



JOINT SPECIAL MEETING AGENDA
PLEASANTON CITY COUNCIL
AND
PLEASANTON UNIFIED SCHOOL DISTRICT
BOARD OF TRUSTEES



Tuesday, April 28, 2026
6:00 p.m.

Pleasanton Unified School District Office – Board Room
5785 W. Las Positas Blvd.
Pleasanton, CA 94588

TV and Streaming: TV 28 on Cable TV, by streaming from TV28 at tv28live.org, TV29, or tv29live.org.

Public participation: When public comment is opened on an agenda item, individuals may speak once per agenda item.

In Person:

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

Virtual:

- Join the Zoom meeting using this URL:
<https://us02web.zoom.us/j/84454030789?pwd=H0QG1u20bKzMeGXb686b6KZVocYuNz.1>
- Passcode: 696349
- Join by phone +1 (669) 900-9128, or +1 (669) 444-9171 US.
- When prompted: Enter Webinar ID: 844 5403 0789, passcode 696349
- Use the “raise hand” function when public comment is opened on the agenda item. You will be unmuted when your name is called and re-muted after the allotted time. To raise your hand, click the “raise hand” button or *9 on your telephone. To unmute your phone, press *6.

Notice is hereby given, pursuant to section 54954 of the California Government Code, that a special meeting is called.

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Public Comment
4. Joint Presentation: Shared Values and the Case for Partnership
5. Joint Presentation: Development and Demographic Outlook
6. Joint Presentation: Current Partnerships

7. Adjournment

Accessible Public Meetings

In compliance with the American with Disabilities Act, if you need disability-related modification, accommodation or assistance to participate in this meeting, please contact the Superintendent's Office at (925) 426-4333. Requests should be received at least two working days prior to the meeting to allow the District to make reasonable arrangements to ensure accessibility to this meeting.



City-PUSD Joint Meeting

Shared Values and the Case for Partnership

April 28, 2026



Our Shared Beliefs

From our strategic plans, we find alignment in our values:

- Equity and inclusion
- Service to the community
- Safety and well-being
- Innovation and adaptability
- Fiscal stewardship

Why We Partner

We partner because...

- Our work is interconnected
- Our families and students move through our systems every day
- Complex challenges require unified solutions
- Collaboration sets the tone for community trust and problem-solving



Our Shared Values - Community of Character

<p>Responsibility</p>	<p>Compassion</p>	<p>Self-Discipline</p>
<p>Doing what you are supposed to do and being responsible for your actions.</p>	<p>Being kind, helping others in need, and practicing forgiveness.</p>	<p>Setting goals, staying focused, and striving for improvement.</p>
<p>Honesty</p>	<p>Respect</p>	<p>Integrity</p>
<p>Telling the truth, being trustworthy, and acting with fairness.</p>	<p>Using good manners, being considerate, and resolving conflicts peacefully.</p>	<p>Keeping promises, having the courage to do what's right, and building a good reputation.</p>

Which Community of Character value resonates with you and why?

- Council and Board Discussion

City-PUSD Joint Meeting

Development and Demographic Outlook

April 28, 2026

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PUSD and City Collaboration: Demographics, Development Impacts, and Joint Opportunities

