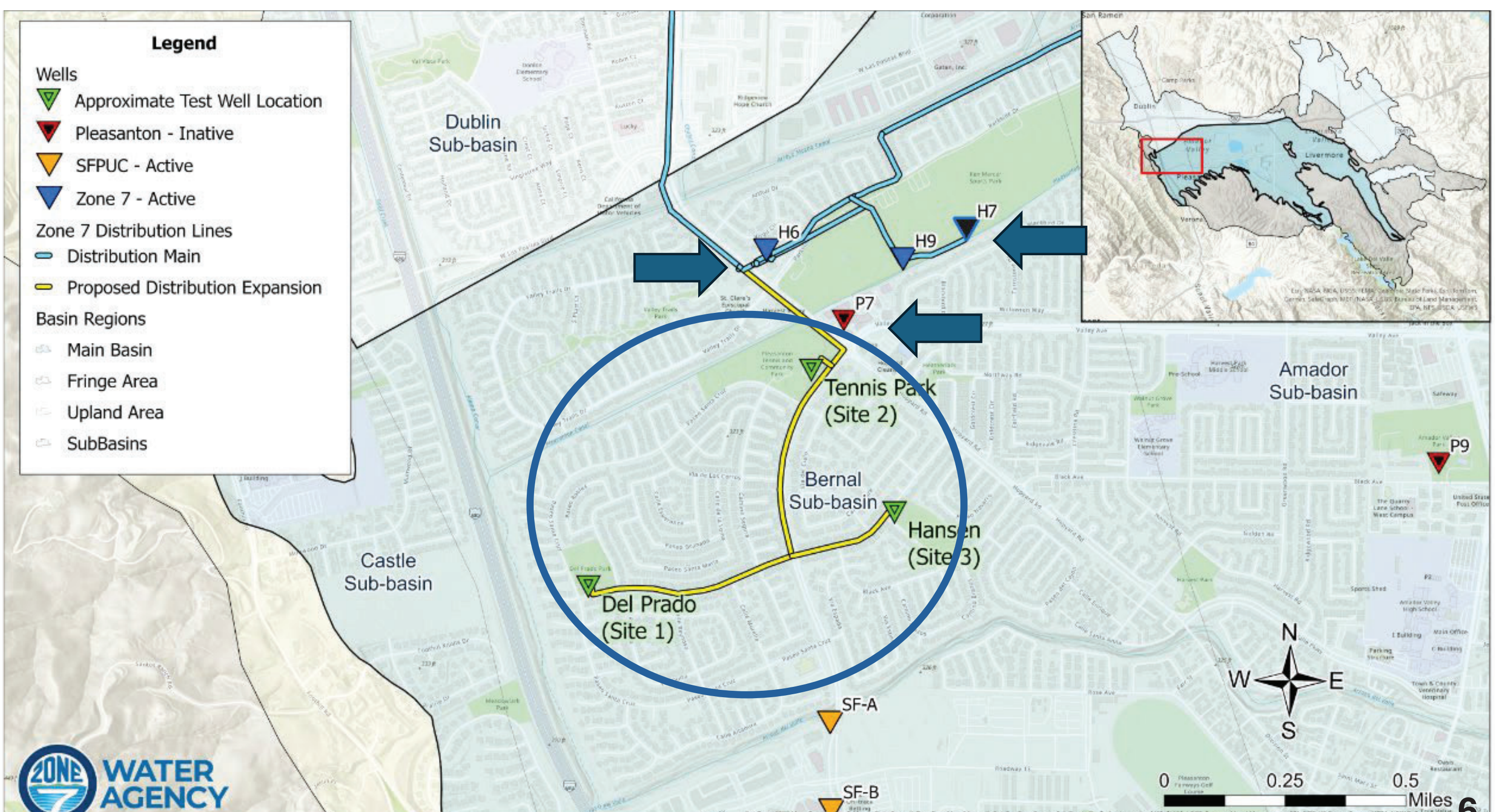


WATER AGENCY

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# Summary of Findings

| Well | Potential Pumping Rate (MGD) | Estimated Production Rates** (Acre-feet/year) | Title 22 Drinking Water Regulations | PFOS/PFOA | Model Results Sustainability (WQ and pumping) |
|---|---|---|---|---|---|
| **Del Prado** | 1.87 - 2.74 | **1,570 - 2,300** | ✓ | ND | ✓ |
| **Tennis Park** | 4.90 - 7.34 | **4,115 - 6,170** | ✓ | ND | ✓ |
| **Hansen** | 4.90 - 6.05 | **4,115 - 5,080** | ✓ | ND* | ✓ |

*PFHxS: Composite: 2.5 ppt; MCL = 10 ppt (parts per trillion); Response Level = 10 ppt; Notification Level = 3 ppt

** These rates are based on 75%



## Feasibility Study: Purpose and Scope

- Evaluate feasibility of a joint City of Pleasanton & Zone 7 regional groundwater supply project
- Identify a project capable of producing total 7,000 AFY under drought conditions
  - Includes City GPQ of 3,500 AFY
- Define project alternatives consistent with Zone 7 and City objectives with project evaluation criteria
- Conduct comparative evaluation and ranking of alternatives using agreed-upon scoring and weighting criteria

LSCE

## Feasibility Study: Project Alternatives Evaluated

- Alternative 1:
  Tennis Park
- Alternative 2:
  Tennis + Hansen Parks
- Alternative 3:
  Tennis + Del Prado Parks
- Alternative 4:
  Tennis + Hansen + Del Prado Parks

- Project alternatives evaluated using consistent technical, cost, and sustainability criteria

LSCE

## Feasibility Study: Project Alternatives Evaluation Criteria

- Two pass/fail criteria:
  - Ability to produce 7,000 AFY during drought years
  - Compliance with Zone 7 groundwater sustainability criteria

- Six weighted evaluation criteria:
  - Capital cost
  - Operations and maintenance cost
  - Operational flexibility and resilience
  - Implementation schedule
  - Community and environmental impacts
  - Water quality and treatment risk

- Scoring framework developed collaboratively with Zone 7 and City staff.

LSCE

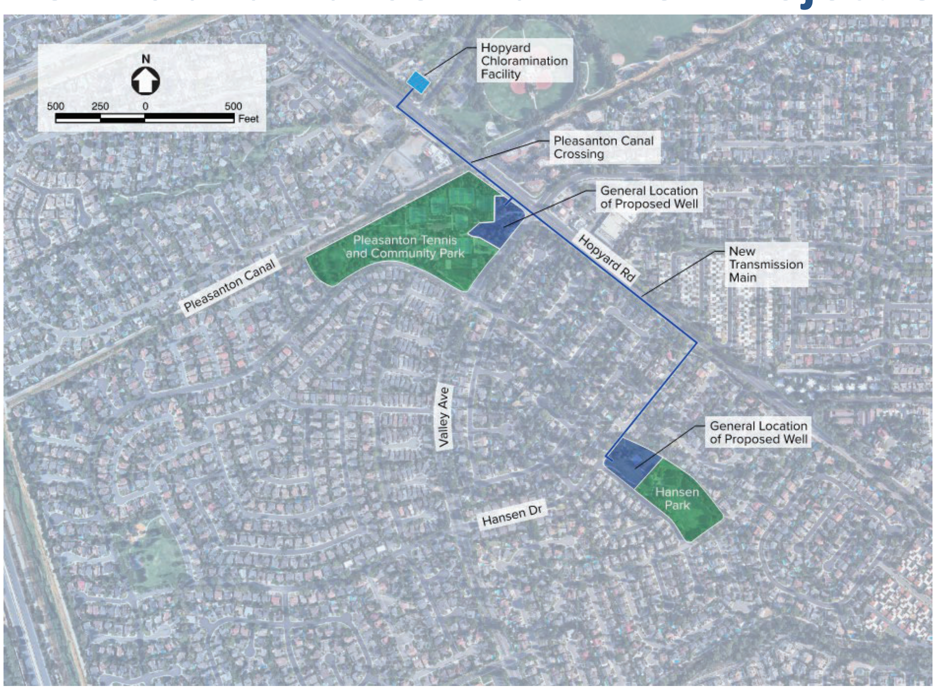
## Feasibility Study: Project Alternative Evaluation Results

| | Project Evaluation Summary | | | |
|---|---|---|---|---|
| | Alternative 1 (Tennis Park Only) | Alternative 2 (Tennis/Hansen Parks) | Alternative 3 (Tennis/Del Prado Parks) | Alternative 4 (Tennis/Hansen/Del Prado Parks) |
| **Total Estimated AFY (Drought Years)** | *4,100* | 8,200 | *5,700* | 9,800 |
| **TOTAL PROJECT SCORE** | ***74.0*** | **65.5** | ***67.5*** | **60.0** |

- All project alternatives meet groundwater sustainability criteria. Alternatives 1 and 3 do not meet minimum 7,000 AFY drought year target.
- AFY estimates assume 18-hour daily operation (75% reliability) and are planning-level values subject to confirmation during production well drilling and testing.
- Basis of Design Report (BODR) prepared by Carollo Engineers to establish the conceptual and planning-level design framework for the recommended project alternative

LSCE

## Tennis and Hansen Park Well Project Overview

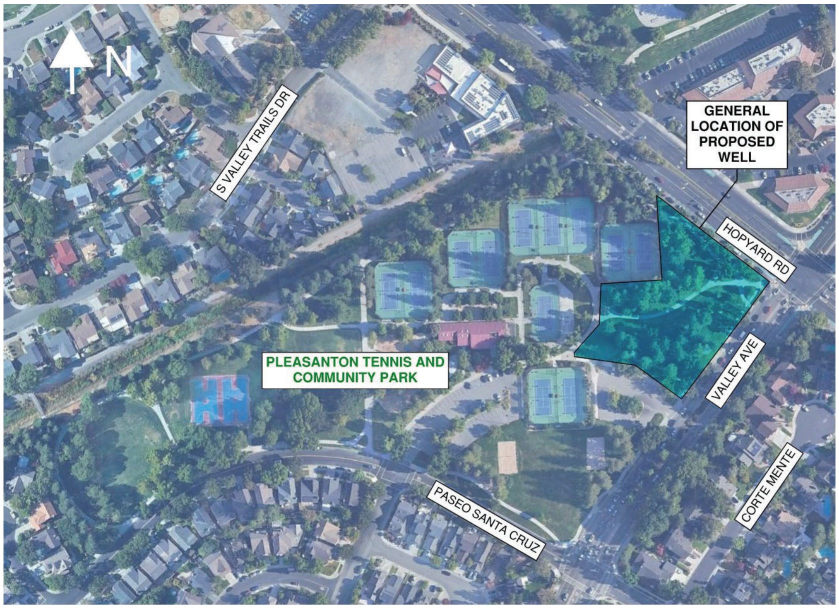



**Key Elements**

- Tennis Park Well
- Hansen Park Well
- New pipeline (3,970 LF)
- Improvements to Hopyard Chloramination Facility

LSCE

# Tennis Park Well Facility Overview




**Key Design Considerations**

- Confirm well/building location
- Engage City parks
- Determine landscape improvements
- Site fencing is not required
- Site access roadway



# Hansen Park Well Facility Overview


**Key Design Considerations**

- Confirm well/building location
- Engage City parks
- Determine landscape improvements
- Site fencing is not required
- Site access roadway

# Hopyard Chloramination Facility Upgrades


**Summary**

- New chloramination facility building (30'W x 50'L)
- 2,000-gallon ammonia storage
- 6,000-gallon sodium hypochlorite storage
- Partial retrofit of existing facility
- Design/construction provisions to keep HCF operational through construction



# Estimated Project Cost (AACE Level 4)

| Cost Item | Cost (rounded) |
|---|---|
| Mobilization | $800,000 |
| Transmission Main (DIP) | $2,400,000 |
| Tennis Park Well Drilling and Casing Installation | $2,000,000 |
| Tennis Park Well Facility | $3,850,000 |
| Hansen Park Well Drilling and Casing Installation | $2,000,000 |
| Hansen Park Well Facility | $3,850,000 |
| Chloramination Upgrades | $1,000,000 |
| **Direct Cost Subtotal** | **$15,900,000** |
| Sales Tax (10.25% on Half the Direct Cost) | $820,000 |
| Contingency (30%) | $5,020,000 |
| Escalation to Mid-Point (5% With Mid-Point in August 2027) | $2,140,000 |
| General Conditions, Contractor Overhead and Profit (15%) | $3,590,000 |
| Construction Change Order Allowance (10%) | $2,750,000 |
| **Total Estimated Construction Cost(1)** | **$30,220,000** |
| **Estimated Low Range Construction Cost Total (-30%)** | **$21,160,000** |
| **Estimated High Range Construction Cost Total (+50%)** | **$45,330,000** |
| Engineering, Legal, and Administration (40%) | $12,088,000 |
| **Total Estimated Project Cost(2)** | **$42,308,000** |

Notes:
(1) Indirect cost factors are applied to the running subtotal of direct costs plus preceding indirect cost.
(2) Cost estimate developed in December 2025; used ENR CCI 15276 (May 2025).

# Summary

- Project is feasible
- The preferred alternative is two wells in Tennis and Hansen Parks
- The project is estimated to produce over 8,200 AFY in a drought
- The project cost is estimated at $42.3 million
- City of Pleasanton and Zone 7 Staff to analyze study findings and BODR to determine next steps
- Recommendations to the Board in a future meeting

ZONE 7 WATER AGENCY

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# Regional Groundwater Facilities Project Phase 1-Feasibility Study Update

February 3, 2026

THE CITY OF PLEASANTON

## Timeline and Project Progress at a Glance

| SEPT 2022 | OCT 2022 | OCT 2023 | JUNE 2024 | NOV 2024 | DEC 2024 | DEC 2025 |
|---|---|---|---|---|---|---|
| Council decision:<br><br>Place all wells out of service due to PFAs detection level.<br><br>Wells go off line effective Nov 2022 | Council approved:<br><br>Initiation of Water Supply Alternatives Study | Council approved:<br><br>Development of new groundwater wells in the Bernal subbasin | Council Approved:<br><br>Agreement to perform Phase 1-Feasibility Review on a joint project<br><br>City of Pleasanton Cost Share NTE $1,000,000 | Council Approved:<br><br>Amendment 1 for additional scope.<br><br>City of Pleasanton Cost Share NTE $1,283,231 | State Waterboard awarded<br><br>$1,000,000 grant to Pleasanton to reimburse the City for the Feasibility Study effort. | Zone 7 completed:<br>1. Install three test wells<br>2. Yield and water quality testing and verification<br>3. Groundwater modeling for sustainability and PFAs mobilization analysis.<br>4. Feasibility Study<br>5. Basis of Design |

THE CITY OF PLEASANTON


3. Identify funding and implement the recommendations from the Water Supply Alternative Study to resolve PFAS water quality issues.


2024 WSMP and 2025 Water Rate Study estimated groundwater supply improvements at $27 million (in 2024 dollars)

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3

# Pleasanton's Goals

1. Seek replacement of Wells 5, 6 and 8
2. Recover 3,500 acre-feet of groundwater production quota
3. Improve water supply reliability, quality and sustainability
4. Reduce overall water supply and distribution costs
5. Improve management of water quality and ability to meet future regulations

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4

# Summary of Technical Feasibility Study by LSCE

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## Zone 7 Groundwater Testing and Modeling Results

### Summary of Findings

| Well | Potential Pumping Rate (MGD) | Estimated Production Rates** (Acre-feet/year) | Title 22 Drinking Water Regulations | PFOS/PFOA | Model Results Sustainability (WQ and pumping) |
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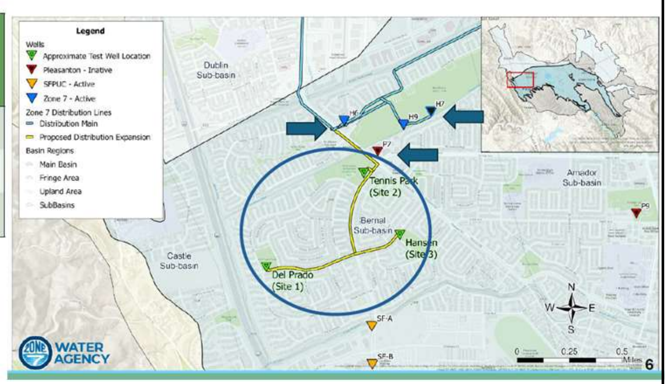


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## Feasibility Study: Project Alternatives Evaluated

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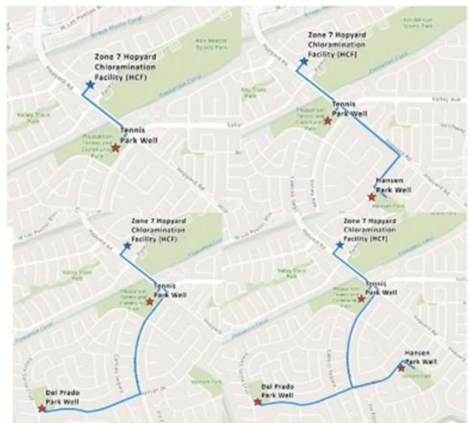
- Project alternatives evaluated using consistent technical, cost, and sustainability criteria




10 LSCE

Treatment for all 4 alternatives would occur at Zone 7 Hopyard Treatment Facilities

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## Regional Feasibility Mandatory Criteria

1. Ability to produce 7,000 AFY during drought year
2. Comply with Zone 7 groundwater sustainability criteria

## Regional Feasibility Scoring Criteria

1. Capital Cost
2. Operations and Maintenance Cost
3. Operational flexibility and resilience
4. Implementation Schedule
5. Community and environmental impacts
6. Water quality and treatment risk

8

## Feasibility Study: Project Alternative Evaluation Results

| | Project Evaluation Summary | | | |
|---|---|---|---|---|
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- All project alternatives meet groundwater sustainability criteria. Alternatives 1 and 3 do not meet minimum 7,000 AFY drought year target.
- AFY estimates assume 18-hour daily operation (75% reliability) and are planning-level values subject to confirmation during production well drilling and testing.
- Basis of Design Report (BODR) prepared by Carollo Engineers to establish the conceptual and planning-level design framework for the recommended project alternative

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## Regional Project Feasibility Study Summary

- Project is determined to be feasible
- Highest scoring alternative is two wells in Hansen and Tennis Community Parks
- The project is estimated to produce over 8,200 AFY in a drought
- The total project cost is estimated at $42.3 million (NOT including Pleasanton required infrastructure costs)

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# Pleasanton Next Step

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## Next Steps

- Analyze study findings and Basis of Design Report (BODR)
- Discussion with Zone 7 on draft Terms and Conditions for a joint project
- City's independent evaluation of cost and benefits of independent project vs. joint regional project
- Pleasanton staff return to a future City Council meeting: target March/ April 2026
  - Present results of independent evaluation and options comparison
  - Provide recommendation to City Council
  - Seek City Council direction to select an option and proceed with Phase II-Design and Phase III-Construction

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# Questions and Answers

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**CITY COUNCIL AGENDA REPORT**

February 3, 2026
City Manager

**TITLE: RECEIVE AN UPDATE ON STAKEHOLDER ENGAGEMENT AND PROVIDE DIRECTION ON A POTENTIAL TRANSIENT OCCUPANCY TAX (TOT) MEASURE ON THE NOVEMBER 2026 BALLOT**


## SUMMARY

Following City Council direction on August 19, 2025, staff conducted stakeholder engagement with Pleasanton hotel operators and regional partners to assess the feasibility of a Transient Occupancy Tax (TOT) rate increase on the November 2026 ballot. Pleasanton's current TOT rate of 8 percent has remained unchanged since 1983 and is among the lowest in Alameda County.