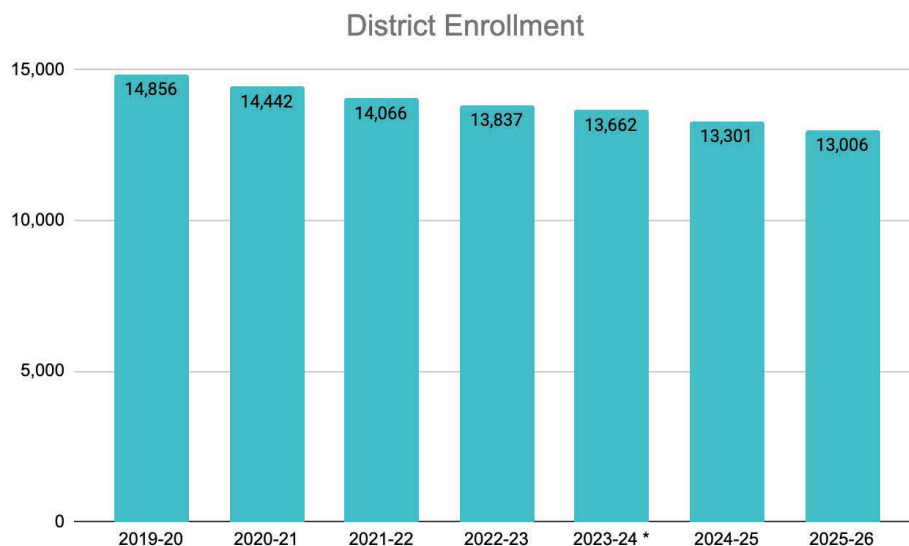
1. PUSD Demographics and Asset Management
2. City Development

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1. PUSD: Demographic Information

- Current/projection enrollment
- Capture rate
- Capacity of school sites

Enrollment Trends - Census Day

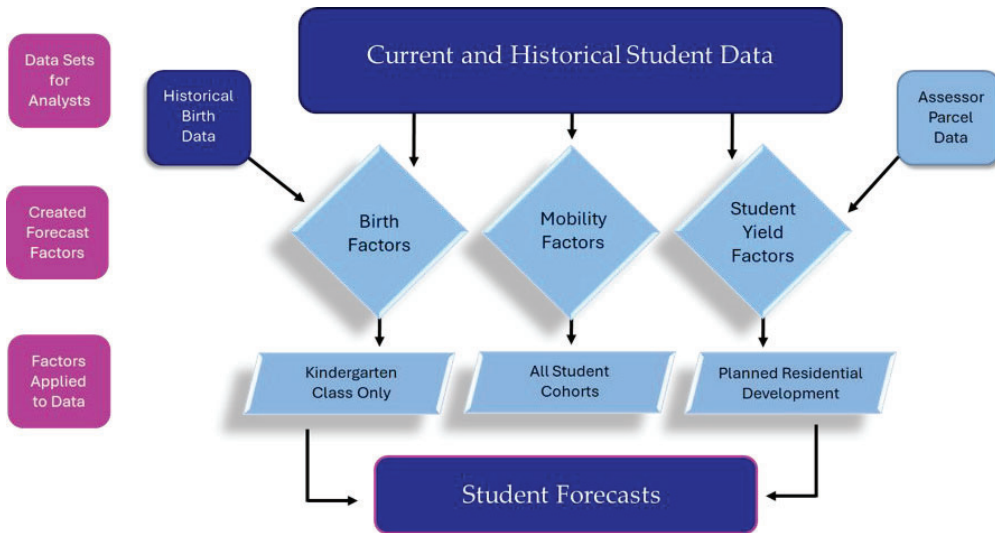


Enrollment Trends - Census Day

	Oct 2019	Oct 2020	Oct 2021	Oct 2022	Oct 2023	Oct 2024	Oct 2025	1 Year Comp.	7 Year Comp.
Elementary	6,182	5,943	5,677	5,560	5,466	5,264	5,034	-230	-1,148
Middle	3,541	3,412	3,385	3,334	3,259	3,131	3,079	-52	-462
High	5,133	5,087	5,004	4,943	4,937	4,906	4,893	-13	-240
Total	14,856	14,442	14,066	13,837	13,662	13,301	13,006	-295	-1,850

Projections vs. Actual Enrollment

Grade range	Demographer Projection for Fall 2023 ¹	Enrollment October 2023	Demographer Projection for Fall 2024 ²	Enrollment October 2024	Demographer Projection for Fall 2025 ³	Enrollment October 2025
Elementary (TK-5) Total	5,446	5,466	5,335	5,264	5,184	5,034
Middle School (6-8) Total	3,190	3,259	3,269	3,131	3,096	3,079
High School (9-12) Total	4,842	4,937	4,924	4,906	4,779	4,893
District Total	13,478	13,662	13,668	13,301	13,060	13,006
Difference	+184		-367		-54	



Methodology used by our demographic consultant MGT.