Engagement with hotel operators and partners revealed no opposition to a potential rate increase, with feedback ranging from neutral to supportive. Operators generally accepted that a rate adjustment is reasonable given the current market and Pleasanton's competitive position. One theme that emerged was a preference for phased implementation to smooth impact on guest rates.

Staff also engaged with neighboring jurisdictions to explore opportunities for regional coordination. Staff recommends Pleasanton proceed with ballot measure development for a TOT increase for the November 2026 ballot on its own timeline while remaining open to alignment with regional partners.


## RECOMMENDATION

1. Direct staff to proceed with development of a Transient Occupancy Tax ballot measure for the November 2026 election;
2. Provide direction on a target rate of 12 percent, with phased implementation (10 percent effective July 1, 2027; 12 percent effective July 1, 2028); and
3. Authorize staff to return with draft ballot language for City Council consideration.

## BACKGROUND

***Structural Budget Deficit and Revenue Options***

The City of Pleasanton faces a projected structural budget deficit based on the budget adopted for the 2025-27 budget cycle. On August 19, 2025, the City Council received a staff presentation that outlined several potential new or expanded revenue options. The City Council directed staff to focus on a Transient Occupancy Tax (TOT) increase to bolster an existing revenue source and to begin stakeholder engagement.

***Transient Occupancy Tax Overview***

TOT is a tax on the rental of hotel and motel rooms where stays are limited to 30 days or less.

The tax is collected by lodging operators from guests and remitted to the City. Pleasanton's TOT rate of 8 percent was established in 1983 and has not been adjusted since. In FY 2024/25, the City received $5.3 million in TOT revenue. $5.5 million is budgeted for FY 2025/26 and $5.6 million is budgeted for FY 2026/27. For the first half of FY 2024/25, the City received over $1.7 million in revenue.

Pleasanton's 8 percent TOT rate is tied with Dublin and Livermore for the lowest in Alameda County, where rates range from 8 to 14 percent. Most other Alameda County cities charge between 10 and 14 percent, with five cities (Oakland, Alameda, Newark, Hayward, and San Leandro) at 14 percent. Pleasanton's rate has not changed in over 40 years, while several neighboring cities have increased their rates recently. Based on current occupancy levels, a 2-percentage-point increase to 10 percent would generate an estimated $1.4 million in additional annual revenue, while a 4-percentage-point increase to 12 percent would generate approximately $2.8 million per year. Like several other sources of revenue the City relies on, economic upswings and downswings make TOT volatile.

Hotel tax accounts for 3.4 percent of the FY 2025/26 General Fund budgeted revenues and transfers from other funds. It was 3.0 percent for FY 2024/25, 3.4 percent for FY 2023/24, and 3.2 percent for FY 2022/23.

***Statewide Context***

TOT measures have historically performed well at the ballot. According to CaliforniaCityFinance's November 2024 Election Results report (Attachment 1), TOT measures achieved an 82 percent passage rate statewide. As a tax primarily paid by visitors rather than residents, TOT increases tend to generate less local opposition than taxes with direct resident or property owner impact.

**DISCUSSION**

***Stakeholder Engagement Results***

Staff conducted outreach and a series of listening sessions with hotel operators during November and December 2025, representing a cross-section of Pleasanton's lodging market, including full-service properties, select-service and extended stay hotels, independent operators, and budget/economy properties. Staff reached out to representatives of all hotels in Pleasanton, offering the opportunity to meet with staff, although not all hoteliers attended.

Key themes from stakeholder engagement include:

- **No opposition to a rate increase.** No operator expressed intent to actively oppose a TOT measure. Feedback ranged from neutral acceptance to acknowledgment that the market can accommodate a higher rate.
- **Market capacity exists.** Operators and industry representatives confirmed that Pleasanton's current rate is well below regional comparables, and that the market could absorb an increase to 12 percent without significant competitive disadvantage.
- **Preference for phased implementation.** Some operators preferred incremental rate changes over a single large adjustment, citing concerns about guest perception.
- **Limited active engagement expected.** Most operators indicated they would not

actively campaign for or against the measure and would not oppose it.

Staff also engaged with Visit Tri-Valley (VTV), the regional tourism marketing organization. The cities of Pleasanton, Livermore, and Dublin, and the town of Danville, provide funding for VTV through tourism assessments collected from hotel guests. The rate is currently $4.0 per paid occupied room per night, less any applicable exemptions. The funding to VTV was $2.9 million for FY 2024/25, $2.8 million for FY 2023/24, and $2.8 million for FY 2022/23. VTV uses the funding for marketing campaigns, community outreach, and sales initiatives.

VTV expressed interest in receiving additional funding. Specifically, VTV would like to see some of the new TOT revenue (collected by the cities and Town of Danville) be "passed through" to fund a potential future regional event venue. Staff has communicated that dedicating new revenue in Pleasanton is not feasible or recommended by staff at this time for several reasons. Specifically, the City of Pleasanton needs to address its operating budget to fund core services and maintain its quality of life for residents, as well as tactical concerns related to a tax increase for a specific purpose, resulting in the vote threshold moving to two-thirds from the 50 percent + 1 required for an increase associated with general city needs.

***Regional Coordination***

Staff engaged with counterparts in neighboring jurisdictions to explore opportunities for a coordinated regional approach. Dublin has expressed interest in a TOT adjustment, and staff will continue to coordinate as those discussions develop.

Staff recommends that Pleasanton proceed with ballot measure development on its own timeline while remaining open to coordination with regional partners as their processes advance.

***Rate Options and Phased Implementation***

Based on stakeholder feedback and regional analysis, staff recommend a target rate of 12 percent with phased implementation over two years. This approach addresses operator preferences while maximizing long-term revenue generation. Under this approach, voters would approve a single measure authorizing a 12 percent rate, with implementation occurring in two steps:

- Phase 1 (July 1, 2027): Rate increases from 8 percent to 10 percent
- Phase 2 (July 1, 2028): Rate increases from 10 percent to 12 percent

This phased approach requires only one ballot measure and one voter approval, streamlining the process while achieving the full 12 percent rate.

As an alternative, the City Council could seek a 10 percent increase now and return later for an additional increase. However, this approach would require two campaigns (and incur related costs), two votes, and delay full revenue realization. Or the City Council could move forward with implementing the full 12 percent increase at one time, minimizing administrative burden but creating a higher up-front impact on rates.

***General Tax Requirement***

Staff recommends that any TOT measure be structured as a general tax, with the revenue deposited into the City's General Fund without a specific purpose dedication. Under California law, a general tax requires only a simple majority (50 percent + 1) for approval, while a special tax dedicated to specific purposes requires a two-thirds supermajority.

***Next Steps and Timeline***

If the City Council provides direction to proceed, staff will undertake the following:

- Develop draft ballot language for City Council review
- Continue coordination with regional partners
- Develop community education materials
- Return to Council for final approval and November 2026 ballot placement by June 2026

**EQUITY AND SUSTAINABILITY**

A TOT increase has limited direct local implications, as the tax is paid primarily by visitors rather than local residents and property owners. Unlike a sales tax or parcel tax, the TOT does not impose a financial burden on Pleasanton households, including lower-income residents.

General Fund revenue generated by a TOT increase would support City services that benefit all residents, including public safety, parks and recreation, infrastructure maintenance, and other community priorities.

**OUTREACH**

Staff conducted targeted stakeholder engagement with the following groups:

- Pleasanton hotel operators across multiple market segments
- Visit Tri-Valley
- Staff in neighboring Tri-Valley jurisdictions

If the City Council directs staff to proceed, additional community outreach will be conducted, including public information about the ballot measure, opportunities for public comment, and educational materials explaining the measure's purpose and impact.

**STRATEGIC PLAN ALIGNMENT**

This item aligns with the City of Pleasanton Five-Year Strategic Plan (FY 2023-24 through FY 2027-28), specifically:

- **Funding Our Future: Fiscal Sustainability, Strategy 1:** Develop a long-term strategy for funding operations and maintenance needs to ensure reliability of community-owned facilities and infrastructure and continuity of City services.
- **Funding Our Future: Fiscal Sustainability, Strategy 2:** Identify expanded and new

revenue sources to address significant infrastructure needs.

**FISCAL IMPACT**

The fiscal impact of this staff report is limited to staff time already budgeted for this initiative.

If approved by voters, the projected annual revenue from a TOT increase (based on current TOT levels) would be:

- Approximately $1.4 million in additional annual revenue (10 percent rate)
- Approximately $2.8 million in additional annual revenue (cumulative/12 percent rate)

These projections are based on current TOT collections and assume stable hotel occupancy. Actual revenue will vary based on market conditions.

Alameda County’s costs for a consolidated general election are estimated at a rate of between $5 to $7 per registered voter, effective as of July 10, 2025. A ballot measure would be mailed to all registered voters in the city of Pleasanton. As of the writing of this report, the cost is estimated to be approximately $242,040 to $338,856 for the November 2026 general municipal election.

Prepared by:

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Submitted by:

Alexa Jeffress, Assistant City Manager
Ellen Clark, Director of Community and Economic Development

Approved by:

Gerry Beaudin, City Manager

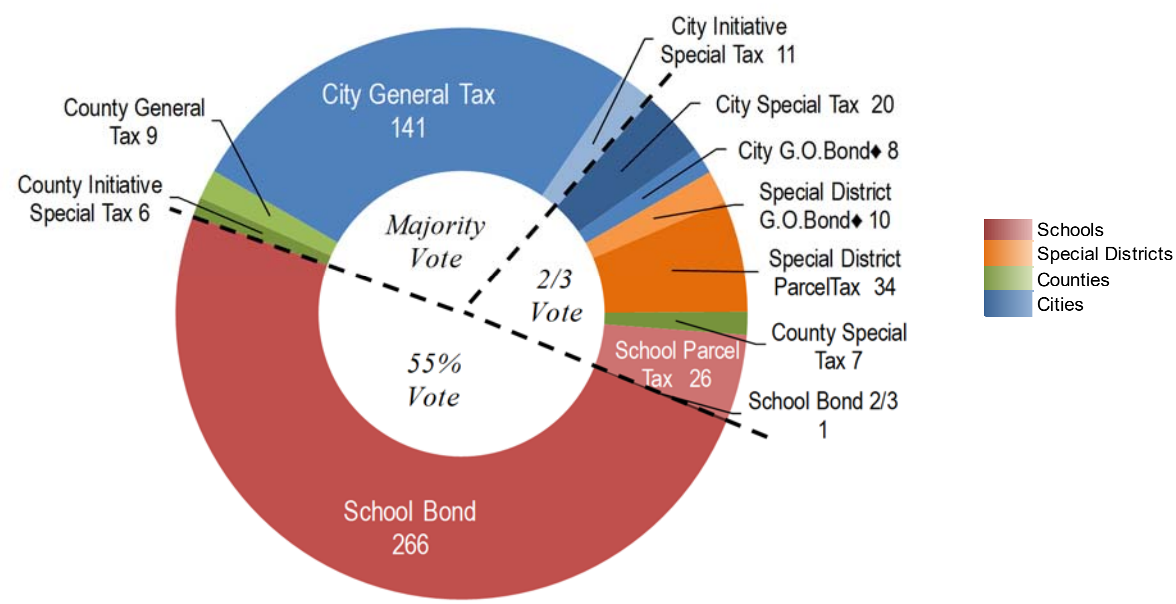
Attachments:

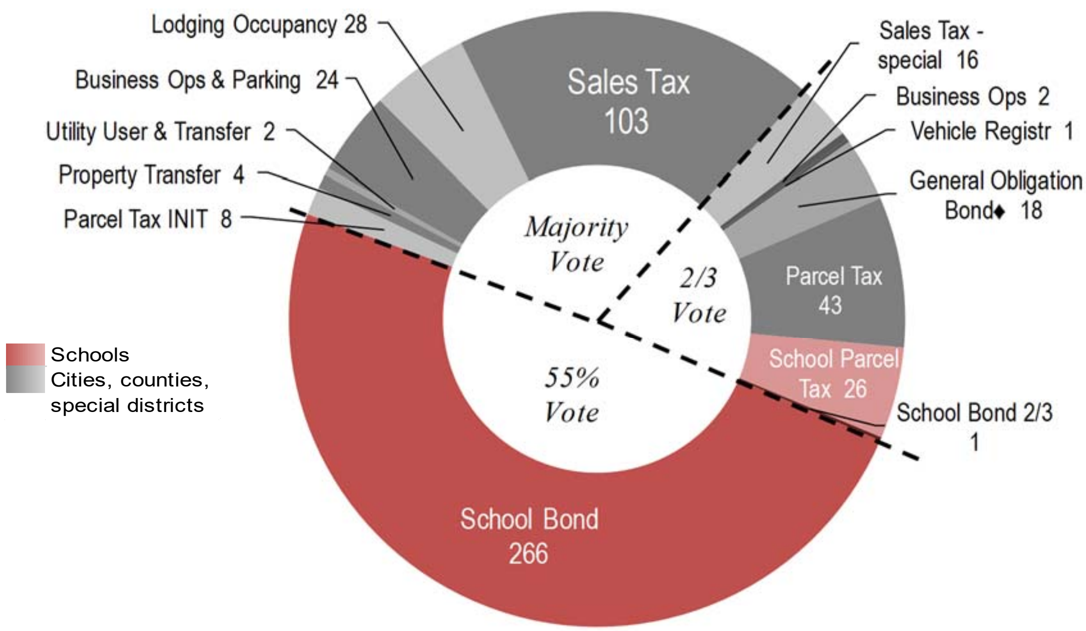
1. Local Revenue Measure Results November 2024
2. Presentation

# Local Revenue Measure Results
## November 2024

There were over 700 measures on local ballots in California for the November 5, 2024 election including 539 local tax and bond measures. Well over half of these measures (293) were school● tax or bond measures. A third (180) were proposed by or for cities●. There were also 22 county● and 44 special district● measures. Among the measures were 285 general obligation bonds, 267 for schools. There were 119 measures to increase or extend local sales taxes, 77 parcel taxes, and 28 lodging occupancy tax increases.

**Proposed Local Revenue Measures November 2024**



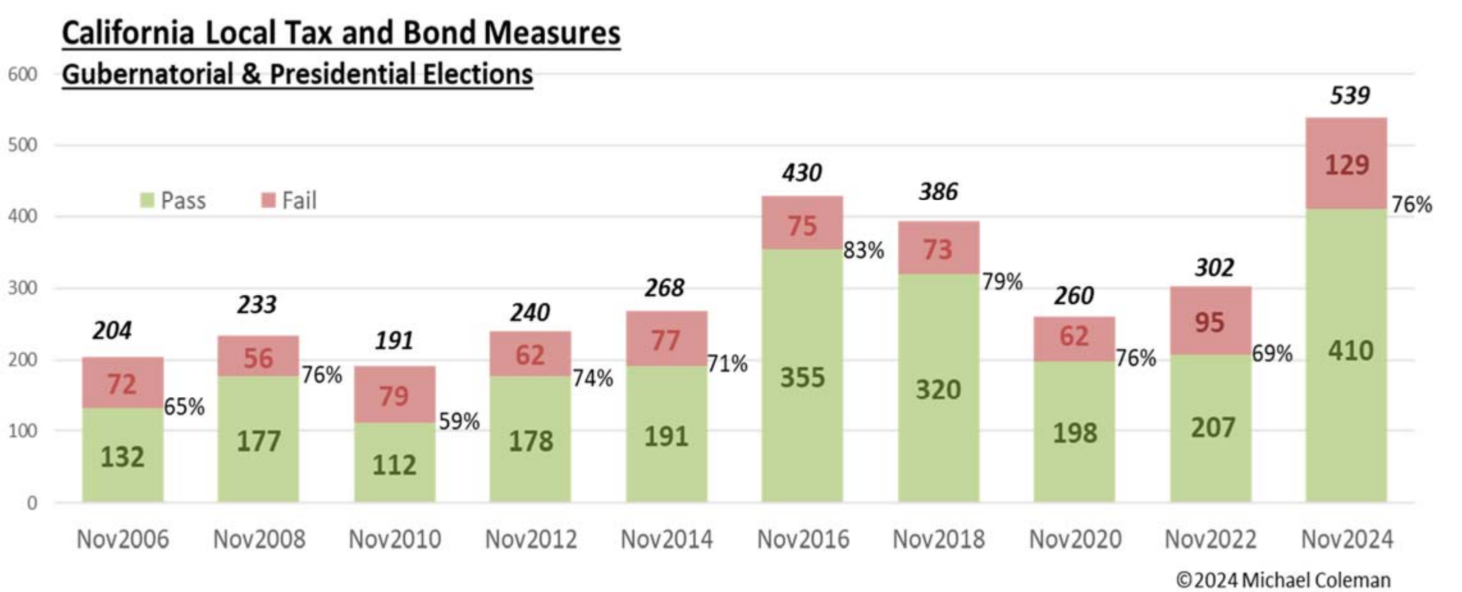
# Overall Passage Rates

With final tallies completed, 410 of the 539 tax and bond measures passed. The overall (preliminary) 76% passage rate is within the range of the last few election cycles. With about 10 million ballots counted on election night, 388 measures were passing. But as an additional 6 million ballots were tabulated, some results shifted.

**Local Revenue Measures November 2024**

| | Total | Pass | Passing% |
|---|---|---|---|
| City General Tax (Majority Vote) | 141 | 121 | 86% |
| County General Tax (Majority Vote) | 9 | 7 | 78% |
| City Initiative Special Tax -MajorityVote* | 11 | 4 | 36% |
| County Init. Special Tax -Majority Vote* | 6 | 5 | 83% |
| City SpecialTax or G.O.bond (2/3 Vote) | 28 | 17 | 61% |
| County Spec.Tax, G.O.bond (2/3 Vote) | 7 | 3 | 43% |
| SpecDistrict Tax, G.O.bond (2/3 Vote) | 44 | 24 | 55% |
| School ParcelTax (2/3 vote) | 26 | 24 | 92% |
| School Bond 2/3 vote | 1 | 1 | 100% |
| School Bond 55% vote | 266 | 204 | 77% |
| Total | 539 | 410 | 76% |

*The City/County of San Francisco is counted as a city*

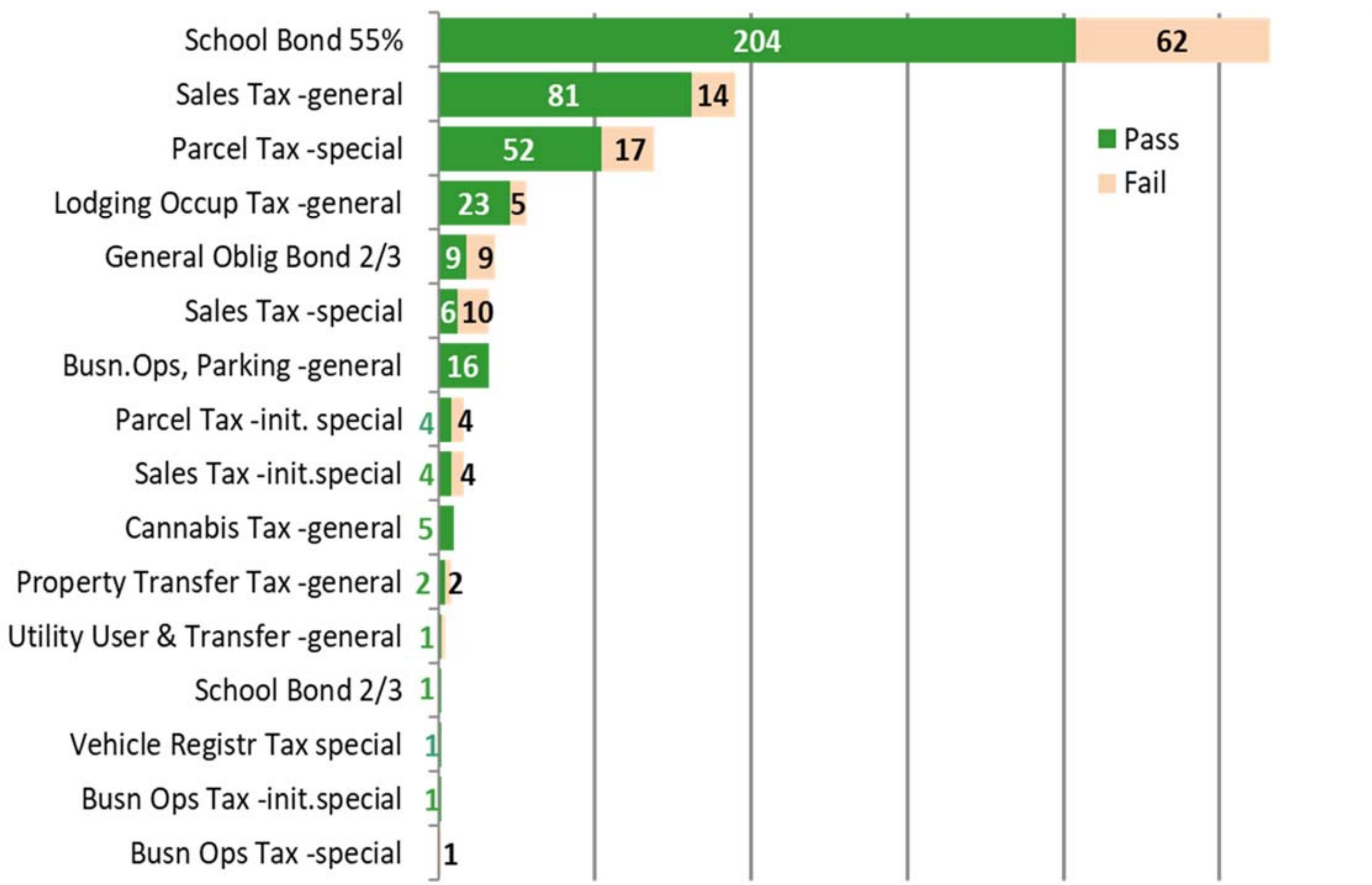



This is the largest number of local tax and bond measures passed at one election in California history. It was also the largest number proposed. This high number reflects a rebound from voter's fiscal anxiety coming through the Covid-19 pandemic. It does not necessarily indicate a trend. At this same election, Californians approved Proposition 2, a $10 billion education school bond that will provide matching funds for many local school projects. In March 2020, as the pandemic emerged, voters defeated a $15 billion state bond proposal and most local school construction bonds. In the lingering anxiety from the pandemic, local agencies have been reluctant to go to voters with tax and bond measures since.

# Measure Outcome by Category

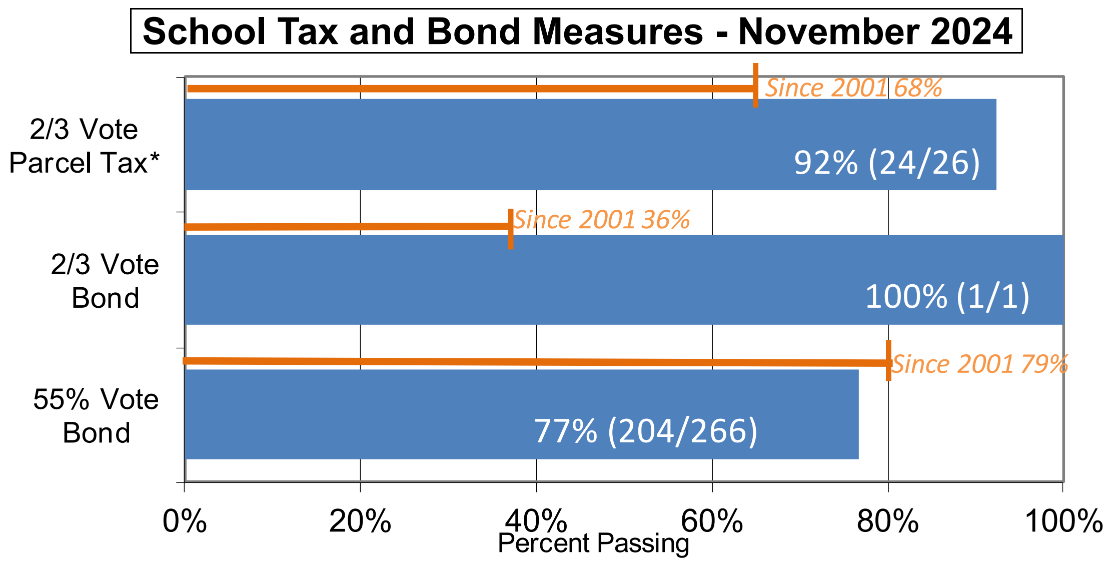
Most school bond measures are designed to meet the tax rate limits in the California Constitution for approval with 55 percent of voters. 205 of 267 school bond measures passed (including one two-thirds vote measure), a 77 percent passage rate that is typical of elections prior to the pandemic in 2022. Majority-vote general purpose tax measures, mostly sales tax increases were common and did well. Two-thirds vote special taxes and non-school bonds not so well.

**Passing and Failing Measures by Type November 2024**



## School Measures

There were 267 school bond measures this election, all but one requiring 55% voter approval. Pleasant View Elementary School District's Measure J exceeds the tax rate limits stipulated in Proposition 39 (2000) to be passed with 55% approval. It still passed with more than the two-thirds approval it needed. Voters approved $45.4 billion of local school construction bonds of the $50 billion proposed from $9 billion for Los Angeles Unified School District, $790 million for San Francisco Unified School District, and $3.5 billion for San Diego Community College District. The Kingsburg High School (Fresno) and Elverta (Sacramento) measures each failed by just three votes. Weed Elementary (Siskiyou) failed by four votes.




## School Bonds ✓

| School District | County | Measure | Amount | Tax Rate | YES% | |
|---|---|---|---|---|---|---|
| Earlimart Elementary SD | Tulare | H | $ 8,500,000 | $30/$100k | **81.6%** | PASS |
| San Ysidro SD SFID#1 | San Diego | MM | $ 12,900,000 | $30/$100k | **78.0%** | PASS |
| Merced Community College D | Merced | P | $ 46,000,000 | $17/$100k | **76.8%** | PASS |
| Local Public Schools Funding Authority (JF | Los Angeles | LP | $ 89,000,000 | $16/$100k | **76.8%** | PASS |
| Delano Union Elementary SD | Kern | J | $ 41,800,000 | $25/$100k | **76.4%** | PASS |
| Palm Springs Unified SD | Riverside | S | $ 465,000,000 | $40/$100k | **74.8%** | PASS |
| Paramount Unified SD | Los Angeles | Q | $ 190,000,000 | $60/$100k | **74.6%** | PASS |
| Greenfield Unified SD | Kern | L | $ 25,000,000 | $30/$100k | **74.6%** | PASS |
| Sacramento City Unified SD | Sacramento | D | $ 543,000,000 | $35/$100k | **74.1%** | PASS |
| San Francisco Unified SD | San Francisco | A | $ 790,000,000 | $13/$100k | **72.9%** | PASS |
| Pacific Grove Unified SD | Monterey | B | $ 78,000,000 | $32/$100k | **72.9%** | PASS |
| Los Nietos SD | Los Angeles | RU | $ 28,500,000 | $30/$100k | **72.7%** | PASS |
| Orchard SD | Santa Clara | GG | $ 30,000,000 | $12/$100k | **72.5%** | PASS |
| Albany Unified SD | Alameda | L | $ 63,800,000 | $60/$100k | **72.2%** | PASS |
| Los Nietos SD | Los Angeles | ST | $ 26,500,000 | $28/$100k | **72.1%** | PASS |
| San Marino Unified SD | Los Angeles | M | $ 200,000,000 | $60/$100k | **71.8%** | PASS |
| Pleasant View Elementary SD | Tulare | J | $ 3,000,000 | $59/$100k | **71.6%** | PASS |
| Keyes Union SD | Stanislaus | U | $ 8,500,000 | $29/$100k | **71.3%** | PASS |
| Pittsburg Unified SD | Contra Costa | P | $ 140,000,000 | $60/$100k | **71.2%** | PASS |

| School District | County | Measure | Amount | Tax Rate | YES% | |
|---|---|---|---|---|---|---|
| Menlo Park City SD | San Mateo | U | $ 123,600,000 | $19/$100k | **70.7%** | PASS |
| Bayshore Elementary SD | San Mateo | HH | $ 12,500,000 | $30/$100k | **70.6%** | PASS |
| Pomona Unified SD | Los Angeles | UU | $ 385,000,000 | $60/$100k | **70.6%** | PASS |
| Mount Pleasant Elementary SD - renovatior | Santa Clara | T | $ 24,000,000 | $26/$100k | **70.5%** | PASS |
| Cotati-Rohnert Park Unified SD | Sonoma | BB | $ 91,500,000 | $35/$100k | **70.4%** | PASS |
| Perris Elementary SD | Riverside | H | $ 38,000,000 | $30/$100k | **70.3%** | PASS |
| Mount Pleasant Elementary SD - STEAM | Santa Clara | S | $ 28,000,000 | $29/$100k | **70.1%** | PASS |
| Moreno Valley Unified SD | Riverside | X | $ 240,000,000 | $40/$100k | **69.7%** | PASS |
| Long Beach Community College D | Los Angeles | AC | $ 990,000,000 | $25/$100k | **69.3%** | PASS |
| Glendale Community CD | Los Angeles | GCC | $ 600,000,000 | $25/$100k | **69.2%** | PASS |
| Weaver Union SD | Merced | K | $ 20,000,000 | $28/$100k | **69.0%** | PASS |
| Parlier Unified SD | Fresno | P | $ 14,100,000 | $60/$100k | **69.0%** | PASS |
| Santa Ana Unified SD | Orange | I | $ 355,000,000 | $30/$100k | **68.9%** | PASS |
| Colton Joint Unified SD | SanBernardino Riverside | BB | $ 225,000,000 | $40/$100k | **68.6%** | PASS |
| Modesto City Elementary SD | Stanislaus | X | $ 85,000,000 | $29/$100k | **68.5%** | PASS |
| Compton Community CD | Los Angeles | CC | $ 200,000,000 | $20/$100k | **68.5%** | PASS |
| Victor Valley Union High SD - upgrades | San Bernardino | X | $ 180,000,000 | $23/$100k | **68.2%** | PASS |
| Heber Elementary SD | Imperial | H | $ 4,000,000 | $29/$100k | **68.1%** | PASS |
| Los Angeles Unified SD | Los Angeles | US | $ 9,000,000,000 | $25/$100k | **68.0%** | PASS |
| Mission Union Elementary SD | Monterey | N | $ 1,500,000 | $30/$100k | **67.9%** | PASS |
| Riverbank Unified SD | Stanislaus | E | $ 21,600,000 | $53/$100k | **67.7%** | PASS |
| Whittier City SD | Los Angeles | W | $ 99,000,000 | $30/$100k | **67.7%** | PASS |
| Newark Unified SD | Alameda | O | $ 205,000,000 | $50/$100k | **67.6%** | PASS |
| South Bay Union SD - Repair | San Diego | QQ | $ 58,000,000 | $30/$100k | **67.6%** | PASS |
| Buena Park SD | Orange | M | $ 84,000,000 | $30/$100k | **67.5%** | PASS |
| New Haven Unified SD | Alameda | N | $ 272,000,000 | $60/$100k | **67.5%** | PASS |
| Redondo Beach Unified SD | Los Angeles | S | $ 278,000,000 | $30/$100k | **67.5%** | PASS |
| Bonny Doon Elementary SD | Santa Cruz | L | $ 7,000,000 | $30/$100k | **67.5%** | PASS |
| Buttonwillow Unified SD | Kern | I | $ 4,000,000 | $15/$100k | **67.5%** | PASS |
| Victor Valley Union High SD - overcrowdir | San Bernardino | A | $ 180,000,000 | $23/$100k | **67.5%** | PASS |
| Roseland SD | Sonoma | M | $ 12,000,000 | $30/$100k | **67.3%** | PASS |
| Petaluma Elementary SD | Sonoma | Z | $ 70,000,000 | $30/$100k | **67.0%** | PASS |
| Anaheim Union High SD | Orange | K | $ 496,000,000 | $30/$100k | **66.9%** | PASS |
| Folsom Cordova SD SFID#4 Elementary | Sacramento | R | $ 144,000,000 | $60/$100k | **66.9%** | PASS |
| San Jacinto Unified SD | Riverside | C | $ 78,000,000 | $60/$100k | **66.9%** | PASS |
| Tustin Unified SD | Orange | J | $ 261,000,000 | $30/$100k | **66.9%** | PASS |
| Sierra Unified SD | Fresno | U | $ 24,150,000 | $45/$100k | **66.9%** | PASS |
| Manhattan Beach Unified SD | Los Angeles | RLS | $ 200,000,000 | $32/$100k | **66.7%** | PASS |
| Lancaster SD | Los Angeles | LS | $ 122,100,000 | $30/$100k | **66.7%** | PASS |
| San Lorenzo Unified SD | Alameda | Q | $ 195,000,000 | $60/$100k | **66.5%** | PASS |
| Fontana Unified SD | San Bernardino | I | $ 408,000,000 | $52/$100k | **66.4%** | PASS |
| Jurupa Unified SD | Riverside | V | $ 180,000,000 | $40/$100k | **66.4%** | PASS |
| Los Gatos Union SD | Santa Clara | CC | $ 163,000,000 | $30/$100k | **66.4%** | PASS |
| Ceres Unified SD | Stanislaus | Y | $ 114,000,000 | $60/$100k | **66.4%** | PASS |
| Folsom Cordova SD SFID#4 Middle/High | Sacramento | S | $ 144,000,000 | $60/$100k | **66.3%** | PASS |
| San Gabriel Unified SD | Los Angeles | SG | $ 178,000,000 | $44/$100k | **66.3%** | PASS |
| Santa Barbara Community CD | Santa Barbara | P | $ 198,000,000 | 3.50/$100k | **66.2%** | PASS |
| South Bay Union SD - STEAM | San Diego | PP | $ 67,000,000 | $30/$100k | **66.0%** | PASS |
| King City Union SD - rennovations | Monterey | K | $ 19,800,000 | $26/$100k | **65.8%** | PASS |