[Link to full 2026 report and presentation.](#)

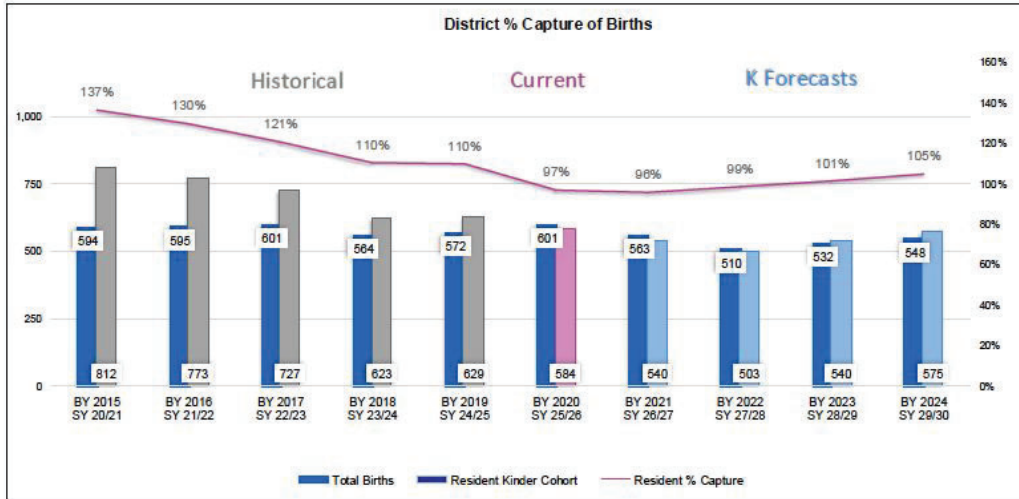


Historic and Projected Births

Births by (Subdistrict)					Birth Rate		School Year	Resident Kinder Cohort	Resident % Capture
Birth Year	Kinder Year	94566	94588	Total	% Change*	Rates used in forecast			
2015	2020	280	314	594	98.8%	Rates used in forecast	2020/21	812	137%
2016	2021	260	335	595	99.0%		2021/22	773	130%
2017	2022	280	321	601	100.0%		2022/23	727	121%
2018	2023	265	299	564	93.8%		2023/24	623	110%
2019	2024	271	301	572	95.2%		2024/25	629	110%
2020	2025	289	312	601		Base Year	2025/26	584	97%
2021	2026	278	285	563	93.7%	0.937	2026/27	540	96%
2022	2027	260	250	510	84.9%	0.849	2027/28	503	99%
2023	2028	286	246	532	88.5%	0.885	2028/29	540	101%
2024	2029	282	266	548	91.2%	0.912	2029/30	575	105%
2025	2030				88.2%	0.882	2030/31		
2026	2031	Birth data was not available at time of study.			89.3%	0.893	2031/32		
2027	2032				89.6%	0.896	2032/33		

- Local birth rates are down by about 30% from 2015 level.
- Birth rates are down statewide (15-20%) and nationally (14%).

Capture Rate Analysis



PUSD has great capture rate. In the past significant migration into PUSD increased our capture rate above 100% for our incoming kindergarten class.

High cost of living and lack of affordable housing may be factors for reduced migration into PUSD.

Mobility Factors SY 2022-2025

How is Mobility Applied?

100 Kindergarten students in SY2025-26
 X 1.03 (Alisal ES K to 1st grade mobility)
 = 103 1st grade students in SY2026-27

- Determined from 4 years of historical mapped student data.
- Tracks the percentage gain or loss for each grade level as students progress through the grades.
- Factors are applied at the elementary attendance area
- Addresses move-ins/outs, charter & private school movement, shifts in existing housing patterns, attrition at upper grades

Attendance Area	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
Alisal ES	1.03	1.05	1.00	1.08	1.04	1.17	1.04	1.04	1.10	1.00	1.02	0.99
Donlon ES	1.08	1.05	1.01	1.06	0.99	1.02	0.99	1.01	1.00	1.00	0.98	0.99
Fairlands ES	1.06	0.96	0.99	0.95	0.98	0.99	1.00	0.99	0.98	0.95	0.99	0.96
Hearst ES	1.00	1.07	0.94	1.02	0.99	0.94	1.01	1.01	1.00	0.97	1.01	0.97
Henry P Mohr ES	1.04	1.05	0.99	1.02	1.02	1.00	1.00	0.99	0.99	1.05	0.97	0.97
Lydiksen ES	1.10	1.05	1.07	1.00	1.03	1.06	1.08	0.99	1.04	1.01	1.01	1.03
Valley View ES	1.05	0.98	1.03	1.05	1.03	1.00	1.07	1.02	1.10	1.04	0.97	0.99
Vintage Hills ES	1.04	1.02	1.00	1.04	1.02	0.97	1.03	1.02	1.08	1.00	1.01	0.99
Walnut Grove ES	1.10	1.07	1.09	1.01	1.03	1.06	1.00	1.02	1.06	0.98	0.99	1.00

Overall Mobility is high, but not as high as it has been in the past.

Between 2024 and 2025, the PUSD lost 389 in-District K-12 students.

Capture Rate Analysis



In-District Focus

Grade	2025 ESRI Estimated Population Ages 5-17	2025-2026 Resident Student Enrollment by Grade Level	District Capture Rate	Nonresident Transfers In
TK	810	382	47%	13
K	760	584	77%	14
1	821	665	81%	25
2	848	675	80%	29
3	896	814	91%	23
4	908	886	98%	26
5	1,030	882	86%	25
6	1,156	968	84%	35
7	1,183	1,006	85%	47
8	1,160	984	85%	40
9	1,171	1,094	93%	79
10	1,244	1,180	95%	69
11	1,223	1,139	93%	64
12	1,247	1,170	94%	74
TK-5	6,073	4,888	80%	155
6-8	3,499	2,958	85%	122
9-12	4,885	4,583	94%	286
TK-12	14,457	12,429	86%	563

Number of Out-of-District Student Attending PUSD since 2019

	2019	2020	2021	2022	2023	2024	2025
TK-5	99	110	140	158	172	161	155
6-8	41	59	74	101	115	136	122
9-12	145	153	153	180	222	247	286
TK-12	285	322	367	439	509	544	563

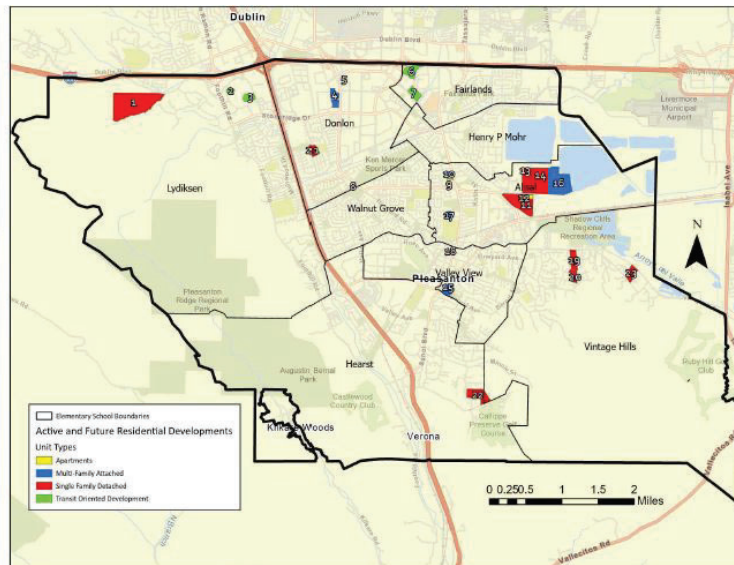
Net gain each yr: 37 45 72 70 35 19

Net gain from 2019 to 2025: 278

Overall capture rates are very high!