| School District | County | Measure | Amount | Tax Rate | YES% | |
|---|---|---|---|---|---|---|
| King City Union SD - safety/tech | Monterey | L | $ 21,600,000 | $29/$100k | **65.8%** | PASS |
| Merced City SD | Merced | O | $ 80,000,000 | $30/$100k | **65.8%** | PASS |
| Tamalpais Union High SD | Marin | B | $ 289,000,000 | $18/$100k | **65.8%** | PASS |
| Firebaugh-Las Deltas Unified SD | Fresno Madera | F | $ 25,000,000 | $60/$100k | **65.6%** | PASS |
| La Habra City SD | Orange | O | $ 73,000,000 | $25/$100k | **65.5%** | PASS |
| Bishop Elementary SD | Inyo | S | $ 14,200,000 | $18/$100k | **65.4%** | PASS |
| Pasadena Unified SD | Los Angeles | R | $ 900,000,000 | $59/$100k | **65.3%** | PASS |
| Owens Unified SD | Inyo | T | $ 7,500,000 | $49/$100k | **65.2%** | PASS |
| Rio Hondo Community College D | Los Angeles | RH | $ 442,200,000 | $25/$100k | **65.1%** | PASS |
| Belmont-RedwoodShores SD | San Mateo | P | $ 171,000,000 | $29/$100k | **65.1%** | PASS |
| Wasco Union High SD | Kern | D | $ 35,400,000 | $30/$100k | **64.9%** | PASS |
| Healdsburg Unified SD SFID#1 | Sonoma | R | $ 49,500,000 | $29/$100k | **64.8%** | PASS |
| Campbell Union High SD | Santa Clara | P | $ 474,000,000 | $24/$100k | **64.7%** | PASS |
| San Jose Unified SD | Santa Clara | R | $ 1,150,000,000 | $60/$100k | **64.7%** | PASS |
| Brea Olinda Unified SD | Orange | H | $ 160,000,000 | $39/$100k | **64.6%** | PASS |
| East Whittier City SD | Los Angeles | C | $ 97,000,000 | $30/$100k | **64.5%** | PASS |
| Salida Union SD | Stanislaus | Q | $ 16,000,000 | $19/$100k | **64.5%** | PASS |
| Lemon Grove SD | San Diego | EE | $ 30,000,000 | $25/$100k | **64.5%** | PASS |
| Fresno Unified SD | Fresno | H | $ 500,000,000 | $60/$100k | **64.5%** | PASS |
| Banning Unified SD | Riverside | O | $ 74,000,000 | $51/$100k | **64.4%** | PASS |
| Stanislaus Union SD | Stanislaus | R | $ 45,000,000 | $29/$100k | **64.3%** | PASS |
| Fremont Unified SD | Alameda | M | $ 919,000,000 | $49/$100k | **64.3%** | PASS |
| Denair Unified SD | Stanislaus | Z | $ 34,300,000 | $60/$100k | **64.2%** | PASS |
| Central Unified SD | Fresno | X | $ 109,000,000 | $50/$100k | **64.2%** | PASS |
| Bishop Union High SD | Inyo Mono | R | $ 46,300,000 | $52/$100k | **64.1%** | PASS |
| Monterey Penninsula Unified SD | Monterey | A | $ 340,000,000 | $50/$100k | **63.9%** | PASS |
| San Ysidro SD SFID#2 improvement | San Diego | KK | $ 68,500,000 | $30/$100k | **63.9%** | PASS |
| Antelope Valley Joint Union High SD | LosAngeles Kern | AVH / C | $ 398,000,000 | $20/$100k | **63.8%** | PASS |
| Siskiyou Union High SD | Siskiyou | Z | $ 22,000,000 | $29/$100k | **63.8%** | PASS |
| Mountain View SD - SFID#3 | San Bernardino | H | $ 56,000,000 | $26/$100k | **63.8%** | PASS |
| Chualar Union SD | Monterey | J | $ 5,600,000 | $30/$100k | **63.7%** | PASS |
| Tracy Unified SD | San Joaquin | O | $ 190,000,000 | $50/$100k | **63.7%** | PASS |
| El Monte Elementary SD | Los Angeles | ME | $ 105,000,000 | $30/$100k | **63.7%** | PASS |
| Burbank Unified SD | Los Angeles | ABC | $ 458,205,000 | $41/$100k | **63.7%** | PASS |
| Chico Unified SD | Butte | C | $ 239,000,000 | $60/$100k | **63.6%** | PASS |
| San Ysidro SD SFID#2 safety | San Diego | LL | $ 66,500,000 | $30/$100k | **63.4%** | PASS |
| Warner Unified SD | San Diego | TT | $ 3,800,000 | $38/$100k | **63.4%** | PASS |
| Pollock Pines Elementary SD | El Dorado | P | $ 11,500,000 | $30/$100k | **63.0%** | PASS |
| Santa Monica - Malibu Unified SD | Los Angeles | QS | $ 495,000,000 | $30/$100k | **62.9%** | PASS |
| Petaluma Joint Union High SD | Sonoma Marin | AA | $ 159,000,000 | $30/$100k | **62.9%** | PASS |
| Salinas Union High SD | Monterey | G | $ 115,000,000 | $19/$100k | **62.9%** | PASS |
| Dinuba Unified SD | Tulare Fresno | D | $ 42,000,000 | $60/$100k | **62.7%** | PASS |
| Soledad Unified SD | Monterey | E | $ 42,000,000 | $60/$100k | **62.6%** | PASS |
| Lemon Grove SD | San Diego | CC | $ 30,000,000 | $25/$100k | **62.5%** | PASS |
| Lynwood Unified SD | Los Angeles | U | $ 200,000,000 | $32/$100k | **62.4%** | PASS |
| Cottonwood Union SD | Shasta | E | $ 21,700,000 | $30/$100k | **62.4%** | PASS |
| Sebastopol Union SD | Sonoma | N | $ 24,000,000 | $29/$100k | **62.4%** | PASS |
| Santa Maria-Bonita SD | Santa Barbara | K | $ 77,000,000 | $30/$100k | **62.3%** | PASS |
| Armona Elementary SD | Kings | A | $ 9,000,000 | $29/$100k | **62.3%** | PASS |
| Santa Monica - Malibu Unified SD | Los Angeles | MM | $ 395,000,000 | $40/$100k | **62.3%** | PASS |

| School District | County | Measure | Amount | Tax Rate | YES% | |
|---|---|---|---|---|---|---|
| Hermosa Beach City SD | Los Angeles | HV | $ 28,700,000 | $13/$100k | **62.1%** | PASS |
| South Monterey County Joint Union High | Monterey SanBenito | H | $ 35,000,000 | $30/$100k | **61.8%** | PASS |
| South Monterey County Joint Union High | Monterey SanBenito | I | $ 35,000,000 | $30/$100k | **61.8%** | PASS |
| Chula Vista Elementary SD | San Diego | AA | $ 360,000,000 | $29/$100k | **61.7%** | PASS |
| Lone Pine Unified SD | Inyo | U | $ 7,500,000 | $27/$100k | **61.7%** | PASS |
| West Hills Community CD - Dist#2 | Fresno Monterey SanBenito | C | $ 19,000,000 | $24/$100k | **61.6%** | PASS |
| Newman-Crows Landing Unified SD - repa | Stanislaus | T | $ 27,000,000 | $43/$100k | **61.4%** | PASS |
| Arcadia Unified SD | Los Angeles | AS | $ 358,000,000 | $60/$100k | **61.3%** | PASS |
| Lake Tahoe Unified SD | El Dorado | U | $ 127,000,000 | $35/$100k | **61.2%** | PASS |
| Fullerton SD | Orange | N | $ 262,000,000 | $30/$100k | **61.2%** | PASS |
| Sweeetwater Union High SD | San Diego | RR | $ 647,000,000 | $30/$100k | **61.1%** | PASS |
| Sierra Sands Unified SD | Kern SanBernardino | AA | $ 42,000,000 | $60/$100k | **61.1%** | PASS |
| Cupertino Union SD | Santa Clara | Z | $ 347,000,000 | $21/$100k | **61.1%** | PASS |
| Redlands Unified SD | San Bernardino | D | $ 500,000,000 | $45/$100k | **61.0%** | PASS |
| Rim of the World Unified SD | San Bernardino | E | $ 71,000,000 | $30/$100k | **60.9%** | PASS |
| Cabrillo Unified SD | San Mateo | K | $ 153,400,000 | $55/$100k | **60.9%** | PASS |
| McKinleyville Union SD | Humboldt | N | $ 18,500,000 | $29/$100k | **60.9%** | PASS |
| San Juan Unified SD | Sacramento | P | $ 950,000,000 | $60/$100k | **60.9%** | PASS |
| Tulare Joint Union High SD | Tulare Kings | E | $ 80,000,000 | $29/$100k | **60.9%** | PASS |
| Millbrae Elementary SD | San Mateo | J | $ 95,000,000 | $30/$100k | **60.8%** | PASS |
| Corning Union Elementary School | Tehama | J | $ 13,700,000 | $29/$100k | **60.7%** | PASS |
| Elk Grove Unified SD | Sacramento | N | $ 542,000,000 | $34/$100k | **60.7%** | PASS |
| Fruitvale SD | Kern | K | $ 36,000,000 | $30/$100k | **60.7%** | PASS |
| San Diego Community College D | San Diego | HH | $ 3,500,000,000 | $25/$100k | **60.6%** | PASS |
| Hughson Unified SD | Stanislaus | B | $ 46,000,000 | $60/$100k | **60.5%** | PASS |
| Kentfield SD | Marin | E | $ 48,000,000 | $29/$100k | **60.4%** | PASS |
| Bellevue Union SD | Sonoma | P | $ 38,500,000 | $30/$100k | **60.4%** | PASS |
| Morongo Unified SD | San Bernardino | C | $ 88,300,000 | $36/$100k | **60.4%** | PASS |
| Lake Elsinore Unified SD | Riverside | T | $ 198,000,000 | $28/$100k | **60.3%** | PASS |
| Konocti Unified SD | Lake | S | $ 50,000,000 | $60/$100k | **60.0%** | PASS |
| Lompoc Unified SD | Santa Barbara | M | $ 160,000,000 | $50/$100k | **59.7%** | PASS |
| Laton Joint Unified SD | Fresno Kings | L | $ 9,700,000 | $57/$100k | **59.6%** | PASS |
| Nuview Union SD | Riverside | K | $ 15,000,000 | $30/$100k | **59.5%** | PASS |
| Shasta Union High SD | Shasta | M | $ 56,600,000 | $14/$100k | **59.5%** | PASS |
| Newman-Crows Landing Unified SD - clas | Stanislaus | S | $ 30,000,000 | $45/$100k | **59.4%** | PASS |
| Hope SD | Santa Barbara | Y | $ 40,300,000 | $18/$100k | **59.4%** | PASS |
| San Joaquin Delta Community CD SFID#1 | SanJoaquin Alameda Sacramento | K | $ 598,000,000 | $16/$100k | **59.2%** | PASS |
| Southwestern Community College D | San Diego | SW | $ 800,000,000 | $25/$100k | **59.0%** | PASS |
| Romoland SD | Riverside | I | $ 58,455,000 | $30/$100k | **58.9%** | PASS |
| Maxwell Unified SD | Colusa | A | $ 9,100,000 | $60/$100k | **58.8%** | PASS |
| Shaffer Elementary SD | Lassen | W | $ 2,000,000 | $30/$100k | **58.8%** | PASS |
| Aromas-San Juan Unified SD | SanBenito Monterey SantaCruz | D | $ 44,000,000 | $55/$100k | **58.7%** | PASS |
| Williams Unified SD | Colusa | B | $ 23,000,000 | $60/$100k | **58.6%** | PASS |

| School District | County | Measure | | Amount | Tax Rate | YES% | |
|---|---|---|---|---|---|---|---|
| Cascade Union Elementary SD | Shasta | I | $ | 16,500,000 | $28/$100k | **58.6%** | PASS |
| Travis Unified SD | Solano | R | $ | 65,000,000 | $60/$100k | **58.3%** | PASS |
| Black Oak Min Unified SD | El Dorado | A | $ | 12,700,000 | $40/$100k | **58.2%** | PASS |
| Oakdale Joint Unified SD | Stanislaus SanJoaquin | G | $ | 105,500,000 | $58/$100k | **58.2%** | PASS |
| Riverside Community College D | Riverside | CC | $ | 954,000,000 | $19/$100k | **58.1%** | PASS |
| Hanford Elementary SD | Kings | U | $ | 23,000,000 | $18/$100k | **58.1%** | PASS |
| Colusa Unified SD | Colusa | C | $ | 13,800,000 | $60/$100k | **58.0%** | PASS |
| Wright SD | Sonoma | X | $ | 29,200,000 | $30/$100k | **58.0%** | PASS |
| Southern Kern Unified SD | Kern | H | $ | 59,000,000 | $60/$100k | **58.0%** | PASS |
| Snowline Joint Unified SD | SanBernardino LosAngeles | J | $ | 70,600,000 | $40/$100k | **57.9%** | PASS |
| San Marcos Unified SD | San Diego | JJ | $ | 324,000,000 | $40/$100k | **57.8%** | PASS |
| Bella Vista Elementary SD | Shasta | G | $ | 4,400,000 | $29/$100k | **57.7%** | PASS |
| Clovis Unified SD | Fresno | A | $ | 400,000,000 | $50/$100k | **57.6%** | PASS |
| Sanger Unified SD | Fresno | M | $ | 175,000,000 | $60/$100k | **57.6%** | PASS |
| Durham Unified SD | Butte | B | $ | 24,500,000 | $60/$100k | **57.6%** | PASS |
| Galt Joint Union SD | Sacramento SanJoaquin | H | $ | 27,000,000 | $30/$100k | **57.6%** | PASS |
| Fullerton Jount Union High SD | Orange LosAngeles | L | $ | 284,000,000 | $21/$100k | **57.5%** | PASS |
| Delhi Unified SD | Merced | J | $ | 17,000,000 | $60/$100k | **57.5%** | PASS |
| Palos Verdes Penninsula Unified SD | Los Angeles | SOS | $ | 297,800,000 | $29/$100k | **57.4%** | PASS |
| Encinitas Union SD | San Diego | Z | $ | 158,300,000 | $19/$100k | **56.9%** | PASS |
| Lassen View Elementary School | Tehama | K | $ | 3,500,000 | $30/$100k | **56.8%** | PASS |
| Thermalito Union Elementary SD | Butte | D | $ | 6,800,000 | $30/$100k | **56.8%** | PASS |
| Biggs Unified SD | Butte | A | $ | 16,500,000 | $60/$100k | **56.7%** | PASS |
| Cutten SD | Humboldt | K | $ | 5,000,000 | $30/$100k | **56.7%** | PASS |
| Oxnard Union High SD | Ventura | E | $ | 285,000,000 | $18/$100k | **56.7%** | PASS |
| Atascadero Unified SD | San Luis Obispo | B | $ | 110,000,000 | $46/$100k | **56.6%** | PASS |
| Lowell Joint SD | LosAngeles Orange | P | $ | 54,000,000 | $30/$100k | **56.5%** | PASS |
| Piner-Olivet Union SD | Sonoma | K | $ | 29,500,000 | $30/$100k | **56.3%** | PASS |
| Soquel Elementary SD | Santa Cruz | P | $ | 73,000,000 | $30/$100k | **56.3%** | PASS |
| Menefee Union SD | Riverside | R | $ | 205,000,000 | $30/$100k | **56.2%** | PASS |
| Los Altos SD | Santa Clara | EE | $ | 350,000,000 | $30/$100k | **56.2%** | PASS |
| Burton Elementary SD | Tulare | G | $ | 7,100,000 | $18/$100k | **56.2%** | PASS |
| Briggs Elementary SD | Ventura | G | $ | 4,900,000 | $30/$100k | **56.0%** | PASS |
| Brawley Elementary SD | Imperial | L | $ | 20,000,000 | $30/$100k | **55.9%** | PASS |
| State Center CCD | Fresno Madera Kings | Q | $ | 698,000,000 | $20/$100k | **55.9%** | PASS |
| Martinez Unified SD | Contra Costa | O | $ | 90,000,000 | $38/$100k | **55.8%** | PASS |
| Templeton Unified SD | San Luis Obispo | D | $ | 52,300,000 | $60/$100k | **55.7%** | PASS |
| Mt San Antonio Community College D | Los Angeles | V | $ | 750,000,000 | $15/$100k | **55.6%** | PASS |
| College of the Redwoods CCD | Humboldt DelNorte Trinity | I | $ | 120,000,000 | $25/$100k | **55.5%** | PASS |
| Mammoth Unified SD | Mono | J | $ | 70,000,000 | $37/$100k | **55.5%** | PASS |
| Lucia Mar SD | San Luis Obispo | H | $ | 143,220,000 | $20/$100k | **55.3%** | PASS |
| Scotts Valley SD | Santa Cruz | O | $ | 85,000,000 | $49/$100k | **55.3%** | PASS |
| Gateway Unified SD | Shasta | J | $ | 65,000,000 | $49/$100k | **55.1%** | PASS |
| Bryon Union SD | Contra Costa | R | $ | 24,000,000 | $18/$100k | **55.1%** | PASS |
| Kingsburg Joint Union High SD | Fresno Tulare Kings | K | $ | 20,000,000 | $23/$100k | 54.9% | FAIL |
| Elverta Joint Elementary SD | Sacramento Placer | J | $ | 4,300,000 | $29/$100k | 54.8% | FAIL |
| Weed Union Elementary SD | Siskiyou | Y | $ | 6,500,000 | $30/$100k | 54.8% | FAIL |
| Pajaro Valley Unified SD | SantaCruz Monterey | M | $ | 315,000,000 | $60/$100k | 54.7% | FAIL |