Residential Developments

- 20 projects are currently active in 6 of the 9 elementary attendance areas
- 3,220 total units included in 7-year forecast
- 2,273 units are multi-family units
- 40% of the units are in the Alisal ES boundary (1,277 mixed types)



Total proposed units could yield approx. 1,569 students.

- 39% are Transit Oriented Developments (high end apartments near BART lines).
- 29% are single-family attached.

Forecasted Resident Students

Resident forecasts are based on the student's home address.

Grade	Resident Students										
	Historic		Current	Forecasted							
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
TK	199	270	299	367	380.9	394.9	408.8	423.2	437.1	451.0	463.2
K	713	810	879	967	567	539.7	502.9	539.9	574.9	568.9	578.5
1	806	742	770	646	607.8	587.9	557.0	603.2	633.8	612.8	614.4
2	845	844	770	668	676.2	645.1	632.0	607.6	649.4	666.6	640.2
3	885	852	853	793	688.6	704.7	678.6	672.7	641.6	669.9	682.6
4	932	912	868	859	820.9	721.4	746.2	728.1	717.1	671.6	696.2
5	923	949	929	867	878.9	849.7	756.9	787.8	764.9	740.0	689.3
6	999	944	966	947	897.1	915.7	899.8	815.1	839.9	804.2	775.2
7	1,089	1,029	956	986	974.8	933.9	961.7	952.0	860.2	871.6	831.5
8	1,107	1,029	956	964	1,003.7	1,000.6	967.9	1,002.8	988.4	881.7	888.9
9	1,163	1,147	1,147	1,075	1,007.4	1,057.4	1,061.8	1,037.4	1,070.4	1,042.0	926.8
10	1,125	1,165	1,134	1,155	1,081.9	1,022.9	1,079.4	1,090.6	1,062.2	1,081.2	1,049.8
11	1,204	1,123	1,159	1,121	1,157.2	1,091.5	1,041.8	1,103.9	1,110.8	1,068.4	1,083.0
12	1,178	1,182	1,115	1,145	1,115.9	1,160.5	1,102.7	1,060.5	1,116.3	1,110.6	1,063.6
Resident Student Totals by Grade Configuration											
TK-5	5,303	5,188	4,995	4,767	4,593.0	4,406.6	4,320.0	4,397.5	4,412.8	4,387.0	4,364.4
6-8	3,195	3,099	2,939	2,897	2,875.6	2,850.2	2,829.4	2,769.9	2,688.5	2,557.5	2,495.6
9-12	4,670	4,617	4,556	4,496	4,362.4	4,332.3	4,285.7	4,292.4	4,359.7	4,302.2	4,123.2
TK-12	13,168	12,904	12,490	12,160	11,831.0	11,589.1	11,435.1	11,459.8	11,461.0	11,246.7	10,983.2