| School District | County | Measure | | Amount | Tax Rate | YES% | |
|---|---|---|---|---|---|---|---|
| Ferndale Unified SD | Humboldt | J | $ | 9,800,000 | $60/$100k | 54.4% | FAIL |
| Imperial Unified SD | Imperial | K | $ | 70,000,000 | $52/$100k | 54.4% | FAIL |
| Oroville City Elementary SD | Butte | E | $ | 18,000,000 | $21/$100k | 53.8% | FAIL |
| Santa Maria Joint Union High SD | Santa Barbara | J | $ | 194,000,000 | $24/$100k | 53.4% | FAIL |
| Washington Union Elementary SD | Monterey | P | $ | 18,200,000 | $19/$100k | 53.3% | FAIL |
| Ripon Unified SD | San Joaquin | J | $ | 32,000,000 | $30/$100k | 53.1% | FAIL |
| Beaumont Unified SD | Riverside | E | $ | 148,000,000 | $28/$100k | 53.1% | FAIL |
| Alta Loma SD | San Bernardino | G | $ | 71,000,000 | $30/$100k | 53.1% | FAIL |
| Waterford Unified SD | Stanislaus | W | $ | 14,000,000 | $43/$100k | 52.9% | FAIL |
| Placer Union High SD SFID#3 | Placer | H | $ | 21,000,000 | $30/$100k | 52.8% | FAIL |
| Santa Paula Unified SD - high school | Ventura | N | $ | 36,000,000 | $24/$100k | 52.6% | FAIL |
| Kelseyville Unified SD | Lake | R | $ | 36,000,000 | $56/$100k | 52.5% | FAIL |
| Columbia Elementary SD | Shasta | K | $ | 12,900,000 | $30/$100k | 52.4% | FAIL |
| Santee SD | San Diego | NN | $ | 30,620,000 | $12/$100k | 52.4% | FAIL |
| Red Bluff Jt Union High SD | Tehama Shasta | L | $ | 33,600,000 | $30/$100k | 52.2% | FAIL |
| College SD | Santa Barbara | L | $ | 18,000,000 | $19/$100k | 52.1% | FAIL |
| Napa Valley Unified SD SFID#1 | Napa | B(sch) | $ | 230,000,000 | $22/$100k | 52.0% | FAIL |
| Santa Paula Unified SD - middle school | Ventura | M | $ | 28,400,000 | $34/$100k | 51.9% | FAIL |
| Ducor Elementary SD | Tulare | M | $ | 2,900,000 | $30/$100k | 51.9% | FAIL |
| Junction Elementary SD | Shasta | H | $ | 6,100,000 | $23/$100k | 51.3% | FAIL |
| Red Bluff Union Elementary | Tehama | M | $ | 19,000,000 | $30/$100k | 51.2% | FAIL |
| Pacheco Union SD SFID#1 | Shasta | N | $ | 14,500,000 | $30/$100k | 51.2% | FAIL |
| Sutter Union High SD | Sutter | C | $ | 13,800,000 | $25/$100k | 51.2% | FAIL |
| Rancho Santiago Community CD | Orange | G | $ | 720,000,000 | $25/$100k | 51.0% | FAIL |
| Ackerman Charter SD | Placer | G | $ | 4,000,000 | $27/$100k | 51.0% | FAIL |
| Spreckels Union SD | Monterey | O | $ | 27,000,000 | $30/$100k | 51.0% | FAIL |
| Woodland Joint Unified SD | Yolo Sutter | P | $ | 160,000,000 | $58/$100k | 50.8% | FAIL |
| San Benito High SD - upgrades | SanBenito SantaClara | M | $ | 70,000,000 | $19/$100k | 50.7% | FAIL |
| Exeter Unified SD | Tulare | I | $ | 26,600,000 | $45/$100k | 50.5% | FAIL |
| Arcohe Union SD | Sacramento | M | $ | 5,800,000 | $30/$100k | 50.4% | FAIL |
| Windsor Unified SD | Sonoma | V | $ | 98,000,000 | $48/$100k | 50.3% | FAIL |
| Loomis Union SD | Placer | E | $ | 48,000,000 | $27/$100k | 50.2% | FAIL |
| Escalon Unified SD | San Joaquin | L | $ | 27,700,000 | $29/$100k | 50.0% | FAIL |
| Rosedale Unified SD | Kern | M | $ | 52,000,000 | $19/$100k | 50.0% | FAIL |
| Valley Center - Pauma Unified SD | San Diego | SS | $ | 84,600,000 | $54/$100k | 50.0% | FAIL |
| Fallbrook Union High SD | San Diego | BB | $ | 56,000,000 | $24/$100k | 49.8% | FAIL |
| San Benito High SD - vocational | SanBenito SantaClara | L | $ | 70,000,000 | $19/$100k | 49.7% | FAIL |
| Sequoia Union Elementary SD | Tulare | L | $ | 3,400,000 | $30/$100k | 49.7% | FAIL |
| Pleasant Ridge Elementary SD | Nevada | D | $ | 25,000,000 | $30/$100k | 49.2% | FAIL |
| Saugus Union SD | Los Angeles | N | $ | 187,000,000 | $30/$100k | 48.8% | FAIL |
| Del Norte Unified SD | Del Norte | H | $ | 59,000,000 | $59/$100k | 48.5% | FAIL |
| Pacheco Union SD SFID#2 | Shasta | O | $ | 14,700,000 | $30/$100k | 48.1% | FAIL |
| Live Oak SD | Santa Cruz | N | $ | 45,000,000 | $30/$100k | 48.1% | FAIL |
| Bonsall Unified SD | San Diego | V | $ | 59,000,000 | $40/$100k | 48.0% | FAIL |
| Vacaville Unified SD | Solano | E | $ | 317,000,000 | $48/$100k | 48.0% | FAIL |
| Summerville Union High SD | Tuolumne | B | $ | 13,000,000 | $17/$100k | 47.9% | FAIL |
| Cajon Valley Union SD | San Diego | W | $ | 280,000,000 | $27/$100k | 47.7% | FAIL |
| Paradise Unified SD | Butte | G | $ | 43,000,000 | $50/$100k | 46.4% | FAIL |
| Ramona Unified SD | San Diego | GG | $ | 26,700,000 | $59/$100k | 45.5% | FAIL |

| School District | County | Measure | | Amount | Tax Rate | YES% | |
|---|---|---|---|---|---|---|---|
| Wheatland Union HSD -SFID#1 | Yuba | B | $ | 19,700,000 | $27/$100k | 44.3% | FAIL |
| Plumas Lake Elementary SD - STEAM | Yuba | E | $ | 18,000,000 | $30/$100k | 44.2% | FAIL |
| Plumas Lake Elementary SD - health/athlet | Yuba | F | $ | 18,000,000 | $30/$100k | 43.9% | FAIL |
| Plumas Lake Elementary SD - classrooms | Yuba | D | $ | 18,000,000 | $30/$100k | 43.3% | FAIL |
| Wheatland Union HSD -SFID#2 | Yuba | A | $ | 9,000,000 | $28/$100k | 41.9% | FAIL |
| Wheatland Union HSD -SFID#1 | Yuba | C | $ | 20,300,000 | $27/$100k | 40.2% | FAIL |
| Dehesa SD | San Diego | Y | $ | 3,300,000 | $25/$100k | 39.7% | FAIL |
| Alpine Union SD | San Diego | U | $ | 6,300,000 | $30/$100k | 39.4% | FAIL |
| Hilmar Unified SD | Merced | M | $ | 43,000,000 | $56/$100k | 31.2% | FAIL |

## School Parcel Taxes ✓

There were 26 school parcel tax measures including 17 extensions. All but two passed.

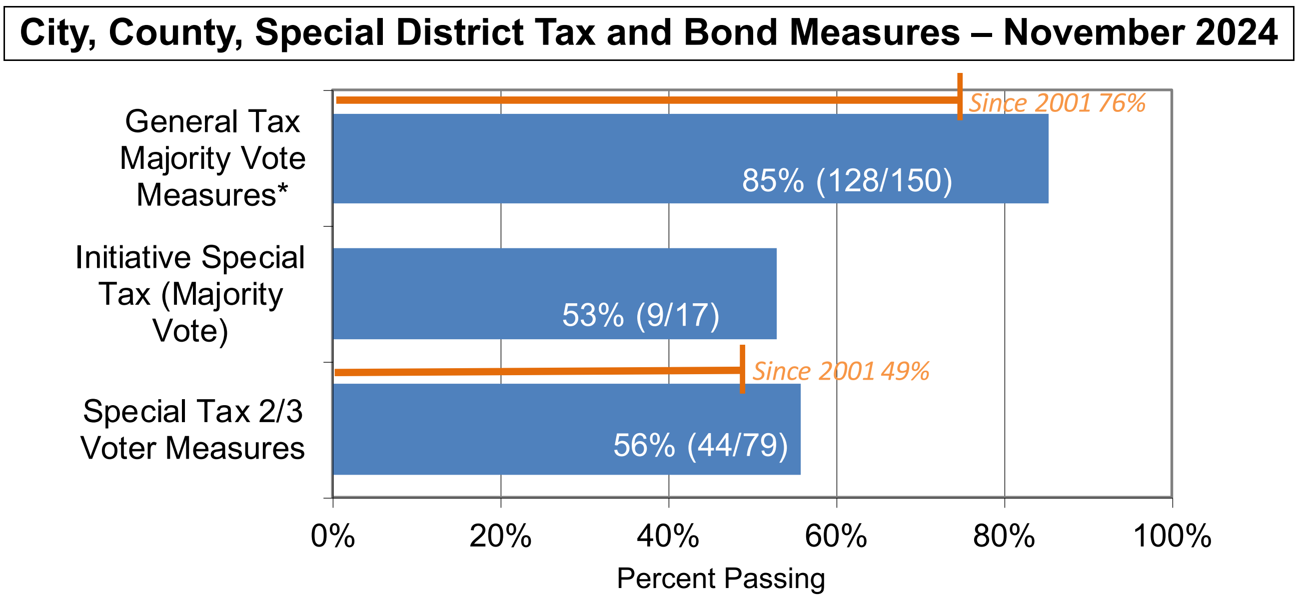
**School Parcel Taxes - 2/3 voter approval**

| Agency Name | County | Title | Rate | | Sunset | YES% | NO% | |
|---|---|---|---|---|---|---|---|---|
| Culver City Unified SD | Los Angeles | O | $189/parcel | extend | 8yrs | **83.4%** | 16.6% | PASS |
| Arcata Elementary SD | Humboldt | G | $69/parcel | extend | 8yrs | **82.5%** | 17.5% | PASS |
| Sunnyvale SD | Santa Clara | Y | $59/parcel | extend | 8yrs | **82.2%** | 17.8% | PASS |
| Piedmont Unified SD | Alameda | P | $0.50/sf | extend | 8yrs | **81.1%** | 18.9% | PASS |
| Local Classroom Funding Authority* | Los Angeles | CL | 2¢+/SqFt resid, 7.5¢+/SqFt other | extend | none | **78.3%** | 21.7% | PASS |
| Ravenswood City SD | San Mateo | S | $434+/parcel | extend | 8yrs | **78.1%** | 21.9% | PASS |
| Franklin-McKinley SD | Santa Clara | W | $192/parcel | extend | 9yrs | **77.4%** | 22.6% | PASS |
| Moreland SD | Santa Clara | U | $142/parcel | extend | 8yrs | **77.2%** | 22.8% | PASS |
| Woodside Elementary SD | San Mateo | Y | $367+/parcel | extend | 12yrs | **75.6%** | 24.4% | PASS |
| Mountain View Whisman SD | Santa Clara | AA | $0.15/sf cap:$1750 | extend | 8yrs | **75.3%** | 24.7% | PASS |
| Jefferson Union High SD | San Mateo | Z | $95/parcel | extend | 10yrs | **74.8%** | 25.2% | PASS |
| San Ramon Unified SD | Contra Costa | Q | $144/parcel | extend | 9yrs | **74.8%** | 25.2% | PASS |
| Eastside Union High SD | Santa Clara | N | $49/parcel | new | 5yrs | **72.9%** | 27.1% | PASS |
| San Bruno Park SD | San Mateo | X | $68/parcel | new | 8yrs | **72.8%** | 27.2% | PASS |
| Bolinas-Stinson Union SD | Marin | C | $390+/parcel | new | 5yrs | **72.0%** | 28.0% | PASS |
| Burlingame SD | San Mateo | GG | 14¢/sf | new | 8yrs | **71.9%** | 28.1% | PASS |
| Milpitas Unified SD | Santa Clara | Q | $119/parcel | new | 8yrs | **71.3%** | 28.7% | PASS |
| Union SD | Santa Clara | V | $148/parcel | extend | 7yrs | **70.5%** | 29.5% | PASS |
| Sausalito Marin City SD | Marin | G | 15¢/sf | new | 8yrs | **70.1%** | 29.9% | PASS |
| Pacifica SD | San Mateo | EE | $98+/parcel | new | 8yrs | **69.9%** | 30.1% | PASS |
| Cabrillo USD | San Mateo | N | $198/parcel | extend | 8yrs | **69.6%** | 30.4% | PASS |
| Evergreen Elementary SD | Santa Clara | X | $125/parcel | extend | 7yrs | **69.5%** | 30.5% | PASS |
| Pasadena Unified SD | Los Angeles | EE | $90/parcel | new | 8yrs | **69.4%** | 30.6% | PASS |
| Lakeside Joint SD | SantaCruz SantaClara | HH | $647/parcel | extend | 8yrs | **67.0%** | 33.0% | PASS |
| Ventura Unified SD | Ventura | H | $59/parcel | extend | 8yrs | 66.5% | **33.5%** | FAIL |
| Waugh SD | Sonoma | L | $89/parcel | new | 4yrs | 62.7% | **37.3%** | FAIL |

*JPA: Centinela Vy UHSD, Wiseburn SD, Hawthorne SD, Lawndale SD, Lennox SD

# City, County and Special District Measures

Most non-school majority vote general tax measures are passed, meeting or surpassing the success of these sorts of measures compared to prior general elections. Of the 150 majority vote general tax measures, only 22 failed. As usual, special taxes, earmarked for specific purposes, did not fare as well.




## Local Add-On Sales Taxes (Transaction and Use Taxes) ✓

Voters in 91 cities and four counties (two unincorporated areas, two countywide) considered adding or extending general purpose majority vote add-on sales tax rates ranging from 0.25 percent to 1.75 percent. Eighty-one passed.

| City | County | Measure | Rate | Annual $ | incr/ext | Sunset | YES% | |
|---|---|---|---|---|---|---|---|---|
| Yucca Valley | San Bernardino | Measure Y | 1/2cent | $ 3,000,000 | extend | none | **83.2%** | PASS |
| Hayward | Alameda | Measure K1 | 1/2cent | $ 20,000,000 | extend | 20yrs | **83.1%** | PASS |
| West Hollywood | Los Angeles | Measure WH | 1/4cent | $ 5,000,000 | preempti | none | **82.0%** | PASS |
| La Mesa | San Diego | Measure L | 3/4cent | $ 12,000,000 | extend | 20yrs | **81.4%** | PASS |
| El Cerrito | Contra Costa | Measure G | 1cent | $ 4,000,000 | extend | none | **80.9%** | PASS |
| Milpitas | Santa Clara | Measure J | 1/4cent | $ 7,000,000 | extend | 8yrs | **80.2%** | PASS |
| Colma | San Mateo | Measure AA | 1/2cent | $ 2,300,000 | new | none | **79.2%** | PASS |
| Point Arena | Mendocino | Measure X | 7/8cent | $ 90,000 | increase | none | **78.8%** | PASS |
| Desert Hot Springs | Riverside | Measure P | 1cent | $ 2,400,000 | new | none | **78.4%** | PASS |
| Mill Valley | Marin | Measure L | 1cent | $ 4,200,000 | new | 10yrs | **77.3%** | PASS |
| Marysville | Yuba | Measure G | 1cent | $ 3,900,000 | extend | none | **75.0%** | PASS |
| Escalon | San Joaquin | Measure P | 1cent | $ 900,000 | new | none | **74.4%** | PASS |
| Moreno Valley | Riverside | Measure U | 1cent | $ 30,000,000 | extend | none | **74.2%** | PASS |
| Cathedral City | Riverside | Measure W | 1/2cent | $ 5,000,000 | increase | none | **73.5%** | PASS |
| Chula Vista | San Diego | Measure P | 1/2cent | $ 37,000,000 | extend | 10yrs | **73.4%** | PASS |
| Sebastopol | Sonoma | Measure U | 1/2cent | $ 1,500,000 | increase | 12yrs | **72.1%** | PASS |
| Suisun City | Solano | Measure S | 1.75cent | $ 6,766,000 | increase/ | 15yrs | **72.1%** | PASS |
| Campbell | Santa Clara | Measure K | 1/2cent | $ 7,000,000 | increase | none | **72.1%** | PASS |
| Buena Park | Orange | Measure R | 1cent | $ 20,000,000 | new | none | **71.7%** | PASS |
| Lemon Grove | San Diego | Measure T | 1cent | $ 5,957,000 | new | 10yrs | **71.6%** | PASS |

| City | County | Measure | Rate | Annual $ | incr/ext | Sunset | YES% | |
|---|---|---|---|---|---|---|---|---|
| Loomis | Placer | Measure C | 1/4cent | $ 925,000 | extend | none | **71.4%** | PASS |
| Palm Springs | Riverside | Measure J | 1cent | $ 22,000,000 | extend | none | **70.9%** | PASS |
| Atascadero | San Luis Obispo | Measure L | 1/2cent | $ 3,000,000 | extend | none | **70.6%** | PASS |
| Oceanside | San Diego | Measure X | 1/2cent | $ 19,000,000 | extend | 10yrs | **69.7%** | PASS |
| La Habra | Orange | Measure V | 1cent | $ 15,600,000 | increase/ | none | **68.9%** | PASS |
| Artesia | Los Angeles | Measure AA | 3/4cent | $ 2,500,000 | new | none | **68.4%** | PASS |
| Fort Bragg | Mendocino | Measure T | 3/8cent | $ 800,000 | increase | none | **68.3%** | PASS |
| Ridgecrest | Kern | Measure V | 1cent | $ 6,500,000 | extend | none | **68.3%** | PASS |
| Seal Beach | Orange | Measure GG | 1/2cent | $ 3,000,000 | increase | none | **68.3%** | PASS |
| El Cajon | San Diego | Measure J | 1/2cent | $ 13,000,000 | extend | 20yrs | **68.0%** | PASS |
| Irwindale | Los Angeles | Measure IR | 1/4cent | $ 1,000,000 | preempti | none | **67.9%** | PASS |
| Pinole | Contra Costa | Measure I | 1/2cent | $ 2,500,000 | increase | none | **67.9%** | PASS |
| County of Butte | | Measure H | 1cent | $ 44,000,000 | new | none | **67.7%** | PASS |
| Azusa | Los Angeles | Measure ZZ | 1/4cent | $ 2,500,000 | preempti | none | **67.5%** | PASS |
| Lemoore | Kings | Measure S | 1cent | $ 3,850,000 | new | none | **67.5%** | PASS |
| Capitola | Santa Cruz | Measure Y | by 1/4 to 1/2cent | $ 2,200,000 | increase | 10yrs | **67.5%** | PASS |
| Trinidad | Humboldt | Measure L | 3/4cent | ??? | extend | 4yrs | **67.4%** | PASS |
| Downey | Los Angeles | Measure D | 1/4cent | $ 6,000,000 | increase | none | **67.3%** | PASS |
| Sutter Creek | Amador | Measure P | 1cent | $ 579,000 | new | none | **67.1%** | PASS |
| Clovis | Fresno | Measure Y | 1cent | $ 28,000,000 | new | none | **66.9%** | PASS |
| Orland | Glenn | Measure J | 1/2cent | $ 1,500,000 | increase | none | **66.8%** | PASS |
| Palm Desert | Riverside | Measure G | 1cent | $ 25,000,000 | new | none | **65.5%** | PASS |
| Brawley | Imperial | Measure J | 1cent | $ 3,800,000 | new | none | **65.5%** | PASS |
| Arcata | Humboldt | Measure H | 3/4cent | $ 2,600,000 | increase | none | **65.2%** | PASS |
| Lafayette | Contra Costa | Measure H | 1/2cent | $ 2,400,000 | new | 7yrs | **65.1%** | PASS |
| Arroyo Grande | San Luis Obispo | Measure E | 1cent | $ 6,000,000 | increase | 10yrs | **65.0%** | PASS |
| Apple Valley | San Bernardino | Measure P | 1cent | $ 9,000,000 | new | none | **64.3%** | PASS |
| Davis | Yolo | Measure Q | 1cent | $ 11,000,000 | increase | none | **64.2%** | PASS |
| Rio Vista | Solano | Measure K | 1cent | $ 1,729,000 | increase | 5yrs | **64.0%** | PASS |
| Santa Barbara | Santa Barbara | Measure I | 1/2cent | $ 15,600,000 | increase | none | **63.4%** | PASS |
| County of Humboldt | | Measure O | 1cent | $ 24,000,000 | increase | none | **63.4%** | PASS |
| Half Moon Bay | San Mateo | Measure R | 1/2cent | $ 2,000,000 | new | none | **63.2%** | PASS |
| California City | Kern | Measure N | 1cent | $ 700,000 | new | none | **62.9%** | PASS |
| Pismo Beach | San Luis Obispo | Measure F | 1cent | $ 4,000,000 | increase | 12yrs | **62.5%** | PASS |
| South El Monte | Los Angeles | Measure SEI | 1/4cent | $ 1,600,000 | preempti | none | **62.3%** | PASS |
| Hanford | Kings | Measure H | 1cent | $ 19,200,000 | new | none | **62.3%** | PASS |
| Escondido | San Diego | Measure I | 1cent | $ 28,000,000 | new | 20yrs | **61.1%** | PASS |
| San Marcos | San Diego | Measure Q | 1cent | $ 20,000,000 | new | 10yrs | **60.4%** | PASS |
| Winters | Yolo | Measure S | 1cent | $ 1,200,000 | new | none | **60.3%** | PASS |
| Willows | Glenn | Measure I | 1 ½ cent | $ 2,300,000 | new | 15yrs | **60.1%** | PASS |
| Yucaipa | San Bernardino | Measure S | 1cent | $ 6,000,000 | new | none | **60.0%** | PASS |
| Santa Paula | Ventura | Measure R | 1cent | $ 4,500,000 | increase | none | **60.0%** | PASS |
| Sonoma | Sonoma | Measure T | 1/2cent | $ 3,000,000 | increase | none | **58.5%** | PASS |
| Novato | Marin | Measure M | 3/4cent | $ 10,300,000 | increase | none | **57.9%** | PASS |
| Glendora | Los Angeles | Measure Z | 1/4cent | $ 3,000,000 | preempti | none | **57.7%** | PASS |
| Truckee | Nevada | Measure E | 1/2cent | $ 3,500,000 | increase | 15yrs | **57.5%** | PASS |
| Manhattan Beach | Los Angeles | Measure MM | 1/2cent | $ 5,000,000 | new | none | **57.4%** | PASS |
| Cloverdale | Sonoma | Measure DD | 3/4cent | $ 1,600,000 | new | none | **57.0%** | PASS |
| San Ramon | Contra Costa | Measure N | 1cent | $ 16,000,000 | new | 10yrs | **55.8%** | PASS |
| Napa | Napa | Measure G | 1cent | $ 22,000,000 | new | none | **55.8%** | PASS |
| El Monte | Los Angeles | Measure EM | by 1/4¢ to 3/4¢ | $ 3,500,000 | increase | none | **55.2%** | PASS |
| Palmdale | Los Angeles | Measure PD | 1/4cent | $ - | preempti | none | **55.0%** | PASS |
| El Paso de Robles | San Luis Obispo | Measure I | 1/2cent | $ 5,500,000 | extend | none | **54.4%** | PASS |

| City | County | Measure | Rate | Annual $ | incr/ext | Sunset | YES% | |
|---|---|---|---|---|---|---|---|---|
| Dixon | Solano | Measure J | 1cent | $ 3,000,000 | new | none | **54.0%** | PASS |
| Maricopa | Kern | Measure W | 1cent | ??? | new | 10yrs | **53.4%** | PASS |
| West Sacramento | Yolo | Measure O | 1cent | $ 20,000,000 | increase | none | **53.3%** | PASS |
| County of Monterey - Uninc | | Measure AA | 1cent | $ 29,000,000 | new | none | **53.3%** | PASS |
| Yreka | Siskiyou | Measure V | 1cent | $ 2,400,000 | increase | none | **53.2%** | PASS |
| Lancaster | Los Angeles | Measure YM | max* | ?? | preempti | none | **52.2%** | PASS |
| Fontana | San Bernardino | Measure T | 1cent | $ 46,000,000 | new | none | **51.5%** | PASS |
| Manteca | San Joaquin | Measure Q | 3/4cent | $ 13,000,000 | increase | 20yrs | **50.6%** | PASS |
| San Diego | San Diego | Measure E | 1cent | $ 400,000,000 | new | none | 49.7% | FAIL |
| Yuba City | Sutter | Measure D | 1cent | $ 17,500,000 | new | none | 49.1% | FAIL |
| Orange | Orange | Measure Z | 1/2cent | $ 19,000,000 | new | 10yrs | 48.9% | FAIL |
| Coalinga | Fresno | Measure J | 1cent | $ 850,000 | extend | 14yrs | 48.2% | FAIL |
| Grand Terrace | San Bernardino | Measure M | 1cent | $ 1,000,000 | new | none | 48.2% | FAIL |
| Encinitas | San Diego | Measure K | 1cent | $ 15,400,000 | new | 10yrs | 48.1% | FAIL |
| Woodland | Yolo | Measure U | by 1cent to 1.75 | $ 16,500,000 | increase | 8yrs | 46.9% | FAIL |
| Pleasanton | Alameda | Measure PP | 1/2cent | $ 10,000,000 | new | 10yrs | 45.8% | FAIL |
| Gonzales | Monterey | Measure S | by 0.5 to 1.5cent | $ 800,000 | increase | none | 44.6% | FAIL |
| King City | Monterey | Measure T | by 0.5 to 1.5cent | $ 1,200,000 | increase | 12yrs | 43.9% | FAIL |
| County of Tuolumne - Uninc | | Measure Z | 1cent | $ 6,200,000 | new | 20yrs | 43.0% | FAIL |
| Hermosa Beach | Los Angeles | Measure HB | 3/4cent | $ 3,000,000 | new | 20yrs | 42.6% | FAIL |
| Fortuna | Humboldt | Measure P | by 3/4¢ to 1.5¢ | $ 1,800,000 | increase | 8yrs | 41.7% | FAIL |
| Upland | San Bernardino | Measure N | 1cent | $ 20,000,000 | new | ??? | 34.8% | FAIL |

There were sixteen add-on sales tax measures earmarked for specific purposes including five extensions of previously approved rates. The five extensions passed. All increases failed except a new one percent police/fire/EMX tax in Livingston.

### Transactions and Use Tax (Add-on Sales Tax). Specific Use. 2/3 Vote.

| Agency Name | County | | Amount | Purpose | YES% | |
|---|---|---|---|---|---|---|
| Yucca Valley | San Bernardin( | Measure Z | 1/2cent | sewer | **82.2%** | PASS |
| Chowchilla | Madera | Measure N | 1cent | police fire EMS | **81.5%** | PASS |
| Sanger | Fresno | Measure R | 3/4cent | police/fire | **75.0%** | PASS |
| County of Napa (NapaVy Transp) | | Measure U | 1/2cent | transportation | **72.8%** | PASS |
| Livingston | Merced | Measure L | 1cent | police fire EMS | **70.7%** | PASS |
| Sonoma County Library District | | Measure W | 1/8cent | libraries | **68.1%** | PASS |
| South Placer JPA (Lincoln, Rocklin, Roseville) | Placer | Measure B | 1/2cent | roads | 63.8% | FAIL |
| Red Bluff | Tehama | Measure R | 3/4cent | roads | 65.8% | FAIL |
| San Clemente | Orange | Measure BB | 1/2cent | beaches | 64.6% | FAIL |
| Gilroy | Santa Clara | Measure C | 1/4cent | police fire | 60.5% | FAIL |
| Williams | Colusa | Measure W | 1/2cent | 80%roads 10%parks 10%fire | 58.7% | FAIL |
| County of Merced | Merced | Measure R | 1/2cent | public safety | 56.0% | FAIL |
| Mount Shasta | Siskiyou | Measure B | 1cent | police fire | 49.3% | FAIL |
| County of Plumas | Plumas | Measure D | 3/4cent | sheriff | 49.2% | FAIL |
| County of Lassen - Uninc | | Measure V | 1cent | public safety | 46.1% | FAIL |
| County of Amador - Uninc | | Measure Q | 3/4cent | roads | 43.2% | FAIL |

There were also eight special sales tax measures qualified through citizen initiative. Under recent court rulings, these measures require majority voter approval for passage. Canyon Lake's measure was also a cannabis tax increase with restrictions on the spending for public safety services. It failed. Madera County's transportation sales tax is an extension of an existing rate.

**Transactions and Use Tax (Add-on Sales Tax). Initiative Special. Majority Vote.**

| Agency Name | County | | Amount | Purpose | YES% | |
|---|---|---|---|---|---|---|
| County of Sonoma INIT | | Measure I | 1/4cent | childcare | **62.8%** | PASS |
| Benicia INIT | Solano | Measure F | 1/2cent | roads | **61.8%** | PASS |
| County of Los Angeles INIT | | Measure A | by 1/4¢ to 1/2¢ | homelessness | **57.8%** | PASS |
| County of Madera INIT | | Measure T | 1/2cent | transportation | **51.5%** | PASS |
| Canyon Lake INIT | Riverside | Measure Z | 3/4cent | police fire EMS | 49.8% | FAIL |
| County of San Diego INIT | | Measure G | 1/2cent | transportation | 49.5% | FAIL |
| Santee INIT | San Diego | Measure S | 1/2cent | fire EMS | 47.7% | FAIL |
| Folsom INIT | Sacramento | Measure G | 1cent | 20%police,20%fire, 14%parks,15%street, 15%EcDev,15%CIP | 37.8% | FAIL |

## Utility User Taxes ✓

Voters in Long Beach expanded their utility user tax to businesses but voters in McFarland rejected a new utility user tax there.

**Utility User Taxes. General Use. Majority Vote.**

| City | County | | Rate | Annual $ | | Sunset | YES% | |
|---|---|---|---|---|---|---|---|---|
| Long Beach | Los Angeles | Measure LB | 5% on gas | $ 15,000,000 | expand | none | **81.7%** | PASS |
| McFarland | Kern | Measure P | 5% gas, electr, video, telecom | $ 750,000 | - | none | 36.1% | FAIL |

## Property Transfer Taxes ✓

Only charter cities may adopt property transfer taxes which are in lieu of the state statutory documentary transfer tax applicable in general law cities. Voters in the charter cities of Mountain View and Berkeley approved increases on taxes on transfers of real estate.