All Forecasted Students

Special Day Class (SDC) Students (not in above numbers)												
TK-5	104	108	113	116	111.8	107.2	105.1	107.0	107.4	106.8	106.2	
6-8	58	57	58	60	59.6	59.0	58.6	57.4	55.7	53.0	51.7	
9-12	90	104	93	86	83.4	82.9	82.0	82.1	83.4	82.3	78.9	
TK-12	252	269	264	262	254.8	249.1	245.7	246.5	246.5	242.0	236.8	
Non-Resident Students (not in above numbers)												
TK-5	163	179	158	150	144.5	138.7	135.9	138.4	138.9	138.0	137.3	
6-8	98	113	135	120	119.1	118.1	117.2	114.7	111.4	105.9	103.4	
9-12	171	203	230	274	265.9	264.0	261.2	261.6	265.7	262.2	251.3	
TK-12	432	495	523	544	529.5	520.7	514.3	514.7	515.9	506.2	492.0	
Total Students												
TK-5	5,570	5,475	5,266	5,033	4,849.3	4,652.5	4,561.1	4,642.9	4,659.0	4,631.8	4,607.9	
6-8	3,351	3,269	3,132	3,077	3,054.3	3,027.3	3,005.2	2,942.0	2,855.5	2,716.4	2,650.7	
9-12	4,931	4,924	4,879	4,856	4,711.7	4,679.2	4,628.9	4,636.1	4,708.8	4,646.7	4,453.3	
TK-12	13,852	13,668	13,277	12,966	12,615.3	12,359.0	12,195.1	12,221.0	12,223.4	11,994.9	11,711.9	
											Changes from 2025 to 2032	
TK-5											-425.1	-8.4%
6-8											-426.3	-13.9%
9-12											-402.7	-8.3%
TK-12											-1,254.1	-9.7%
Annual Net Change												
TK-5	-95	-209	-233	-183.7	-196.8	-91.4	81.8	16.2	-27.2	-23.9		
6-8	-82	-137	-55	-22.7	-27.0	-22.1	-63.2	-86.5	-139.1	-65.7		
9-12	-7	-45	-23	-144.3	-32.5	-50.3	7.2	72.7	-62.1	-193.3		
TK-12	-184	-391	-311	-350.7	-268.3	-163.9	25.9	2.4	-228.5	-282.9		

Forecasts were generated using the Fall 2025 census student data as a base.

School Capacity

School	Total Capacity	Current (4/13/26) Enrollment	% of Capacity
Alisal	717	510	71%
Donlon	766	667	87%
Fairlands	761	632	83%
Hearst	761	437	57%
Lydiksen	780	564	72%
Mohr	681	533	78%
Valley View	761	621	82%
Vintage Hills	687	521	76%
Walnut Grove	816	617	76%
Hart	1445	1107	77%
Harvest Park	1196	1039	87%
Pleasanton Middle	1412	915	65%
Amador Valley	2998	2557	85%
Foothill	2542	2138	84%

Asset Management Updates

Asset Management Updates

- First and Bernal Property
- MOT Relocation
- Donlon Elementary School Excess Field

Leveraging our Assets to Increase Revenue/Future Planning



The purchase of the new District Office and Sale of the Vineyard Property provides about \$1M in annual revenues.



District is in the process to sale/develop 7 acres for housing and use funds to purchase new property for revenue and/or workforce housing.

First and Bernal Property Status

Work to Date

- 7/11 Committee recommended on March 1, 2023, that the Board identify the property as "surplus" and to be sold.
- On 3/26/26 Board of Trustees formally adopted resolution declaring the Bernal property to be surplus
- District Office and Adult Education have been relocated to 5758 W. Las Positas Blvd.
- Demolition of unoccupied space complete and Educational Options Center is under construction

Next Steps

- Seek waiver from State to allow use a Request for Proposal to sell/develop property
- Issue an RFP for the sale and development of the property within the parameters of the Housing Element which will include the 15% affordable housing requirement
- Relocate STEAM, Village High School, Operations Yard and TV30

First and Bernal Property Status

STEAM

- Preschool located on corner of 1st St and Bernal St
- Will be relocated to Harvest Park iPals Campus in about 18-24 months - Measure I Bond funded

Village High School/Adult Transition/PVA

- Will be relocated to new Education Options Center housed on current property - Measure I Bond funded
- Completion fall 2027

District Operations Yard

- Houses Maintenance, Operations, Transportation and Warehousing
- Will be relocated to a future, undetermined location

TV 30

- Not for profit TV station (non district) that shares space with the District
- Will be relocated to the current District Office at 5758 West Las Positas