Property Transfer Tax measures in Saint Helena and Benicia were dependent on voter approval of those cities establishing city charters. Both failed.

| City | County | | Rate | Annual $ | Sunset | YES% | |
|---|---|---|---|---|---|---|---|
| Mountain View | Santa Clara | Measure G | to $15/$1k >$6mAV | $ 9,500,000 | none | **72.3%** | PASS |
| Berkeley | Alameda | Measure W | 2.5% if >$1.6m, 3% if >$1.9m, | $ 4,000,000 | none | **60.9%** | PASS |
| Benicia | Solano | Measure H | 0.4%, 0.6% >$2m, 0.8% | $ 850,000 | none | 41.8% | FAIL |
| Saint Helena | Napa | Measure A2 | 1.5%-3% >$3m | $ 5,300,000 | none | 41.0% | FAIL |

## Transient (Lodging) Occupancy Taxes ✓

There were 28 measures to increase Transient (Lodging) Occupancy Taxes (TOT), all for general purposes (majority approval). Twenty-three passed. Avenal's unusual multi-tax measure failed (hotel occupancy tax, vacancy tax and business tax).

| Agency Name | County | | Rate | Annual $ | Sunset | YES% | |
|---|---|---|---|---|---|---|---|
| Menlo Park | San Mateo | Measure CC | by 3.5% to 15.5% | $ 3,600,000 | none | **83.7%** | PASS |
| Fort Bragg | Mendocino | Measure U | by 2% to 14% | $ 400,000 | none | **81.5%** | PASS |
| Newark | Alameda | Measure LL | by 4% to 14% | $ 2,100,000 | none | **80.4%** | PASS |
| Pacifica | San Mateo | Measure M | by 3% to 15% | $ 720,000 | none | **77.1%** | PASS |
| Del Rey Oaks | Monterey | Measure R | by 4% to 14% | $ 60,000 | none | **76.4%** | PASS |
| Monterey Park | Los Angeles | Measure LG | by 1% to 13% | $ 500,000 | none | **76.2%** | PASS |
| Hemet | Riverside | Measure N | by 2% to 12% | $ 200,000 | none | **75.9%** | PASS |
| Carpenteria | Santa Barbara | Measure B | by 3% to 15% | $ 750,000 | none | **75.6%** | PASS |
| Dunsmuir | Siskiyou | Measure A | by 2% to 12% | $ 60,000 | none | **72.6%** | PASS |
| Del Mar | San Diego | Measure M | to short term rentals | $ 775,000 | none | **71.5%** | PASS |
| County of Alpine | | Measure G | by 4% to 14% | $ 400,000 | none | **68.8%** | PASS |
| Fairfield | Solano | Measure M | by 2% to 12% | $ 600,000 | none | **67.9%** | PASS |
| Santa Rosa | Sonoma | Measure FF | by 2% to 11% | $ 1,200,000 | none | **67.6%** | PASS |
| Solvang | Santa Barbara | Measure E | by 2% to 14% | $ 1,000,000 | none | **67.2%** | PASS |
| County of Santa Barbara - Uninc | | Measure H | by 2% to 14% | $ 3,000,000 | none | **67.1%** | PASS |
| Auburn | Placer | Measure F | by 2% to 10% | $ 162,000 | none | **65.5%** | PASS |
| Mammoth Lakes | Mono | Measure L | by 2% to 15% | $ 4,000,000 | none | **63.8%** | PASS |
| County of Mono - Uninc | | Measure K | by 3% to 15% | $ 1,100,000 | none | **60.6%** | PASS |
| Rancho Cucamonga | San Bernardino | Measure Q | by 2% to 12% | $ 1,000,000 | none | **57.8%** | PASS |
| McFarland | Kern | Measure O | by 6% to 12% | $ 500,000 | none | **56.3%** | PASS |
| Buellton | Santa Barbara | Measure D | by 2% to 14% | $ 600,000 | 25yrs | **54.2%** | PASS |
| Hollister | San Benito | Measure V | by 4% to 12% | $ 300,000 | none | **52.6%** | PASS |
| Coachella | Riverside | Measure Y | by 4% to 13% | $ 350,000 | none | **52.1%** | PASS |
| Mission Viejo | Orange | Measure Y | by 4% to 12% | $ 670,000 | none | 46.7% | FAIL |
| Avenal | Kings | Measure B | TOT by 9% to 15%, vacancy tax, BLT | $ 84,000 | none | 44.1% | FAIL |
| County of San Bernardino - uninc | | Measure K | by 4% to 11% | $ 9,400,000 | none | 43.4% | FAIL |
| Ukiah | Mendocino | Measure W | by 3% to 13% | ??? | none | 42.0% | FAIL |
| Turlock | Stanislaus | Measure C | by 5% to 14% | $ 1,100,000 | none | 37.6% | FAIL |

## Business Operations Taxes ✓

Thirteen cities proposed general revisions and updates of their business operations taxes. Berkeley and Santa Cruz voters approved taxes on sugary beverages. These are majority vote general purpose taxes.

| Agency Name | County | | Rate | Annual $ | Sunset | YES% | |
|---|---|---|---|---|---|---|---|
| Belmont | San Mateo | Measure DD | various | $ 1,300,000 | none | **83.7%** | PASS |
| Redwood City | San Mateo | Measure BB | head tax | $ 7,000,000 | none | **82.6%** | PASS |
| Union City | Alameda | Measure QQ | various gr rcpts | $ 3,500,000 | none | **81.6%** | PASS |
| Berkeley | Alameda | Measure Z | 1¢/oz sugar beverage | $ 1,150,000 | none | **79.9%** | PASS |
| South San Francisco | San Mateo | Measure W | various | $ 2,600,000 | none | **79.7%** | PASS |
| Santa Monica | Los Angeles | Measure F | various | $ 3,000,000 | none | **78.3%** | PASS |
| Paramount | Los Angeles | Measure LR | various | $ 350,000 | none | **77.1%** | PASS |
| Foster City | San Mateo | Measure V | various | $ 1,400,000 | none | **75.4%** | PASS |
| Scotts Valley | Santa Cruz | Measure X | $90/busn, various | $ 1,100,000 | none | **72.1%** | PASS |
| Monterey Park | Los Angeles | Measure BE | $75min | $ 1,200,000 | none | **70.5%** | PASS |
| Fairfield | Solano | Measure L | various | $ 1,000,000 | none | **70.0%** | PASS |
| San Francisco | San Francisco | Measure M | various | $ 50,000,000 | none | **69.2%** | PASS |
| Santa Rosa | Sonoma | Measure EE | various | $ 3,000,000 | none | **64.6%** | PASS |
| Adelanto | San Bernardino | Measure R | various | $ 1,200,000 | | **63.9%** | PASS |
| Santa Cruz | Santa Cruz | Measure Z | 2¢/oz sugar beverage | $ 1,300,000 | none | **52.4%** | PASS |

The City of Albany proposed a tax on the business of renting residential property with a tax rate of 0.36% of gross receipts for renting four or fewer units and 1% of gross receipts for renting five or more units. Proceeds were to be dedicated “to fund local tenant rental assistance programs, residential rental code enforcement, legal assistance for tenants and landlords, and to support rental providers to avoid financial hardship.” The measure failed.

**Business Opertions Tax (other than Cannabis). Specific Use. 2/3 Vote.**

| Agency Name | County | | Amount | Purpose | YES% | |
|---|---|---|---|---|---|---|
| Albany | Alameda | Measure R | 0.36% gr rcpts | renter assistance | 44.9% | FAIL |

San Francisco voters approved initiative Measure L, a tax on transportation network companies and autonomous vehicle businesses with the tax revenue dedicated to public transportation.

**Business Opertions Tax. Initiative Special. Majority Vote.**

| Agency Name | | Amount | Purpose | YES% | |
|---|---|---|---|---|---|
| San Francisco INIT | Measure L | • 1% on taxable gross receipts between $500,000.01 and $1 million • 2.5% on taxable gross receipts between $1,000,000.01 and $2.5 million • 3.5% on taxable gross receipts between $2,500,000.01 million and $25 million • 4.5% on taxable gross receipts over $25 million | public transportation | **56.2%** | PASS |

## Cannabis – Local Excise Taxes ✓

There were five measures taxing cannabis, all majority general purpose and all passing. Canyon Lake's Measure Z sales tax initiative also included a cannabis tax with proceeds earmarked for law enforcement. It failed. The others, placed on the ballot by their local agencies rather than citizen initiative, passed.

| Agency Name | County | | Rate | Annual $ | Sunset | YES% | |
|---|---|---|---|---|---|---|---|
| San Pablo | Contra Costa | Measure M | 7%grRcpt, $10/sf | $ 2,200,000 | none | **73.8%** | PASS |
| Needles | San Bernardino | Measure O | 5%grRcpts | ??? | ??? | **73.1%** | PASS |
| Visalia | Tulare | Measure O | 10%grRcpts, | $ 500,000 | none | **71.3%** | PASS |
| County of Stanislaus - uninc | | Measure P | 8%grRcpt, $8/sf | $ 1,700,000 | none | **67.2%** | PASS |
| Duarte | Los Angeles | Measure QQ | 10%grRcpts | $ 2,526,250 | none | **52.1%** | PASS |

## Parking Taxes ✓

Voters in Santa Monica approved a tax on patrons of private parking lots to fund general city services. Oakland voters also approved extending their existing parking tax to fund law enforcement services as a part of a parcel tax extension (see parcel taxes).

**Parking Tax. General Use. Majority Vote.**

| City | County | | Rate | Annual $ | Sunset | YES% | |
|---|---|---|---|---|---|---|---|
| Santa Monica | Los Angeles | Measure K | 8% | $ 6,700,000 | none | **74.3%** | PASS |

## Vehicle Registration Taxes ✓

Voters in Calaveras County approved a ten year extension of that county's abandoned vehicle abatement tax. The tax is a $1 per vehicle registration tax, $2 on commercial vehicles. State law requires the proceeds from such a tax to be used for abandoned vehicle abatement.

**Abandoned Vehicle Abatement Tax (Fees prior to Prop26 of 2010). 2/3 Vote.**

| Agency Name | | Amount | Purpose | sunse | YES% | |
|---|---|---|---|---|---|---|
| County of Calaveras | Measure C | $1/veh<br>$3/commVeh | Abandoned vehicles | 10yrs | **74.2%** | PASS |

## General Obligation Bonds ✓

There were 18 non-school general obligation bond measures totaling $2.4 billion. Nine passed, authorizing $1.6 billion in public facility construction and renovation bonds. If state Proposition 5 had passed on this election, lowering the approval threshold for these sorts of bonds to 55 percent, all but one of these bond measures would have passed. Proposition 5 failed.

| Agency Name | County | | Amount | Use | Tax Rate | YES% | |
|---|---|---|---|---|---|---|---|
| Cambria Community Health Care District | San Luis Obisp | Measure C | $ 5,900,000 | hospital | $7.90/$100k | **76.8%** | PASS |
| Keyes Fire Protection District | Stanislaus | Measure H | $ 7,000,000 | fire | $29/$100k | **74.3%** | PASS |
| Fulton-ElCamino Recreation and Park District | Sacramento | Measure Q | $ 24,000,000 | parks/recreation | $19/$100k | **73.9%** | PASS |
| Pasadena | Los Angeles | Measure PL | $ 195,000,000 | library | $29/$100k | **72.4%** | PASS |
| San Bruno | San Mateo | Measure Q | $ 102,000,000 | streets/roads/fire | $30/$100k | **71.6%** | PASS |
| Redondo Beach | Los Angeles | Measure FP | $ 93,350,000 | fire /police | $17/$100k | **71.4%** | PASS |
| San Francisco | San Francisco | Measure B | $ 390,000,000 | hospitals, pedestrian safety projects, homeless shelters | $4/$100k | **71.2%** | PASS |
| Santa Clara | Santa Clara | Measure I | $ 400,000,000 | various | $19/$100k | **69.4%** | PASS |
| Sacramento Metro Fire District | Sacramento Placer | Measure O | $ 415,000,000 | fire | $19/$100k | **69.1%** | PASS |
| Pleasant Hill Recreation and Park District | Contra Costa | Measure S | $ 77,000,000 | parks/recreation | $19/$100k | 64.5% | FAIL |
| Orangevale Recreation and Park District | Sacramento | Measure L | $ 24,000,000 | parks/recreation | $16/$100k | 62.8% | FAIL |
| Fairfax | Marin | Measure J | $ 18,000,000 | streets/roads | $30/$100k | 62.0% | FAIL |
| Scotts Valley Fire Protection District | Santa Cruz | Measure S | $ 24,500,000 | fire | $17/$100k | 61.8% | FAIL |
| McFarland Recreation and Park District | Kern | Measure S | $ 15,000,000 | parks/recreation | $23/$100k | 60.3% | FAIL |
| Marina | Monterey | Measure U | $ 50,000,000 | fire /police | $54.74/$100k | 60.0% | FAIL |
| Sunnyvale | Santa Clara | Measure E | $ 290,000,000 | library | $27.47/$100k | 59.3% | FAIL |
| Central Fire District | Santa Cruz | Measure R | $ 221,000,000 | fire | $29/$100k | 57.5% | FAIL |
| Beach Cities Health District | Los Angeles | Measure BC | $ 30,000,000 | hospital | $30/$100k | 47.5% | FAIL |

## Parcel Taxes – Non-School ✓

There were 42 parcel tax measures for a variety of public services. Twenty-eight passed.

| Agency Name | County | | Amount | Purpose | YES% | |
|---|---|---|---|---|---|---|
| King of the Mountain Zone of Benefit | El Dorado | Measure H | by $300 to $550/parcel | roads | **86.7%** | PASS |
| Emerald Meadows Zone of Benefit | El Dorado | Measure K | $375+/parcel | drainage, lighting, landscape | **85.5%** | PASS |
| Penninsula Community Services District | Humboldt | Measure E | $155/SFDU | fire | **83.2%** | PASS |
| Stinson Beach Fire Protection I | Marin | Measure R | 42¢/sf | fire EMS | **81.8%** | PASS |
| Mountains Recreation and Conservation Authority Div1 | Los Angeles | Measure H | $65/parcel | habitat/wildlife | **80.9%** | PASS |
| Thornton Fire Protection Distri | San Joaquin | Measure S | 8¢/sf | fire EMS | **79.0%** | PASS |
| Berkeley | Alameda | Measure X | by $0.06 to $0.34/sf | library | **78.6%** | PASS |
| Beyers Lane Community Service District | Nevada | Measure F | by $100 to $300/parcel | roads | **77.8%** | PASS |
| San Marino | Los Angeles | Measure SM | | police, fire, EMS | **76.6%** | PASS |
| Berkeley | Alameda | Measure Y | by $0.0442 to $0.2652/sf | parks, landscaping | **75.2%** | PASS |
| Mountains Recreation and Conservation Authority Div2 | Los Angeles | Measure GG | $38/parcel | habitat/wildlife | **75.0%** | PASS |
| Davis Library Community Facilities District | Yolo | Measure T | by $24.50 to $49/DU | library | **74.4%** | PASS |
| Sacramento | Sacramento | Measure E | $54.50/DU | library | **74.2%** | PASS |
| Santa Fe Springs | Los Angeles | Measure SFS | 7+¢/sf commercial | roads | **73.7%** | PASS |
| Kneeland Fire Protection District | Humboldt | Measure D | $180/SFDU | fire | **73.7%** | PASS |
| Burney Fire Protection District | Shasta | Measure F | $75/SFDU | fire | **72.8%** | PASS |
| Mammoth Lakes Fire Protection District | Mono | Measure M | $98/parcel | fire | **72.4%** | PASS |
| Hickok Road Communidyt Services District | El Dorado | Measure T | by $200+ to $400+ | roads | **72.4%** | PASS |
| Bear Valley Sommunity Healthcare District | San Bernardino | Measure U | $45/parcel | hospital | **72.2%** | PASS |
| Zayante Fire Protection District | Santa Cruz | Measure T | by $222 to $290/DU | fire | **71.7%** | PASS |
| Middle River Community Services District | Calaveras | Measure E | by $100 to $200/parcel | roads | **71.4%** | PASS |

| Agency Name | County | | Amount | Purpose | YES% | |
|---|---|---|---|---|---|---|
| Oakland | Alameda | Measure MM | $99+/SFDU | fire prevention | **71.2%** | PASS |
| Greater Hayfork Valley Park and Recreation District | Trinity | Measure M | by $20 to $30/parcel | park recreation | **70.8%** | PASS |
| Oakland | Alameda | Measure NN | $198/SFDU, 10% Parking | police | **70.8%** | PASS |
| Albany | Alameda | Measure C | $0.017+/sf | sidewalks & pathways | **70.5%** | PASS |
| Ryan Ranch Zone of Benefit | El Dorado | Measure E | $1000/parcel | roads | **69.3%** | PASS |
| Puente Hills Habitat Preservation Authority | Los Angeles | Measure PH | 1+¢/sf | habitat/wildlife | **68.1%** | PASS |
| Tulelake Multi-County Fire Protection District | Modoc Siskiyou | Measure U | $75/parcel | fire | **66.9%** | PASS |
| Walnut Drive Zone of Benefit | El Dorado | Measure C | by $360 to $685/parcel | roads | 66.2% | FAIL |
| West Stanislaus County Fire Protection District | Stanislaus | Measure V | $125/DU | fire | 65.9% | FAIL |
| Westside Community Health Care District | Stanislaus Merced | Measure A | $69+/parcel | EMS | 63.5% | FAIL |
| River Pines Zone of Benefit | El Dorado | Measure B | by $225 to $500/parcel | roads | 63.0% | FAIL |
| Ukiah Valley Fier District | Mendocino | Measure V | $33.50+/DU | fire | 62.3% | FAIL |
| North County Public Recreation District | Monterey | Measure EE | $82/parcel | parks, recereation | 58.6% | FAIL |
| Albion Little River Fire Protection District | Mendocino | Measure S | by $225 to $300+/DU | fire | 56.7% | FAIL |
| Pilot View Zone of Benefit | El Dorado | Measure G | $400/parcel | roads | 45.9% | FAIL |
| Broadmoor Police Protection I | San Mateo | Measure I | in ordinance | police | 44.6% | FAIL |
| Foresthill Fire Protection Distr | Placer | Measure D | $268+/parcel | fire EMS | 44.0% | FAIL |
| Blanchard Estates Zone of Bene | El Dorado | Measure J | $1000/parcel | road, drainage, landscape | 40.0% | FAIL |
| South Lake Tahoe | El Dorado | Measure N | $3k/DU, $6k+/DU | roads, housing | 29.3% | FAIL |
| Sundown Estates Zone of Bene: | El Dorado | Measure M | by $250 to $350/DU | drainage | 18.8% | FAIL |
| Calvary Meadows Zone of Bene | El Dorado | Measure L | by $240 to $350/DU | drainage | 0.0% | FAIL |

There were also eight citizen initiative parcel tax measures. Four passed.

| Agency Name | County | | Amount | Purpose | YES% | |
|---|---|---|---|---|---|---|
| Berkeley INIT | Alameda | Measure FF | $0.17+/sf | street, sidewalk, pathway | **60.9%** | PASS |
| County of Santa Cruz INIT | | Measure Q | $87/parcel | water beaches wildfire | **60.2%** | PASS |
| County of Los Angeles INIT | | Measure E | 6¢+/sf | fire | **55.1%** | PASS |
| San Rafael INIT | Marin | Measure P | 14.5¢/sf | Library / CommunityCenter | **52.0%** | PASS |
| Berkeley INIT | Alameda | Measure EE | $0.13+/sf | street, sidewalk, pathway | 45.6% | FAIL |
| Sierra Madre INIT | Los Angeles | Measure PS | $480+/SDU | police fire EMS | 44.9% | FAIL |
| National City - INIT | San Diego | Measure R | various | roads parks | 33.7% | FAIL |
| Berkeley INIT | Alameda | Measure GG | $2.9647+/therm | building decarbonization | 31.0% | FAIL |

## Other measures of Note

- Measures to impose term limits passed easily in ten cities and a school district. La Palma voters approved a measure to modify their term limit rules.
- There were 17 measures to convert elected city clerk or treasurer positions to appointed (by city council or manager). Eleven passed. Voters in Siskiyou County declined a proposal to appoint, rather than elect, their County Auditor-Controller.
- Bellflower becomes a charter city but Saint Helena and Benecia voters said 'No' when also offered property transfer tax measures.
- Voters in Stockton, forgetting one of the lessons of bankruptcy, approved a provision for binding arbitration for police and fire labor agreements in their city charter.
- A ballot-box-budgeting initiative in Pomona passed that requires ten percent of general revenues be dedicated to children and youth.
- Richmond approved rank choice voting.
- A water rate repeal referendum failed in San Lorenzo Water District, but passed in Grover Beach. Voters in the Riverpark community of Oxnard strongly rejected a measure to repeal various city taxes.
- Rent control failed in Larkspur and San Anselmo (Marin County) but passed in Santa Ana.
- An initiative in Ojai to require the city to allow pickleball at city hall courts passed narrowly.

## Appointed City Clerk / City Treasurer / etc.

| City | County | | | YES% | NO% | |
|---|---|---|---|---|---|---|
| San Carlos | San Mateo | Measure L | appoint Treasurer | **74.5%** | 25.5% | PASS |
| Plymouth | Amador | Measure O | appoint clerk | **67.4%** | 32.6% | PASS |
| Plymouth | Amador | Measure M | appoint treasurer | **67.4%** | 32.6% | PASS |
| Maywood | Los Angeles | Measure MC | appoint clerk | **66.7%** | 33.3% | PASS |
| Maywood | Los Angeles | Measure T | appoint treasurer | **65.6%** | 34.4% | PASS |
| Compton | Los Angeles | Measure CA | appoint city attorney | **58.7%** | 41.3% | PASS |
| Firebaugh | Fresno | Measure W | appoint treasurer | **57.8%** | 42.2% | PASS |
| Red Bluff | Tehama | Measure P | appoint clerk & treasurer | **56.6%** | 43.4% | PASS |
| Firebaugh | Fresno | Measure V | appoint clerk | **56.4%** | 43.6% | PASS |
| Tehama | Tehama | Measure N | appoint clerk & treasurer | **56.1%** | 43.9% | PASS |
| Corning | Tehama | Measure O | appoint clerk & treasurer | **51.5%** | 48.5% | PASS |
| Atascadero | San Luis Obispo | Measure M | appoint Treasurer | 49.0% | **51.0%** | FAIL |
| Calipatria | Imperial | Measure I | appoint treasurer | 44.6% | **55.4%** | FAIL |
| Calipatria | Imperial | Measure M | appoint clerk | 44.3% | **55.7%** | FAIL |
| Ione | Amador | Measure L | appoint clerk | 43.4% | **56.6%** | FAIL |
| Fairfax | Marin | Measure H | appoint clerk | 40.0% | **60.0%** | FAIL |
| County of Siskiyou | Siskiyou | Measure W | appoint auditor-controller | 33.1% | **66.9%** | FAIL |
| Oroville | Butte | Measure J | appoint treasurer | 27.2% | **72.9%** | FAIL |

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For more information: Michael Coleman 530-758-3952. coleman@muniwest.com

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# Revenue Measure Update - Transient Occupancy Tax (TOT)

February 3, 2026

## Background

- City facing an ongoing annual structural budget deficit
- August 2025: Council directed staff to explore TOT and engage stakeholders
- Tonight: Report back on engagement and seek direction to proceed

# Pleasanton's Position: Regional Comparison

| City | Rate | Updated | Notes |
|---|---|---|---|
| Alameda | 14% | 2023 | |
| Hayward | 14% | Aug. 2025 | 72% Approval |
| Newark | 14% | Jan. 2025 | 80% Approval |
| Oakland | 14% | 2009 | |
| San Leandro | 14% | 2016 | |
| Union City | 13.86% | 2024 | Annual adjustments |
| Berkeley | 12%* | 1991 | *Plus 3% TID |
| Emeryville | 12% | 2002 | |
| Albany | 10% | 1958 | |
| Fremont | 10% | 2009 | |
| Dublin | 8% | 1982 | |
| Livermore | 8% | 1983 | |
| Pleasanton | 8% | 1983 | |

**Key Takeaways**

- 5 of 13 cities at 14%
- 10 of 13 cities at 10% or higher
- Tri-Valley has lowest rates in county
- Pleasanton rate unchanged since 1983
- Recent increases: Newark (Jan. 2025), Hayward (Aug. 2025) – both passed with strong margins

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# What We Heard

- **No opposition to a rate increase**
  - Feedback ranged from neutral to supportive
- **Market capacity exists for 12%**
  - Operators confirmed Pleasanton rate is well below comparables
- **Preference for phased implementation**
  - Incremental changes preferred over single large adjustment
- **Limited active engagement expected**
  - Operators would not actively campaign for or against
- **Visit Try-Valley**
  - Understands City's financial situation; interested in additional funding

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# Recommended Approach

**Target rate of 12% with phased implementation:**

- Phase 1 (July 1, 2027): 8% → 10% | +$1.4M Annually
- Phase 2 (July 1, 2028): 10% → 12% | +2.8M Annually (cumulative)

**Why this approach:**

- Single ballot measure, single voter approval
- Addresses operator preference for gradual implementation
- Achieves full revenue potential without returning to voters
- Estimated election cost: $242,040 - $338,856

# Next Steps

**If Council provides direction to proceed:**

- Develop draft ballot language for Council review
- Continue coordination with regional partners
- Develop community education materials
- Return to Council for final approval by June 2026

# Recommendation

**Staff recommends that the City Council:**

1. Direct staff to proceed with development of a TOT ballot measure for the November 2026 election
2. Provide direction on a target rate of 12%, with phased implementation (10% effective July 1, 2027; 12% effective July 1, 2028)
3. Authorize staff to return with draft ballot language for Council consideration

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**Item #7**

**CITY COUNCIL AGENDA REPORT**

February 3, 2026
Community and Economic Development

**TITLE: CONSIDER DEVELOPING A POLICY FOR EVALUATION OF DEVELOPMENT-RELATED GENERAL PLAN AMENDMENTS AND RE-ZONING REQUESTS**

## SUMMARY

The City receives periodic inquiries from developers about potential re-zoning of property to allow for a change in use, with the volume and frequency of such requests increasing in the past year. Such approvals require legislative action (modifications to the General Plan and/or zoning), and are discretionary on the part of the City. There is currently no policy in place regarding whether or how the City should accept and process these types of applications, which typically require a significant investment of time and effort on the part of an applicant and the City to process. This agenda report provides background and recommends developing a policy to address these applications, which would provide a structured framework for early City Council review and direction on specific proposals, based on an evaluation of the merits, benefits and impacts of proposed projects and availability of staff resources.

## RECOMMENDATION

Direct staff to develop a policy for evaluation of development-related General Plan amendments and re-zoning requests.

## BACKGROUND

The City of Pleasanton periodically receives requests by property owners and developers to consider re-zoning of properties – most frequently for rezoning from non-residential to residential use, although on occasion for modification of zoning or annexation and pre-zoning of property for commercial use. There has been an increase in the frequency of these types of requests in the past one to two years, particularly since COVID, with the shift aligned with a significant downturn in demand for office space in Pleasanton and the Tri-Valley.

Pleasanton has a large inventory of 40- to 50-year-old office buildings, most built during an era of substantial investment and expansion of Pleasanton’s office and business parks. With recent economic shifts, particularly the increased prevalence of work-from-home, many of these buildings have seen higher vacancy rates, prompting owners to consider whether to invest substantial sums in building updates and new amenities to compete with newer office space on the market. Repurposing these sites for other uses appears to be an attractive alternative for owners, prompting inquiries about the City’s interest or potential support for re-zoning.

The City does not have an established policy or process for whether or how these types of requests should be considered, placing staff in a difficult position when approached by prospective developers. Outside the mandates of the Housing Element and certain State laws, discretionary re-zoning remains a policy choice for the City Council, not staff.

This report proposes the City Council adopt a policy framework for consideration of such requests, based on the potential merits of proactively considering potential re-zones. Staff's recommendation is to create a structured process that would allow for periodic early consideration of whether potential re-zone projects should be allowed to move forward to submit a formal development application.

Past Approaches

In the last ten years or so, re-zone requests have generally been considered on a relatively limited basis: either through collective re-zoning of several properties as part of a plan update, or outside of these updates through the Council-adopted two-year work plan.

In recent years, the 8-year Housing Element cycle has been the primary vehicle for consideration of residential re-zoning, based on the State's requirements to identify and zone for housing to meet the Regional Housing Needs Allocation (RHNA). In the most recent Housing Element process, 19 sites were identified and re-zoned through an evaluation process that considered conformity to Housing Element law (sites selection criteria, densities suitable to contribute to the lower- and moderate-income inventory), as well as location (e.g. transit proximity, clustering/distributions), neighborhood compatibility, and other factors. The creation of the Johnson Drive Economic Development Zone (JDEDZ) was the most recent example of a large-scale commercial re-zoning effort.

Outside these types of broader rezonings, past City Councils relied on the two-year work plan process to receive and consider requests to rezone property. No clear criteria were established to evaluate such requests, although factors such as project type, density and location, staff workload, and developer presentations on the benefits or qualities of specific projects were discussed during the work plan process.

The most recent work plan process was revised to take a more systematic approach, focusing on the implementation of the 5-Year Strategic Plan and related City Council-identified priorities. In addition to advancing key policy goals of the City Council (e.g. Economic Development, financial sustainability), the work plan reflects the constraints of limited staff and financial resources by prioritizing the most important efforts, alongside items that must be completed based on regulatory requirements, past or ongoing project investments, or because they are urgent or time-sensitive. Only one site-specific re-zone, for the Zaheri (auto-mall) property was included in the project prioritization, as a "Tier 1" - Active Priority.

Regulatory Context

Several recent state laws have limited the scope and degree of discretion given to local jurisdictions, particularly when reviewing residential projects located on sites already zoned for housing, and generally limiting such review to confirming conformance with objective development standards. Once zoned, projects have the ability to use State Density Bonus Law to request concessions and waivers of those standards when found to be a constraint to development at zoned densities. In general, commercial projects are subject to far fewer legislative constraints, and the City can exercise greater discretion at various approval steps, whether through a commercial rezoning or requirements to process a subsequent Conditional Use Permit, although such conditions or requirements need to be reasonable and tied to identified project impacts.

A proactive decision to offer discretionary rezoning, whether for a commercial or residential project, can provide the City with much greater ability to shape and define a project, negotiate community benefits, and achieve greater certainty in project outcomes. These types of legislative approvals provide the City with discretion to approve, modify, or impose conditions of approval in conjunction with these applications and any associated development. The City can also negotiate Development Agreements that secure vesting for the applicant, often in exchange for community benefits to the City, and to collaboratively work with the developer to shape the development and deliver a high-quality project.

**DISCUSSION**

Based on the above considerations, and amount of active interest in re-zoning / redesignating properties, staff believes it would be beneficial to create a structured process for considering development-related General Plan amendment and re-zone requests in the near term.

The recommended approach would create an early input and review process, during which the City Council would have the opportunity to evaluate initial proposals for developer-initiated land use requests, and authorize submittal of a formal application. It is recommended that this process be applied to both residential and commercial re-zone requests, since it may be problematic to single out residential-only applications as needing special approval to move forward, rather than re-zone requests more generally.

The process is recommended to include:

- At least a once-yearly intake and review process, which would be intended to allow one or more development proposals to be reviewed and provided early feedback at the same time by City Council in a workshop format. Conceptually, this process could be aligned with the budget cycle, whether the 2-year update, mid-term or mid-year assessment, or more flexibly based on timing of developer interest / proposals.

- A standardized set of required application materials, including:
    - Project description/narrative describing existing and proposed land use/zoning; proposed land uses.
    - A project site plan, elevations/architectural concept and project narrative
    - Initial technical studies (e.g. a preliminary Traffic Impact Assessment if deemed necessary by the City Traffic Engineer, assessment of utility capacity, environmental constraints report)
    - Statement and assessment of any proposed community benefits
    - Affordable Housing approach (for residential projects)
    - Economic and Fiscal Evaluation

- An assessment of staff capacity/resources, and recommendation for use of third-party resources if appropriate, with any direct costs paid by the applicant.

At the early input workshop, the City Council would have the opportunity to:

- Authorize the submittal of a formal planning application
- Authorize submittal of a planning application but defer submission and processing until a specified date
- Decline to authorize submitting the application, in which case the applicant would be

required to wait a specified period before re-submitting a substantially similar application.

It is important to emphasize that in no case would an early City Council authorization to submit an application constitute an approval or entitlement, since such approval could only be required to be granted following the comprehensive project and CEQA review.

Staff recommends the City Council direct staff to draft a formal policy reflecting this approach for consideration and adoption at a future meeting, inclusive of any additional input from City Council on the process and its parameters.  Staff also recommends developing proposed application fees for processing of such applications based on the estimated actual cost of staff time to process them, for inclusion in the Master Fee Schedule.

**EQUITY AND SUSTAINABILITY**

Through legislative approvals, the City has the opportunity to review projects to ensure they meet equity and sustainability goals, whether ensuring such projects include affordable housing, incorporating green building measures, or locating in areas close to transit and services.

**OUTREACH**

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

**STRATEGIC PLAN ALIGNMENT**

While not directly called out as a Strategy, this item advances Strategic Plan Goal A. Funding our Future, since it provides a path for developers seeking to advance re-zoning and re-use of existing properties for potentially more economically viable and fiscally sustainable uses.

**FISCAL IMPACT**

There is no fiscal impact associated with this action. However, as outlined above, the fiscal impacts and/or benefits of re-zoning actions would be important analysis to consider as part of any decision by City Council to accept an application. Establishing appropriate fees / cost recovery for staff or professional services needed to support these discretionary applications is proposed as part of staff's recommendation.

| Prepared by: | Submitted by: | Approved by: |
| --- | --- | --- |
| Ellen Clark, Director of Community and Economic Development | Ellen Clark, Director of Community and Economic Development | Gerry Beaudin, City Manager |

Attachments:

1. Presentation - 2.3.26 - Rezone Requests Process

# Policy for Evaluation of Development-Related Rezoning & General Plan Amendment Requests

City Council
February 3, 2026

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## Background

- Frequent requests from property owners/developers interested in re-zoning, especially post COVID
- Choice between substantial investment or re-purposing sites for new uses
- Staff lacks clear direction or a policy approach to address these inquiries
- City Council has the authority and discretion to approve re-zone requests


Total Vacancy: 16.8%; Class A: 20.0%; Class B: 16.5%
Source: *Colliers International*
*Q3 Office Report | Tri-Valley/Pleasanton*

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# Background

**Prior Mechanisms for Approval of Rezones**

- Plan Updates – Larger Scale Rezones of Multiple Properties
  - 6th Cycle Housing Element Update (19 residential properties)
  - Johson Drive EDZ – ~40 acres of commercial re-zoning, 12 parcels
- 2-Year Work Plan Process (through FY 2023-2025)
  - Ad-hoc, based on developer proposals and City Council interest
  - No clear criteria
- Current 2-Year Work Plan based on Strategic Plan and City Council prioritization process
  - Focus on master planning (Stoneridge, East Pleasanton) for larger areas
  - One re-zone project (Zaheri Property) identified as an "Active Priority"

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# Background

- State law limits scope and discretion in residential project approvals on properties already zoned for housing
  - Objective standards only, with limited basis for modification or denial
  - State density bonus law allows for waivers/reductions of standards
- Commercial projects are less constrained (e.g. Conditional Use Permit can provide discretion), but conditions need to be proportionate, bear a nexus to project-specific findings for approval
- Rezoning and General Plan Amendment approvals are discretionary:
  - Consider more economically viable or sustainable uses, versus potentially declining value
  - Work collaboratively to shape a project
  - Negotiate community benefits
  - Negotiate Development Agreements to provide greater certainty around development outcomes

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## Staff Recommendation

**Staff recommends City Council adopt an early review process for discretionary rezone requests**

- Minimum of once-yearly intake and review (one or more proposals) in workshop format
- Standardized application materials:
  - Project plans and narrative
  - Initial technical studies
  - Statement of proposed community benefits
  - Affordable housing approach
  - Economic and Fiscal Evaluation
  - Assessment of Staff Capacity, including any needed third-party support
- City Council Workshop Direction:
  - Authorize immediate submittal of formal application(s)
  - Authorize submittal at a specified future date
  - Decline to authorize submittal
- Authorization to submit only – no entitlement or guarantee of approval

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## Requested Action

Staff Recommends City Council provide direction to staff to:

- Draft a policy for early review and direction on discretionary property re-zone requests, including additional input from City Council, for future consideration and adoption
- Develop proposed fees for processing early review applications for inclusion in the Master Fee Schedule

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# Policy for Evaluation of Development-Related Rezoning & General Plan Amendment Requests

City Council
February 3, 2026

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