Maintenance Operation and Transportation (MOT) Relocation

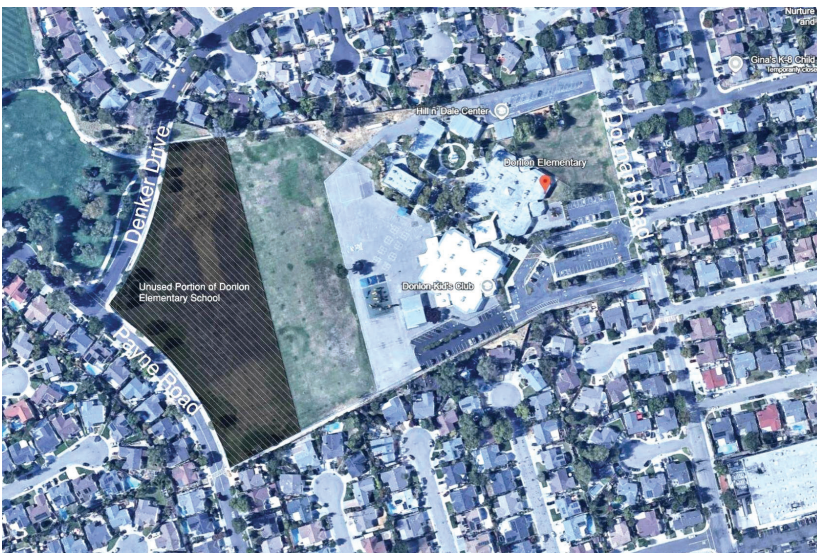
Options under consideration:

- Relocate to open spaces at Hearst and/or Pleasanton MS
- Evaluating other district facilities

Work to date/next steps:

- Graphics will be moved to 5758 W. Las Positas Blvd by June 2026
- Architect hired and working on space planning and conceptual fit test and layout for MOT
- Cost estimate and financing

Donlon ES Field Update



- Unused field is about 4.7 acres. Dedicated school field is 3.7 acres.
- 7/11 Committee has been formed to advise the School Board if the unused field is surplus. [Link to committee webpage.](#)
- The report will go to the board for their consideration. If Board deems the property as surplus they can then determine to sell or lease the property.
- If the property is deemed as surplus for a sale it will go through a similar process as the Vineyard property
- City of Pleasanton and other local government agencies will be given first right to negotiate purchase

2. Residential Development

- Residential development activity is a factor in enrollment trends
- School districts have mandate/primary responsibility under State law to assess and plan for expected capacity
- City collaborates and shares information to help PUSD effectively plan for projected enrollment:
 - Annual City update on current and projected residential development activity to PUSD demographer
 - Consultation during major planning and project reviews, including seeking PUSD input on school capacity and constraints
 - Input during PUSD boundary adjustment and site planning efforts

Residential Development Activity

Under construction or expected in 2026

Avalon Bay	254 apartments
Harmony Condominiums	42 townhomes
Harvest Valley Church	56 townhomes + apartments
Barones (Robson Homes)	14 single-family homes
Vineyard Ave (fmr. PUSD)	28 single-family homes
Kiewit/Villages at the Quarry	310 single-family, 102 Affordable Apartments

Residential Development Activity

Approved or In Process (Construction not Started)

Nearer-Term (1-3 years)

4400 Black Avenue:	67 townhomes
Lester	31 single-family homes
Arroyo Lago	198 single family homes
5976-5994 West Las Positas	112 townhomes

Longer-Term (2-5 years)

Signature Center (4900 Hopyard)	330 townhomes
Stoneridge Mall/Simon:	360 apartments

Looking Ahead

1. Housing outlook is uncertain, particularly for high-density
2. City continues to plan to provide more certainty around future residential growth:
 - Stoneridge Mall Master Plan
 - East Pleasanton General Plan Policy Framework
 - East Dublin/Pleasanton BART Station Concept Plan
 - Early Review Framework for Rezone Applications

Discussion and Questions

City-PUSD Joint Meeting

Current Partnerships

April 28, 2026

1

2026 Youth in Government Day Update

- Collaborative planning
 - Youth Commissioners, City Staff, Crystal Korbas and Isabel Stearns from PUSD
- Event logistics changed based on feedback
 - Job shadows in the morning
 - Career path conversations during lunch
 - Mock City Council Projects in the afternoon



2

2026 Youth in Government Day Update

- Over 75 students attended
- Students participated in job shadows from:
 - City Manager
 - Amador High School Principal
 - Various City department directors and staff
- Meals for the day provided by students from:
 - Amador High School
 - Foothill High School
 - Village High School

2026 Youth in Government Day Update

- Mock City Council Projects - New!
 - Students worked in groups of 8
 - Created presentations on youth topics
 - Presented the information to students acting in a city councilmember position (advised by Councilmember Eicher)
 - Able to experience the staff and councilmember process for projects and funding
- Students rated the event 4.6 stars out of 5
 - Provided valuable feedback for continuing to improve the event in the future
- February 2027
 - Planning for next year will begin in October

Current Partnerships - Facilities

1. Middle School Gyms
2. Upper Bernal Fields
3. Amador High School Tennis Courts
4. School Site Use for City Programs / Events



Current Partnerships - Programs/Services



1. School Field Trips
2. Local History & Nature Programs
3. Paws to Read
4. Booklegger Program

Current Partnerships - Programs/Services Continued

5. High School Volunteer Opportunities
6. Workability Program and PACE
7. Student Success Initiative
8. Online Homework Help



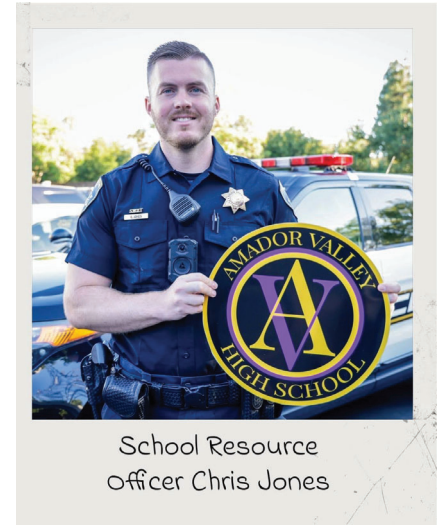
Current Partnerships - Support Services

1. Main Street Closures for Parades
2. Public Safety - Emergency Management



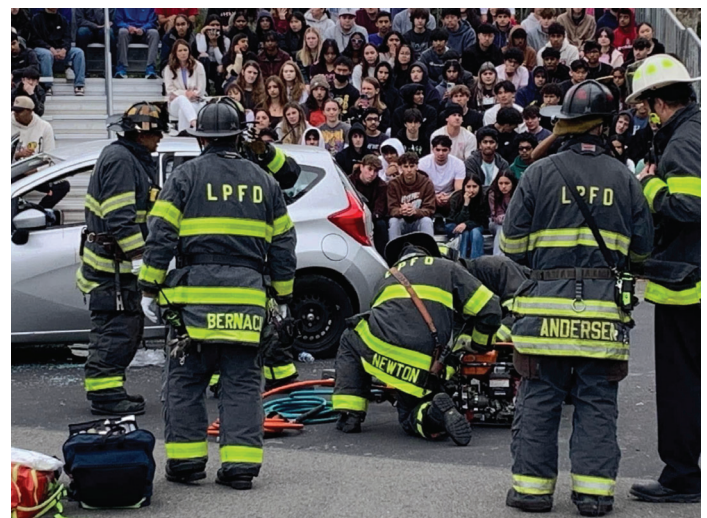
Current Partnerships - Programs/Services - Police

1. School Resource Officers
 - Security Detail for HS Sporting Events
 - School Liaison Committee
 - Intruder Drills/Site Safety Reviews
2. SCORE
3. Crossing Guards Update and Collaboration
4. Every 15 Minutes
5. Alternative Response Unit (ARU)



Current Partnerships - Programs/Services *Livermore Pleasanton Fire Department*

1. Fire Education
 - Conducted 25 public education visits at the schools or at the fire stations for PUSD students.
 - Collaborating with PUSD with your Safety Plan.
 - Participate in job fair.



Discussion and Questions